

No.

## PLANNING COMMITTEE

Minutes of a meeting held on 1<sup>st</sup> November, 2018.

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

Also present: Councillors G.C. Kemp and K.P. Mahoney.

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Mr. P. Williams	2016/01520/OUT - Land West of Swanbridge Road, Sully	The applicant or their representative
Miss. J. Burnett-Rees	2018/00913/FUL - Corner Plot on Merthyr Street and Belvedere Crescent, Barry	Objector or their representative
Mr. J. Hurley	2018/00913/FUL - Corner Plot on Merthyr Street and Belvedere Crescent, Barry	The applicant or their representative
Mr. J. Hurley	2015/01152/OUT - Land at Higher End, Llantwit Road, St. Athan	The applicant or their representative
Miss. G. Watkins	2018/00858/FUL - 22 Porthkerry Road, Rhoose	Objector or their representative
Mr. P. Williams	2018/00858/FUL - 22 Porthkerry Road, Rhoose	The applicant or their representative

Councillor K.P. Mahoney spoke on the following application in his capacity as Vale of Glamorgan Member for Sully Ward, 2016/01520/OUT - Land West of Swanbridge Road, Sully.

Councillor G. Kemp spoke on the following application in his capacity as Vale of Glamorgan Member for Rhoose Ward, 2018/00858/FUL - 22 Porthkerry Road, Rhoose.

451 APOLOGIES FOR ABSENCE -

These were received from Councillors L. Burnett and Mrs. R. Nugent-Finn.

452 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 27<sup>th</sup> September, 2018 be approved as a correct record.

453 DECLARATIONS OF INTEREST -

Councillor Mrs. P. Drake declared an interest in respect of Application No. 2018/00913/FUL - Corner Plot on Merthyr Street and Belvedere Crescent, Barry. The nature of the interest was that Councillor Drake had previously submitted comments on the application to the Planning Department. Councillor Drake stated that she would be looking at the application afresh and would remain for discussion on the application and would vote.

454 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 27<sup>th</sup> September, 2018 be noted:

Apologies were received for both sites (a) and (b) from Councillors J.C. Bird, Mrs. P. Drake, N.P. Hodges, Dr. I.J. Johnson, Mrs. R. Nugent-Finn, R.A. Penrose and Mrs. M.R. Wilkinson.

Apologies were received for site (a) only from Councillor V.P. Driscoll (Vice-Chairman).

- |   |  |
|---|--|
| (a) 6 Salmons Wood, Graig Penllyn                                     | Councillor B.T. Gray (Chairman);<br>Councillors Mrs. C.A. Cave, A.C. Parker<br>and N.C. Thomas.                              |
| (b) 3 Norman Cottages, Michaelston<br>le Pit Road, Michaelston le Pit | Councillor B.T. Gray (Chairman);<br>Councillor V.P. Driscoll (Vice-Chairman);<br>Councillors A.C. Parker and<br>N.C. Thomas. |

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

RESOLVED -

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

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

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

No.

(4) T H A T the serving of Notices under Section 32, Building Act 1084 as listed in Section D of the report be noted.

455a 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 under the above delegated powers be noted:

**Decision Codes**

- |  |  |
|--|--|
| A - Approved   | O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement) |
| C - Unclear if permitted (PN)                          | B - No observations (OBS)  |
| EB EIA (Scoping) Further information required          | E Split Decision   |
| EN EIA (Screening) Not Required                        | G - Approved the further information following "F" above (PN)                      |
| F - Prior approval required (PN)                       | N - Non Permittal (OBS - objections)   |
| H - Allowed : Agricultural Condition Imposed : Appeals | NMA – Non Material Amendments  |
| J - Determined by NAFW                                 | Q - Referred to Secretary of State for Wales (HAZ)                                 |
| L - Approved <u>AND</u> refused (LAW)                  | S - Special observations (OBS)   |
| P - Permittal (OBS - no objections)                    | U - Undetermined   |
| R - Refused  | RE - Refused (Enforcement Unit Attention)  |
|  | V - Variation of condition(s) approved   |

2009/00946/9/C D	A	Area known as East Quay, Barry Waterfront, Barry	Discharge of Conditions 24, 25, 31 & 49 of 2009/00946/OUT.
2013/01279/1/C D	A	Land South of Cog Road, Sully	Discharge of Condition 13- Programme of archaeological work.
2014/00088/1/N MA	A	Old Carriageway Stables, Hensol	Non-Material Amendment - Minor amendments to the floor plans, including omission of projecting bay from female WC, enlargement of plant room, realignment of external staircase and internal layout change to workshop to incorporate office, WC and store. Planning

No.

			2014/00088/FUL :
			Construction of eco-centre visitors and educational building.
2014/00460/12/N MA	A	Land at St. Josephs Primary School, Sully Road, Penarth	Non material amendment to Condition 6 trigger (Travel plan submission) of planning permission 2014/00460/FUL [Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works].
2014/00460/3/C D	A	Land at St. Josephs Primary School, Sully Road, Penarth	Discharge of Condition 6 - Travel Plan of planning permission ref. 2014/00460/FUL (Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works).
2014/00774/1/N MA	A	Pembrey, West Street, Llantwit Major	Non Material Amendment to planning permission 2014/00774/FUL. Change of external finishes to single storey kitchen extension to rear.

No.

2015/01196/1/N MA	A	The Mount, Tredogan Road, Penmark	Non Material Amendment: Wall repositioned 355mm towards garden. Planning Permission ref 2015/01196/FUL : Two storey extension to rear/ side of the building.
2016/00479/1/C D	A	Barry Dock Conservative Club, 17, Station Street, Barry	Clear site of all debris and level to clean and tidy condition to allow future development.
2016/00869/1/C D	A	Meadowvale Nursery, Cowbridge Road, Llantwit Major	Discharge of Conditions 3 - Finished site levels, 4 - Great crested newt method statement, 9 - Proposed materials. Planning permission ref. 2016/00869/FUL : Proposed nursery worker's functional needs dwelling with annexe for aged relative.
2016/00878/1/C D	A	Llwyn Nwydog Farm, Cowbridge Road, Talygarn	Discharge of Conditions 4- Garage details and 5- Enclosure - Change of use from tourist accommodation (Holly Cottage, Primrose Cottage and Heather Cottage) to single dwelling to be known as Primrose Cottage with proposed detached garage.
2016/01142/2/C D	A	The Highlands, Old Barry Road, Penarth	Discharge of Conditions 12-Comprehensive drainage strategy and 13- CEMP of 2016/01142/FUL.

No.

2016/01142/2/N MA	A	The Highlands, Old Barry Road, Penarth	Non-Material Amendment - To amend the wording of Condition 3-Highway works to vary timing of submission of details and implementation. Planning Permission ref. 2016/01142/FUL : Demolition of detached two storey dwelling house, two storey coach house and single storey garages, and replacement with 8 No. two storey, four bedroom detached houses with double garages, and 3 No. affordable units, served by extended adopted highway and new private driveway.
2016/01499/1/C D	A	Cherry Orchard Farm, Welsh St. Donats	Discharge of Conditions 5 - Foul and surface water drainage, 6 - Lighting , 7 - Access amendments and surface details, 8 - landscaping and hedgerows and 9 - Nest box. Retention of agricultural building to accommodate the equine rehabilitation clinic and retention of association to highway.
2016/01499/1/N MA	A	Cherry Orchard Farm, Welsh St. Donats	Non-Material Amendment - Amend condition trigger to 'within 1 month of the date of this decision' to enable condition discharge, relating to Conditions 5, 7, 8 and 9. Planning Permission ref. 2016/01499/1/NMA : Retention of agricultural building to accommodate the equine rehabilitation clinic and retention of association to highway.

No.

2016/01501/2/C D	A	Llanerch Vineyard, Hensol	Discharge of Condition 3 - Travel Plan and Condition 4- Landscaping Scheme - Planning Permission ref. 2016/01501/FUL : Retention and completion of guest accommodation block.
2017/00564/6/C D	A	Land East of B4265 between Boverton and Eglwys Brewis, St. Athan	Discharge of Condition 7- CTMP.
2017/00644/FUL	A	St. Brides Major C/W School, Heol Yr Ysgol, St. Brides Major	Variation of Conditions 2, 6 and 9 of planning permission 2015/00860/FUL to seek retention of additional windows and retrospective approval of details reserved by condition.
2017/01157/FUL	A	Plot 4, Craig Yr Eos Avenue, Ogmore By Sea	New Build 2 semi-detached houses.
2017/01203/2/C D	A	Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	Discharge of Condition 9 - Remediation scheme, Condition 12 - Importation of soil and Condition 13 - site won materials - 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

No.

			Treatment Works, Cardiff Road, Dinas Powys.
2018/00041/FUL	A	Land adjoining Aberthin Lane, Aberthin, Cowbridge	Erection of a Rural Enterprise Worker's Dwelling.
2018/00042/FUL	A	Land adjoining Aberthin Lane, Aberthin, Cowbridge	Farmstead relocation comprising erection of two livestock buildings and manure stores.
2018/00200/LAW	A	59, Cae'r Odyn, Dinas Powys	Demolition of garage, construction of rear single storey rear domestic extension with side wrap around.
2018/00228/FUL	A	Land South of Oakwood, Lane - Jct Froglands Farm to Llanmaes Village Via Caravan Park, Llanmaes	Newid defnydd unweithredol o dir cefn gwlad i ardd domestig / Change of use of countryside land to domestic garden.
2018/00319/FUL	A	Former Jeff White Motors, Gileston Road, St. Athan	Variation of Condition 3 of Planning Permission ref. 2013/00018/FUL to amend opening times to 7.00 am to 23.00 pm.
2018/00330/FUL	A	Land at The Stables, Redway Road, Bonvilston	Renew planning permission for the use of land for the stationing of caravan (with tourer) for residential purposes for one Gypsy pitch together with the formation of additional hard-standing and utility/dayroom.
2018/00400/1/C D	A	New Aston Martin, MOD St. Athan, St. Athan	Installation of underground unleaded tank and interceptor. Installation of above ground pump, vents and fills-discharge condition 3.



No.

2018/00457/OUT	R	20, Longmeadow Drive, Dinas Powys	New detached bungalow at side of property.
2018/00469/FUL	A	44, Amherst Crescent, Barry	Amended Plans - Decked area to front of property, for disability reasons.
2018/00474/LAW	A	Woodview, Port Road, Wenvoe	Occupation of dwelling in compliance with the Rural enterprise condition, with the rural enterprise being a dog boarding business.
2018/00486/FUL	A	Hendrescythan, Redway Road, Bonvilston	Proposed replacement dwelling.
2018/00487/1/N MA	A	Court House, Flemingston Road, Flemingston	Change of material to the rear bi fold doors from white painted timber to white aluminium on the outside and timber on the inside: Planning Permission 2018/00487/FUL-External oak timber porch and stone masonry plinths to front elevation. Timber double doors to existing hallway. Timber bi fold doors to rear elevation to existing kitchen. Vaulted roof and ceiling to existing kitchen with conservation roof lights and circular timber gable window.
2018/00527/FUL	R	Windsor Bank, 37, Main Road, Ogmore By Sea	Replacement of existing dwelling with new 2 storey dormer-style dwelling.
2018/00537/FUL	A	Robert Thomas (Cowbridge) Ltd., 5, Westgate, Cowbridge	Proposed demolition of rear extension and change of use of No 5 Westgate, Cowbridge from Class A1 (retail) to Class C3 (dwelling), new rear extension, car parking and associated works.

No.

2018/00540/FUL	A	The Bungalow, 1, Factory Road, Llanblethian, Cowbridge	Proposed demolition and re-build of 2 bedroom replacement dwelling.
2018/00543/FUL	A	32, Robert Street, Barry	2 storey side extension and detached rear garage.
2018/00548/CAC	A	The Bungalow, 1, Factory Road, Llanblethian, Cowbridge	Proposed demolition and re-build of 2 bedroom replacement dwelling.
2018/00618/FUL	A	190, Jenner Road, Barry	Widen the entrance on Pontypridd Road by 1 metre, which also includes the widening of the driveway outside the property boundary and alterations to the banking which runs alongside the boundary wall. Change the current outward opening manual gates to a single inward opening electric gate. Changes to garden to allow for more off road parking. Demolish outbuilding at the rear of the garden. Proposed new boundary wall to the rear of the garden.
2018/00621/FUL	A	Shorkot Farmhouse, Leckwith	Proposed re-siting of granny annexe (approval No. 2016/00870/FUL) to be a further distance from existing electricity pylon.
2018/00622/FUL	A	Shorkot Farmhouse, Leckwith	Proposed Stable Block.
2018/00665/FUL	A	5, Fitzhamon Avenue, Llantwit Major	Double storey extension to the rear of the property.
2018/00676/FUL	A	1, Victoria Square, Penarth	Installation/replacement of conservation style PVCU sash windows (no tilt and turn facility) and installation of conservation style roof lights.

No.

2018/00680/1/C D	A	Woodlands, Westgate, Cowbridge	Discharge of condition 3 of 2018/00680/FUL: Detached garage with attached garden shed in the grounds of Woodlands, Westgate, Cowbridge.
2018/00732/FUL	A	2, Beryl Road, Barry	Subdivision and Change of Use to Form Three Self- Contained Two-Bedroom Apartments (Class C3 Dwellinghouses) and Associated Alterations.
2018/00735/FUL	A	Land at Nant Rhydhalog, Cowbridge Road, Talygarn	To develop new cattery for commercial purposes, to construct new building for cattery and grooming parlour, with new specialist cat pens, adjustment of existing site access and provision of car parking.
2018/00747/FUL	A	27, Eastgate, Cowbridge	A change of use from a vacant A1 retail unit to residential C3 use with external alterations and associated works.
2018/00756/1/C D	A	Barn adjacent to The Hawthorns, Penllyn Road, Llanharry	Discharge of condition 4 [Window and door details] and 5 [Roof window] of planning permission 2018/00756/FUL [Refurbishment of stone built granary into a 3 bedroom holiday property with car parking and adjacent gardens].
2018/00766/FUL	A	23, Eastgate, Cowbridge	Refurbishment and extension to dwelling. Demolition of a series of poorly constructed and inferior rear extensions and replace with a new rear extension which is primarily single storey with a two storey element.

No.

2018/00773/FUL	A	Land to the west of plot nos. 38 to 53, The Grange, rear of plot nos. 38 - 53 Burdons Close, Wenvoe	Engineering operations comprising a new surface water land drain and associated works.
2018/00779/FUL	A	4, Ludlow Street, Penarth	First floor rear extension.
2018/00792/FUL	A	19, Borough Close, Cowbridge	Two storey rear extension.
2018/00793/LAW	A	66, Grove Terrace, Penarth	Residential domestic property single storey kitchen extension.
2018/00794/FUL	A	Twyncyn House, St. Andrews Road, Dinas Powys	Proposed demolition of single storey kitchen, lift shaft and chimney. Construction of new single storey pitched roof extension to rear.
2018/00796/LAW	A	15, Plassey Square, Penarth	Rear dormer plus 3 front skylights and rear single storey extension.
2018/00800/OUT	R	The Stables at 142, Fontygary Road, Rhoose	Conversion - to include demolitions - of existing Stables to provide residential Cottage.
2018/00802/FUL	A	40, Eastgate, Cowbridge	Conversion of first floor flat (ancillary to shop) to self contained flat with the erection of new access staircase to garden area with access directly to Aubrey Terrace and retention of new canopy to Eastgate frontage.
2018/00809/FUL	A	3, Le Sor Hill, Peterston Super Ely	Addition of single storey extension to rear of house with mono pitched roof and alterations.
2018/00810/FUL	A	83, Heol Collen, Culverhouse Cross, Wenvoe	Proposed single storey rear house extension and conversion of integral garage to habitable room.

No.

2018/00811/FUL	A	20, Timbers Green, Llangan	Proposed conservatory addition to existing extension.
2018/00817/FUL	A	9, Porlock Close, Ogmore By Sea	Erection of metal shed in side garden.
2018/00818/FUL	A	10, Stradling Close, Cowbridge	Single storey side extension and front and rear dormer extension with Juliet balconies to the rear.
2018/00820/FUL	A	Haydock House, Holton Road, Barry	Variation of Condition 2 & 3 to planning permission 2013/01249/FUL to reposition retail, residential and communal lobby entrances, reduction in parking provision, increase in retail floorspace with mezzanine level, residential plots 3, 7 and 11 increased to 2 bedroom and the introduction of a roof pop access included.
2018/00828/FUL	A	20, Borough Close, Cowbridge	Proposed two storey side extension and porch to front elevation.
2018/00830/FUL	A	3, Station Road, Dinas Powys	This is a proposal to change the use of The Old Post Office (A1) which is currently unused into a Chiropractic Clinic (D1).
2018/00831/FUL	A	Brynhyfryd, Llanmihangel Road, Llanblethian, Cowbridge	Detached garage.
2018/00832/FUL	A	Land adjacent The Croft, Llangan, Cowbridge	Use of land as car park.
2018/00833/FUL	A	Springfield House, Trerhyngyll	Rear single storey extension and replacement of existing garage/utility roof.

No.

2018/00834/FUL	A	115, Wordsworth Avenue, Penarth	Proposed single storey side extension.
2018/00836/FUL	A	4, Victoria Square, Penarth	Single storey side/rear extension with first floor balcony.
2018/00837/FUL	A	The Stables, Church Road, Llanblethian, Cowbridge	Replacement of existing doors and windows to the stables and coach house with composite and double glazed uPVC units. Two new dormers to the front of the coach house and roof lights to the rear pitch and the inner courtyard stable roof.
2018/00838/FUL	A	The Stables, Squire Street, Llysworney	Proposed ground floor and loft extension. Proposed conversion of garage into a garden storage and studio.
2018/00839/FUL	A	Rosedew, A48, Bonvilston	Construction of a double storey contemporary glazed extension to the rear of an existing single occupancy double storey residential property.
2018/00842/FUL	A	7, Royal Buildings, Victoria Road, Penarth	Removal of Condition 2 of Planning Permission 2010/00874/FUL - to remove personal consent.
2018/00844/FUL	A	30, Chandlers Way, Penarth	1 No. new balcony to the front.
2018/00845/FUL	A	44, Anchor Road, Penarth	1 new first floor balcony to the front of the property.
2018/00850/FUL	A	Greystones, Church Street, Llysworney	Proposed rear single storey extension with shallow sloping roof to align with the existing Kitchen projection and proposed extension over the Kitchen to the second storey with gable roof.

No.

2018/00851/FUL	A	Britannia House, Penny Lane, Cowbridge	Alteration to boundary wall up to bridge (additional works to approval 2016/00808/FUL).
2018/00852/FUL	A	Finnegans Inn, 1-8, Station Approach Road, Barry Island, Barry	Change of use of ground floor storage to retail unit. Proposed sun terrace above retail unit, with associated external staircase. Existing boarded windows to be opened and glazed. Proposed signage boards to West elevation.
2018/00853/FUL	A	Prezzo, 16, Windsor Road, Penarth	Change of use of second floor level and alterations to existing shopfront.
2018/00857/FUL	A	Rookery Nook, Llangan	Proposed extension of existing kitchen to the side of the property.
2018/00859/ADV	A	Santander Uk Plc, 140, Holton Road, Barry	Projecting sign.
2018/00861/FUL	A	Crosslands Farm, Llandow	Development of multi span agricultural unit made up of 3 portal framed building to house cattle shed, workshop and storage barn.
2018/00862/FUL	A	4, St. Quentins Hill, Llanblethian, Cowbridge	Increase size of rear dormer and alterations.
2018/00863/FUL	A	Crosslands Farm, Llandow	Extension to existing pole barn.
2018/00867/FUL	A	Pippins, Trerhyngyll	Single storey rear extension to provide kitchen / family space. New garden store in solid construction.
2018/00873/FUL	A	36, Coldbrook Road East, Barry	Single storey rear extension and demolition of rear chimney stack.

No.

2018/00874/FUL	A	10, Lord Street, Penarth	Gable Front Conservatory to rear of first floor, set on upper patio area.
2018/00875/FUL	A	Brynhill Golf Club, Port Road, Barry	Removal of Condition 2 from 1991/01270/FUL relating to restricted occupancy.
2018/00876/FUL	A	British Airways Maintenance Cardiff (BAMC), Dragonfly Drive, Cardiff International Airport	Erection of new single storey extension to aerofoil and plant workshop and new build single storey mobile rig store.
2018/00877/FUL	A	57, Murch Road, Dinas Powys	Single storey rear extension.
2018/00878/FUL	A	15 Nant Canna, Treoes	Two storey rear extension with Juliet balcony.
2018/00879/FUL	A	Allt Y Wennol, Groes Faen Road, Peterston Super Ely	2 Storey extension to side of existing house.
2018/00880/FUL	A	Top Floor Flat, 3, Marine Parade, Penarth	Fitting of new Velux window in roof between two existing Velux windows.
2018/00881/FUL	A	12, Royal Close, Penarth	Small single story extension to rear of house with roof terrace and installation of sliding patio doors on ground and first floor.
2018/00882/FUL	A	University Hospital Llandough, Penlan Road, Llandough	Proposed engineering works to provide extended therapeutic garden area including landscape works and retaining wall.
2018/00883/FUL	A	55, Wordsworth Avenue, Penarth	Single storey side and rear extension plus associated works and demolition of existing garage.
2018/00884/FUL	A	12, Vennwood Close, Wenvoe	Part garage conversion.



No.

2018/00885/FUL	A	11, Woodland Place, Penarth	Garden building and remodelled rear opening.
2018/00886/FUL	A	The Coach House, Beach Lane, Penarth	Re-render existing rendered areas, replace front casement PVCU windows with sliding sash PCVU windows. Replace wooden balustrade with stainless steel frame with wire rigging and hard wood hand rail.
2018/00889/FUL	A	7, John Batchelor Way, Portway Marina, Penarth	Balcony extension and French doors to the front elevation of the property and a garage conversion.
2018/00890/FUL	A	1, 2 and 3, St. Michaels Close, Colwinston	Provision of air source heat pumps to 3nr general needs properties.
2018/00891/FUL	A	Pensarn Farmhouse, Llanmaes	Replacement single storey side extension.
2018/00892/FUL	R	Unit 3c, Ty Verlon Industrial Estate, Cardiff Road, Barry	Change of use from B8 (storage and distribution) to D2 (assembly and leisure).
2018/00895/FUL	A	10, Lucas Close, Barry	Conservatory on side of property.
2018/00896/FUL	A	70, Bron Awelon, Barry	First floor rear bedroom extension over existing single storey rear extension.
2018/00897/FUL	A	18, Fairfield Crescent, Llantwit Major	Proposed single storey porch / shower room extension.
2018/00904/FUL	A	Heron House, Baker's Lane, Llantwit Major	To demolish the existing UPVC/glass conservatory and replace with a masonry built summer house with roof and walls to match main building.

No.

2018/00905/FUL	A	21, Marine Drive, Barry	New patio doors access from first floor bedrooms to new balcony. Alteration of side windows to become full height.
2018/00906/FUL	A	20, Plas Taliesin, Penarth	Replace existing wrought iron balcony handrail with 'infinity' glass balcony screen.
2018/00908/FUL	A	26, Ivy Street, Penarth	Demolish existing conservatory. Proposed single storey rear extension and dormer loft conversion with roof lights to front elevation.
2018/00909/FUL	A	118, Morel Street, Barry	Single storey rear extension, including the provision of a WC and a raised deck area.
2018/00910/FUL	A	7, Clare Drive, Cowbridge	Single storey kitchen extension and internal alterations.
2018/00911/FUL	A	Spindrift, 61, Craig Yr Eos Road, Ogmore By Sea	First floor extension to existing bungalow with balconies and solar panels.
2018/00912/FUL	A	Knottsberry, Old Rectory Drive, St. Nicholas	External and internal works to property.
2018/00914/FUL	A	Coach House adjacent to 37, Salop Place, Penarth	Conversion of existing Coach House adjacent to 37 Salop Place into studio/workshop with single bed sleeping accommodation at mezzanine level. Works to include replacement of existing garage door, new dormer and refurbishment of façade.
2018/00915/FUL	A	77, Arosfa, Cog Road, Sully	Demolition of garage and construction of two storey extension.

No.

2018/00916/FUL	A	Orchard Leigh, Pen Y Turnpike Road, Dinas Powys	Demolition of existing utility room and WC and rear conservatory. Construction of a single storey rear extension to the existing dwelling house to enlarge the kitchen and living areas.
2018/00924/FUL	A	Oakdale, Sully Road, Penarth	Proposed single storey rear extension with balcony over.
2018/00931/FUL	A	Charlton, 25, Clevedon Avenue, Sully	Remove existing potting shed, extend garage storage area and open aspect seating area on end.
2018/00932/FUL	A	5, Lord Street, Penarth	Single storey side rear extension and steps access to existing raised rear garden plus ancillary works.
2018/00934/FUL	A	34, Dyserth Road, Penarth	Hip to gable roof extension.
2018/00936/FUL	A	29, Countess Place, Penarth	A loft conversion to include a hip to gable dormer with two Velux windows to the front elevation. Dormer to be slated to match the existing roof.
2018/00938/FUL	A	46, Cornerswell Road, Penarth	Conversion of loft into habitable space including the construction of a new dormer.
2018/00945/FUL	A	25, Purcell Road, Penarth	Proposed two storey rear and side extensions, with part single storey rear extension. Formation of crossover to frontal driveway.
2018/00960/FUL	A	79, South Road, Sully	Rear single storey flat roof kitchen extension and new storage side extension.

No.

2018/00961/FUL	A	4, Dunraven Close, Dinas Powys	Replacement of existing conservatory with single storey rear extension.
2018/00964/FUL	A	73, St. Davids Crescent, Penarth	Replace existing rear annexe with single storey extension to the rear of the property.
2018/00991/FUL	A	22, Chandlers Way, Penarth	New balcony to front of property.
2018/01002/PNA	F	New Breach Farm, Crossways, Cowbridge	Open fronted rendered block agricultural workshop and storage shed on a pre-existing concrete base.

456 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the appeals received following the refusal of the Council to grant planning permission as detailed in Section A of the report be noted.
- (2) T H A T it be noted that no final enforcement appeals had been received at the time of the meeting taking place.
- (3) T H A T the Planning Appeal decisions as detailed in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals decisions had been received at the time of the meeting taking place.
- (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.

457 TREES (HRP) -

(i) Delegated Powers -

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

No.

**Decision Codes**

A - Approved  
E Split Decision

R - Refused

2018/00291/TPO	R	St. Ives, 6, Greenway Close, Llandough, Penarth	Work to trees covered by TPO 2015 No 4 - T1 (Beech).
2018/00483/TPO	A	Bryn Hyfryd, Llanmihangel Lane, Llanblethian	Work to trees in TPO No. 07 1973.
2018/00787/TCA	A	23, Church Avenue, Penarth	Work to tree in the Penarth conservation area - Reduce to 1/2 height, 1 evergreen tree on boundary at rear.
2018/00835/TPO	A	42, Heol Collen, Wenvoe	Removal of tree covered by TPO No. 0 of 1993.
2018/00843/TPO	A	Grange Lodge, Grange Avenue, Wenvoe	Works to TPO No 4, 1998.
2018/00888/TCA	A	Rosewood Lodge, Colwinston Village, Colwinston	2 No. Cypress next to conservatory, dismantle, remove and replant.
2018/00918/TCA	A	23, Church Avenue, Penarth	Work to a tree in the Penarth Conservation area - reduction in height to one Pine to the rear of the back garden.
2018/00919/TCA	A	Gileston Cottage, Gileston	Work to trees in Gileston Conservation Area - Reduce limbs on one Pine.
2018/00928/TPO	A	24, Maillards Haven, Penarth	Work to trees covered by TPO number 1 of 1988 - Reduce 4 Lime trees.
2018/00941/TPO	A	7, Chestnut Close, Dinas Powys	Work to trees covered by TPO number 9 of 2012 as varied on 28/2/2018 - remove limbs from Ash.

No.

2018/00971/TCA	A	The Old Dairy, Llandow	Removal of dead Sycamore, rear of roadside cops.
2018/00979/TPO	A	The Spinney, Brook Lane, St. Nicholas	Works to trees in TPO 1952-04-G06.
2018/01030/TCA	A	Glan Ynys, Colwinston	Remove two multi stemmed Cypress trees located in rear garden of Glan Ynys.

#### 458 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.

**2016/01520/OUT** Received on 28 December 2016  
(P41)

Applicant: Taylor Wimpey Plc c/o Agent

Agent: Paul Williams Savills, 12, Windsor Place, Cardiff, CF10 3BY

#### **Land West of Swanbridge Road, Sully**

Residential development of up to 190 units with associated access and associated works

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

- Procure that at least 76 (40%) of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 70% would be social rented properties, and the remaining 30% would be Low Cost Home Ownership properties.
- Pay a contribution of £2200 per residential unit towards sustainable transport facilities in the vicinity of the site, minus the costs of providing a cycleway/footway between the south east corner of the site and the railway bridge to the south, where the construction costs shall be fully detailed and submitted to and approved by the Local Planning Authority. The contribution is to be used on items including one or more of the following: improving pedestrian routes between the site and the village centre, between the site bus stops in the village, access to areas of public open space, in respect of

No.

bus services and facilities serving the development, cycle provision in the village centre and vicinity of the site, upgrading pedestrian routes in the village centre, improving pedestrian crossings on South Road, signage and lighting of routes.

- The procurement/provision of the cycleway/footway (referred to in the bullet point immediately above) between the vehicular access point on Swanbridge Road into the housing allocation and the railway bridge to the south, on the west side of Swanbridge Road.
- Public open space to be provided on site to equate to at least 18.56m<sup>2</sup> of children's play space per dwelling, of which at least 5.8m<sup>2</sup> per dwelling will be equipped play space. The public open space is to be provided in accordance with a scheme to be approved by the Local Planning Authority. A Public Open Space contribution at a rate of £2551 per dwelling not provided for (based on a total requirement of 55.68m<sup>2</sup> of POS per dwelling).
- The developer shall make appropriate provision for the future maintenance of the public open space or if the Developer and Local Authority agree, may transfer the public open space to the Council free of charge and pay commuted sums to cover the costs of future maintenance of the public open space for 20 years.
- Pay a contribution of £2,411,176 for education purposes, for the provision or enhancement of educational facilities in schools serving the Sully catchment for Nursery, Primary and Secondary school children.
- Pay a contribution of £1208 per residential unit to provide new community facilities in Sully including one or more of the following: community halls in the village, the sports and social club, the library, provision of mobile library services in the area and/or the provision of dual use facilities at the local primary school.
- The developer shall provide public art on the site to the value of 1% of the build costs or otherwise pay a contribution to the same value to the Council.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.
- To pay a contribution of £13,000 towards off site highway works at the roundabout junction at Cardiff Road/Sully Moors Road (in addition to the £24,000 secured by the Section 106 agreement associated with application 2013/01279/OUT).
- Provision to secure the management of habitats for Great Crested Newts and monitoring provisions, and details of management and monitoring of ecological areas.

No.

APPROVED subject to the following conditions(s):

1. Approval of the access, layout, scale, appearance, and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission.

(b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Prior to the first beneficial occupation of any dwelling, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include a package of measures tailored to the needs of the site and its future users to widen travel choices by all modes of transport and encourage sustainable transport.

Reason:

To ensure the development accords with sustainability principles and that the site is accessible by a range of modes of transport in accordance with Policies SP1 and MD2 of the Local Development Plan.

5. Prior to the commencement of the construction of any of the dwellings, a scheme, including details of the timing, for the provision and maintenance of the Public Open Space (including children's play equipment) shall be



No.

submitted to and approved in writing by the Local Planning Authority, and the public open space shall thereafter be provided in accordance with the agreed details.

Reason:

To ensure the timely provision of open space in the interests of the amenity of future occupiers and the wider area and to ensure compliance with Policy MD3 of the Local Development Plan.

6. Prior to the first beneficial occupation of any dwelling hereby approved, full details of the public art strategy and the timing of its provision, shall be submitted to and approved in writing by the Local Planning Authority. The Public Art shall thereafter be implemented on the site in accordance with the approved details.

Reason:

To ensure the delivery of Public Art on the site in accordance with the Council's Public Art Supplementary Planning Guidance, and to ensure compliance with Policy MD2 of the Local Development Plan.

7. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways and internal roads within the site, turning facilities and vision splays, sections, street lighting, surface water drainage and surface materials, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented and maintained thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policies MD2 and MD5 of the Local Development Plan.

8. No dwelling shall be occupied until such time as that dwelling is served by a vehicular access route to the adopted highway at either Swanbridge Road or Cog Road.

Reason:

In order to ensure that the dwellings can be accessed appropriately and to ensure compliance with Policy MD2 of the Local Development Plan.

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

No.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 and MD2 of the Local Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 and MD2 of the Local Development Plan.

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

Registered 24th December 2013:

- Site location plan.
- Transport Assessment.
- Design and Access Statement.
- Environmental Impact Assessment and Technical Appendices.
- Environmental Impact Assessment Non Technical Summary.
- Agricultural Assessment.
- Planning Statement.
- Statement of Community Involvement.
- Heritage Desk Based Assessment.

19th June 2014

- Hedgerow Compensation Plan
- Supplementary Planning Statement.
- Highways response to VOG Highways comments.

9th July 2015

- Great Crested Newt Mitigation Method Statement.
- Extended Phase 1 Habitat Survey.
- Reptile Mitigation Strategy.
- Bat and Great Crested Newt Survey Report.
- Transport Assessment Addendum.
- Heritage Advice Note.
- Cog Road and Swanbridge Road Access Plans.
- Outline Masterplan Rev B.
- Access strategy Rev B.
- Landscape and open Space Strategy Rev B.
- Phasing Plan Rev B.

No.

15th February 2016  
- Highways Sensitivity Analysis

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.

12. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully completed as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1, SP10 and MD8 of the Local Development Plan.

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

Reason:

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

14. 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;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;

No.

- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xi) any diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.org.uk)) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

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

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 and MD7 of the Local Development Plan.

15. 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 unless otherwise agreed in writing until a scheme to deal with the contamination has been 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.

Reason:

In order to ensure that any contamination is appropriately dealt with and to ensure compliance with Policies MD2 and MD7 of the Local Development Plan.

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

No.

Reason:

To ensure that the safety of future occupiers is not prejudiced and to ensure the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

17. Prior to the commencement of development, a Construction Traffic Management Plan, including details of parking for construction traffic, wheel washing facilities, the proposed routes for heavy construction vehicles and timings of construction and delivery traffic to and from the site, shall be submitted to and approved in writing by the Local Planning Authority and the management plan shall be implemented at the commencement of any site clearance or temporary access or development works on the site and shall thereafter be complied with for the duration of the construction and laying out of the development.

Reason:- In the interest of highway / public Safety and the free flow of traffic along the adopted highway network, and to meet the requirement of policies SP1 and MD2 of the Local Development Plan.

18. No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul water, surface water and land drainage (including highway drainage) will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of infiltration testing and the future perpetual maintenance and management of the drainage system. The scheme as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policies SP1 and MD2 of the Local Development Plan.

19. Prior to the commencement of development, a hydraulic modelling assessment (HMA) shall be undertaken in liaison with Dwr Cymru Welsh Water, in order to assess the effect of the proposed development on the existing water supply network and the need for any associated infrastructure works. None of the dwellings hereby approved shall be occupied until such time that any necessary water infrastructure works, as required by the HMA, have been completed and approved in writing by Dwr Cymru Welsh Water and the Local Planning Authority has been informed in writing of their completion (and Dwr Cymru Welsh Water's approval).

Reason:

In order to ensure that the development is served by an adequate water supply, to ensure that the development does not adversely impact on existing

No.

water supply, and to ensure compliance with policies SP1 and MD2 of the LDP.

20. Notwithstanding the submitted plans, prior to the first beneficial occupation of any of the dwellings, full details of the lighting to be provided on the highways, footpaths and open space areas within the development, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation/use of any part of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development, in the interest of public safety and security, in the interests of ecology and to accord with Policies SP1, MD2 and MD9 of the Local Development Plan.

21. Any vegetation clearance must be undertaken outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be first demonstrated in writing (with approval in writing by the Local Planning Authority) that nesting birds are absent.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with Policy MD9 of the Local Development Plan.

22. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to their use in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to the part of the development that they relate to being put into beneficial use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking, amending or re-enacting that Order) no gates, fences, walls or other means of enclosure (other than approved by conditions of this permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

No.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

24. Prior to the commencement of development, a plan for biodiversity conservation / enhancement shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include biodiversity enhancement measures, including but not exclusively limited to: dark, vegetated bat flight paths around/through the site (provision of a lighting plan) gaps under fences and provision of bird nesting opportunities. The details approved shall thereafter be implemented and retained at all times.

Reason:

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

25. The development shall be carried out in accordance with the recommendations and measures set out in the Soltys Brewster Reptile Mitigation Strategy July 2018 and Soltys Brewster Bat and Great Crested Newt Survey Report.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the Local Development Plan.

26. Prior to the commencement of development, an updated Great Crested Newt Mitigation Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out and maintained in accordance with the approved Mitigation Method Statement.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the Local Development Plan.

#### Reason for decision

In light of the significant amount of background information that has led to the site's inclusion within the Draft Local Development Plan, current housing land supply and the need to maintain adequate housing land at all times and the assessment of all other impacts and material considerations as set out above, it is considered that, on balance and subject to the mitigation as set out with regard to the proposed planning obligations and conditions, the development is acceptable in principle and outweighs the conflict with UDP policies relating to the location of new residential developments outlined above.

No.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011. In accordance with Regulation 3(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, the Local Planning Authority has taken into account all environmental information submitted with this application

Having regard to policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP7– Transportation, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations, MG4 – Affordable Housing, MG20 – Nationally Protected Sites and Species, MD1 – Location of New Development, MD2 – Design of New Development, MD3 – Provision for Open Space, MD4 – Community Infrastructure and Planning Obligations, MD5 – Development within Settlement Boundaries, MD6 – Housing Densities, MD7 – Environmental Protection, MD8 – Historic Environment and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the advice with Planning Policy Wales, Technical Advice Notes 1, 2, 5, 12, 16, 18 and 24 and the advice in the Council's SPG on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Public Art in New Development, Residential and Householder Development, Sustainable Development – A Developer's Guide, Travel Plans and Trees, Woodlands, Hedgerows and Development, Manual for Streets (Welsh Assembly Government, DCLG and DfT – March 2007), Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management, Welsh Office Circular 13/97 – Planning Obligations, Section 66(1) of the Planning (Listed buildings and Conservation Areas) Act 1990, Welsh Office Circular 60/96 – Planning and the Historic Environment: Archaeology and Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas (as amended), it is considered that the development is acceptable in respect of the principle of the use, visual impact, highway / pedestrian safety and traffic, impact on residential amenity, ecology, archaeology, drainage, impacts on the tenant farm, agricultural land quality and trees/hedgerows

**2018/00913/FUL** Received on 8 August 2018  
(P87)

Applicant: Newydd Housing Association c/o Agent

Agent: Mr. Jon Hurley WYG Planning and Environment, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

### **Corner plot on Merthyr Street and Belvedere Crescent, Barry**

The erection of 9 flatted residential dwellings over 3 storeys and associated works



No.

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. This consent shall only relate to the following plans:

A107, A108, A109, A110, A111, A112A, A113C, A114B, A115C.

The development shall be carried out strictly in accordance with these details.

Reason:

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

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

Reason:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy MD2 (Design of New Development) of the Local Development Plan.

4. All means of enclosure associated with the development hereby approved shall be in accordance with the schedule and details contained on plan A113 C, or an alternative schedule of enclosures, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to their erection.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

5. Full details of a scheme for the drainage of the site (foul sewerage and surface water and including details of the perpetual management of the drainage system) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented and maintained at all times thereafter in accordance with the approved details. The

No.

details shall include an assessment of the potential to dispose of surface and land water by sustainable means.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

6. Notwithstanding the submitted plans and prior to their use in the construction of the dwellings hereby approved, further details and samples of the external materials to be used (including details of the mortar colour to be used on the brickwork) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

7. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include construction working hours, and details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

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 the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

8. In the event that contamination is found at any time when carrying out the development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place (unless otherwise agreed in writing) until a scheme to deal with the contamination found has been approved in writing by the Local Planning Authority. The scheme shall include an investigation and risk assessment and where remediation is necessary a remediation scheme and verification plan shall 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

No.

Authority, prior to the first beneficial occupation of any of the dwellings approved.

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 MD2, MD5 and MD7 of the Local Development Plan.

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

Reason:

To ensure that the safety of future occupiers is not prejudiced and to ensure the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

10. The development shall be carried out in accordance with the conclusions and recommendations contained in the Wildowod Ecology Preliminary Ecological Appraisal Ref: WWE18124 PEA REV A.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

11. Prior to the commencement of the construction of the bin or bicycle stores, further details and elevations of the structures shall be submitted to and approved in writing by the Local Planning Authority. The bin and bicycle stores shall be completed prior to the first beneficial use of any of the flats hereby approved, and so retained at all times thereafter.

Reason:

In order to ensure that adequate refuse, recycling and bicycle storage provision is made, and to ensure compliance with policies MD2 and MD7 of the LDP.

12. The residential units hereby approved shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing

No.

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.

#### Reason for decision

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

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

Having regard to policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 – Community Infrastructure and Planning Obligations, MD5 – Development within Settlement Boundaries, MD6 – Housing Densities, MD7 – Environmental Protection and MD9 – Promoting Biodiversity, the advice within Planning Policy Wales 9<sup>th</sup> Edition, Technical Advice Notes 12 and 16 and the Council's Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Barry Development Guidelines, Biodiversity and Development, Parking Standards (Interactive Parking Standards Zones Map) and Planning Obligations, the proposal is considered acceptable in principle and in respect of design, residential amenity, highway safety, traffic, parking and drainage.

**2015/01152/OUT** Received on 22 August 2018  
(P108)

Applicant: ABA Holdings Limited C/o Agent

Agent: Miss Louise Darch WYG Planning and Environment, 5th Floor Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

#### **Land at Higher End, Llantwit Road, St. Athan**

Erection of eight detached dwellings, new access and associated works (including demolition of existing garage)

No.

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

- Procure that at least 3 (35%) of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 70% would be social rented properties, and the remaining 30% would be Low Cost Home Ownership properties.
- Pay a contribution of £2,200 per residential unit (£17,600) towards sustainable transport facilities in the vicinity of the site. The contribution is to be used on items including one or more of the following: improving pedestrian routes between the site and the village centre, between the site bus stops in the village, access to areas of public open space, in respect of bus services and facilities serving the development, cycle provision in the village centre and vicinity of the site, upgrading pedestrian routes in the village centre, improving signage and lighting of routes.
- A Public Open Space contribution at a rate of £2,552 per dwelling (£20,416). This contribution could be used on items including one or more of the following: to make enhancements at Children's play facilities and outdoor sports facilities to the south of the site near to the Pavilion and community centre.
- Pay a contribution of £104,916 for education purposes, for the provision or enhancement of educational facilities in schools serving the site for Nursery, Primary and Secondary school children.
- Pay a contribution of £1,208 (£9664) per dwelling to provide appropriate to provide enhancements to existing community facilities off site. This contribution could be used to make enhancements at the St. Athan Library and the community building.
- The developer shall provide public art on the site to the value of 1% of the build costs or otherwise pay a contribution to the same value to the Council.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.

APPROVED subject to the following conditions(s):

1. Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

No.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. The development shall be carried out in accordance with the scale parameters of ridge and eaves heights specified in the document entitled Planning Statement and the email submitted on 18 October 2018:
  - Maximum ridge height 8 metres
  - Maximum eaves height 5.5 metres.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policy MD2 (Design of New Development) of the Local Development Plan.

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

Site Location Plan Rev A received 15/11/2017

Layout Plan Ref F received 29/11/2017

Updated Planning and access Statement

Access Appraisal by Acstro

Proposed Access with Visibility Splay 0861-001-H

received 22/08/2018

No.

Proposed Access with Visibility Splay 0861-001-H (site edged red overlay)  
received 10/10/2018

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.

6. Prior to their use, a schedule of external materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason:

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

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

Reason:

To ensure that neighbouring and visual amenity are safeguarded, and to ensure the development accords with Policy MD2 (Design of New Development) of the Local Development Plan.

8. Prior to commencement of development, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 35% of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved)];

No.

- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

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

9. Notwithstanding the submitted plans, full engineering details of the vehicular access to the site, all internal roads and footways, parking areas, turning areas and vision splays of at least 2.4m x 43m, and including sections, lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to create the access to the site. The access shall be implemented and maintained thereafter in accordance with the agreed details and the access shall be completed prior to the first beneficial use of any of the approved dwellings and the respective parking areas shall be provided prior to the first occupation of the dwelling that they relate to.

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.

10. The drainage scheme for the site shall 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 MD1 (Location of New Development) of the Local Development Plan.

11. No development shall commence until details of a scheme of foul, land and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. The details shall include an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system and where such a system is being provided, the details shall:



No.

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage scheme shall be completed in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.

Reason:

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

12. Prior to the commencement of the development, a lighting strategy shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate dark, vegetated flight corridors for bats around the site. The works shall subsequently be carried out in accordance with the approved lighting scheme.

Reason:

In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policy MD9 (Promoting Biodiversity) of the Local Development Plan.

13. The development shall be carried out in accordance with the mitigation and biodiversity enhancements set out within Section 5 of the Preliminary Ecological Appraisal and Bat Survey; by Acer Ecology, including 1(no) bird box on each property and at least 1(no) 150mm x 150mm gap under all fences (internal fences and boundary fences).

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 (Promoting Biodiversity) of the Local Development Plan.

14. All means of enclosure associated with the development hereby approved shall be 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.

No.

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.

15. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

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

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy MD7 (Environmental Protection) of the Local Development Plan.

16. No works whatsoever shall commence on site in connection with the implementation of the consent hereby granted until such time as:
- an application has been made to the Council under section 228 of the highways act (or any other similar or replacement legislation), for the area of land to the front of the property known as Greentop, (which forms the necessary vision splay to the access to the development) to be adopted as highway by the Council and;

No.

- all necessary works are undertaken by the applicant to the land to meet the requirements for its adoption and;
- the land is formally adopted as highway.

The Applicant shall as part of this request pay all necessary fees required for the Council to implement the adoption process under the Act.

Reason:

In the interests of highway safety and to ensure compliance with Policies MD2 and MD5 of the Local Development Plan.

### Reason for decision

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

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

Having regard to policies MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental protection and MD9 - Promoting biodiversity as well as strategic policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4– Affordable Housing Provision, MG1 – Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations, MG4 – Affordable Housing of the Vale of Glamorgan Adopted Local Development Plan 2011 – 2026; The Council's Supplementary Planning Guidance on Residential and Householder Development, Biodiversity and Development, Design in the Landscape, Planning Obligations and Affordable Housing as well as national guidance contained in Planning Policy Wales 9<sup>th</sup> Edition (Jan 2016) and Technical Advice Notes 2 – Planning and Affordable Housing, 5 – Nature Conservation and Planning, 11 – Noise, 12 – Design, 15 – Development and Flood Risk, 16 – Sport, Recreation and Open Space, 18 – Transport, and 22 – Sustainable Buildings and Manual for Streets is acceptable in regard of the principle of the proposed outline residential development, visual impact, highways issues, noise, drainage and flood risk, impact on residential amenity, ecology and S106 obligations.

No.

**2018/00858/FUL** Received on 22 August 2018  
(P138)

Applicant: Mr. Alex Valvo 22, Porthkerry Road, Rhoose, Vale of Glamorgan, CF62 3HD

Agent: Mr. Graham Parry gjpdesign, 72, Conybeare Road, Sully, Vale of Glamorgan, CF64 5US

## **22, Porthkerry Road, Rhoose**

Alterations to existing ground floor, including front and rear extensions and the heightening of the existing roof. First floor bedroom accommodation with front and rear dormers. Rear roof terrace with privacy screening provision with adjacent neighbours

### **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

Design L (0) 01 - Existing Ground Floor Plan Rev A received 2 August 2018

Design L (0) 02 - Proposed Ground Floor Plan Rev A received 2 August 2018

Design L (0) 04 - Proposed Ground Floor Plan & Side Elevation Rev A received 2 August

Additional drawing - Design L (0) 06 - Existing and Proposed side elevation received 21 August

Amended plan - DESIGN L (0) 03C Proposed First Floor Plan & Front & Rear elevation received 11 August

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 materials to be used in the construction of the external surfaces of the extensions and dormers shall match those used in the existing dwelling that exist at the time of this approval.

No.

Reason:

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

4. The balcony hereby approved shall not be brought into beneficial use until one or other of the following requirements has been complied with:
- a) 1.8m high obscurely glazed privacy screens using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration are erected along both sides of the balcony.

Or

- b) 1.8m high privacy screens are erected along both sides of the balcony, details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Once erected, the privacy screens erected in compliance with either a) or b) shall thereafter be retained in perpetuity.

Reason:

In the interests of privacy and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

#### Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan 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 and Policy MD 5 – Development within settlement boundaries 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 9<sup>th</sup> Edition and Technical Advice Note 12 – Design, the development is considered acceptable in terms of its scale, design, impact on neighbours, parking and impact on amenity space provision.

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.