

PLANNING COMMITTEE

Minutes of a meeting held on 31st January, 2019.

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, 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. John, Mr. A.D. Hampton, Mrs. S.M. Hanks and Mrs. J.M. Norman.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Councillor G. Wilkie	2016/01160/OUT - Woodside Hamlet, Ham Manor, Llantwit Major	Objector to the application or their representative
Mr. D. Richards	2016/01160/OUT - Woodside Hamlet, Ham Manor, Llantwit Major	Objector to the application or their representative
Mrs. H. Dyer	2016/01160/OUT - Woodside Hamlet, Ham Manor, Llantwit Major	Objector to the application or their representative
Mr. S. Morgan	2016/01160/OUT - Woodside Hamlet, Ham Manor, Llantwit Major	Applicant or their representative

Councillors G. John, Mrs. S.M. Hanks and Mrs. J.M. Norman spoke on the following application in their capacity as a Vale of Glamorgan Member, 2016/01160/OUT - Woodside Hamlet, Ham Manor, Llantwit Major.

700 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.”

701 APOLOGY FOR ABSENCE -

This was received from Councillor Ms. R. Nugent-Finn.

702 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 3rd January, 2019 be approved as a correct record.

No.

703 DECLARATIONS OF INTEREST -

Councillor A.C. Parker declared an interest in respect of Application No. 2018/00996/FUL - Clawdd Coch, Pendoylan. The nature of the interest was that Councillor Parker was the architect for this scheme. Councillor Parker was not able to speak or vote on this application and he withdrew for this item.

704 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the site visit indicated below on 3rd January, 2019 be noted:

(a) Cwrt Canna, land adjacent to Llangan Primary School, Llangan	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, Mrs C.A. Cave, A.C. Parker, R.A. Penrose and N.C. Thomas.
(b) Clawdd Coch, Pendoylan	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, Mrs C.A. Cave, A.C. Parker, R.A. Penrose and N.C. Thomas. Also Present: Councillor M.J.G. Morgan

705 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.

706 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

2014/00282/3/C D	A	Land North of Caerleon Road, Dinas Powys	Residential development for up to 70 dwellings and associated works - Approval of revised delivery times under condition 9 (CTMP)
2017/00564/5/C D	A	Land East of B4265 between Boverton and Eglwys Brewis, St. Athan	Discharge of Conditions 24 - Assessment under the Noise Insulation Regulations and 25 - Noise Mitigation Measures.
2017/00766/FUL	A	20, Fontygary Road, Rhoose	Proposed summer room/home office in garden
2017/01011/1/N MA	A	Flat 3, 4, Marine Parade, Penarth	2 no. additional rooflights (side and rear)

No.

2017/01213/1/N MA	A	12, Murch Crescent, Dinas Powys	Non Material Amendment to change the build of complete extension from brickwork to breeze block and render finish. This will match the existing render finish :Planning permission 2017/01213/FUL:- Single storey side and rear extension and extension to front of the property
2018/00441/1/N MA	A	26, Pontypridd Road, Barry	Non-Material Amendment - Additional small non-opening window to side of French doors. Planning Permissions ref. 2018/00441/FUL: Proposed single storey sitting room, utility and bathroom extension
2018/00501/1/N MA	A	27, Ceri Avenue, Rhoose	Non Material Amendment to Planning Application: 2018/00501 for a loft conversion of existing bungalow incorporating front and rear dormers, with Juliet balcony to the rear. Single storey extension to rear
2018/00561/ADV	A	15, High Street, Cowbridge	Existing signage replaced with new business sign, in relation to change of use
2018/00677/FUL	A	28, Heol Eyr Mor, Nell's Point, Barry	Replace polycarbonate roof on existing conservatory with a warm roof construction
2018/00703/FUL	R	9, Bradenham Place, Penarth	Change of use of existing offices to 3 no. one bedroom flats and 1 no. new build as extension single storey one bedroom residential unit

No.

2018/00745/FUL	R	Ash Cottage, 5, Cardiff Road, Cowbridge	To convert part of front garden to gravel driveway
2018/00832/1/C D	A	The Croft, Llangan	Discharge of Condition 4 - Highways requiring bound material up to carriageway
2018/00864/FUL	A	148, Windsor Road, Penarth	Completion of garden shed
2018/00894/FUL	A	38, Greenacres, Barry	Proposed 1st storey extension above existing garage to side of existing dwelling
2018/00929/FUL	A	Hillrise, 100, Crompton Way, Ogmore By Sea	Existing flat roof glass house attached to the property to be extended to 4.1 m. wide with bi-fold door x 3m deep in glass and 3m high as a pitched tile roof with 2 Velux windows in a vaulted ceiling
2018/00987/FUL	A	Barry Yacht Club, The Pierhead, Barry Docks, Barry	Construction of cesspool for the disposal of sewerage from Barry Yacht Club and adjoining former lifeboat station
2018/01000/FUL	A	11, Dyfrig Street, Barry	Proposed single storey extension to rear to replace existing lean-to new extension to side of house (single storey) and dormer loft conversion (to rear)
2018/01016/ADV	A	48A, Eastgate, Cowbridge	New business signage to the front of building
2018/01026/FUL	R	1, Oakfield Road, Barry	Proposed new dwelling and erection of new double garage to the rear
2018/01037/FUL	A	Badgers Hollow, Graig Penllyn	Extend existing agricultural outbuilding

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2018/01067/FUL	A	8, Georges Row, Dinas Powys.	Conservatory to the rear of the property with glass roof
2018/01071/LBC	A	Parish Hall, 2 Britway Road, Dinas Powys	Installation of internally mounted secondary glazing
2018/01081/FUL	A	25, Laburnum Way, Penarth	Two storey extension to form new kitchen/dining area at ground floor level and 2 no. bedrooms at first floor level
2018/01084/FUL	A	16, Heol Draenen Wen, Culverhouse Cross, Cardiff	Two storey side and rear extension
2018/01095/FUL	A	2, Hellas Drive, Barry	Alterations to existing conservatory to form flat roof and balcony area
2018/01099/FUL	R	22, Plas Pamir, Portway Marina, Penarth	Installation of first floor balcony
2018/01100/FUL	A	Bellavista Nursing Home, 106-108 Tynewydd Road, Barry	Single and two storey extensions and external alterations
2018/01101/FUL	A	The Willows, 29A, Park Road, Barry	Rear garden renovation - Create new path to access rear gate and build new raised platform to create a level and usable rear garden
2018/01102/FUL	A	3, Campbell Court, St. Nicholas	Conversion of garage to habitable room, with new wall to front elevation. Single storey rear extension, and a new outside dining area to the rear, complete with canopy
2018/01105/FUL	A	5, Victoria Avenue, Penarth	Single storey side extension, Juliet balcony, terrace and associated works

No.

2018/01114/FUL	A	16, Oyster Bend, Sully	Provision of new detached garage. Replacement of existing conservatory with new orangery
2018/01117/FUL	A	Barnclose, 103, Boverton Road, Llantwit Major	Single storey rear extension to incorporate kitchen. First floor extension to front elevation to increase size of front bedroom and garage extension
2018/01118/FUL	A	Ty Gwyn, Castle Hill, Llanblethian, Cowbridge	Front and rear ground floor house extension
2018/01126/FUL	A	23, Robins Lane, Barry	Rear ground floor store extension
2018/01131/FUL	A	Westward Ho, Church Close, Ogmore By Sea	Change of use from dwelling to a crafts centre
2018/01132/FUL	A	Greystones, Factory Road, Llanblethian, Cowbridge	Extensions/alterations including, entrance lobby/toilet to kitchen; dining room; removal of roof gables; removal of dormer windows to bedroom and replace with flat roof dormer.
2018/01136/FUL	A	16, Bron Awelon, Barry	Proposed single storey rear extension
2018/01137/FUL	R	Greendown, Bonvilston	Construction of various extensions and remodelling of existing dwelling, including new entrance gates, driveway, swimming pool enclosure and external works
2018/01142/FUL	A	24, Gadlys Road West, Barry	Two storey extension to side and single storey extension to the rear of existing domestic dwelling
2018/01146/FUL	A	35, Romilly Park Road, Barry	First floor balcony to front elevation

No.

2018/01148/FUL	A	16 Cook Road, Barry	Erection of single storey side extension. Front elevation to include new garage space, with the rear to be used for a kitchen / diner extension. Internal alterations and external alterations to windows and doors
2018/01149/FUL	A	78, Stanwell Road, Penarth	Demolition of existing utility, WC and side conservatory. Construction of rear and side single storey flat roof extension in place of the demolished structures
2018/01150/FUL	A	7, Romilly Park Road, Barry	Proposed roof alteration to a gable end, rear dormer extension and repositioning of window on North facing elevation
2018/01151/FUL	A	Ty Aroha, St. Mary Church	Single storey extension to the rear/side elevations for indoor swimming pool and plant room
2018/01162/FUL	A	18, Borough Avenue, Barry	2 storey side extension
2018/01166/FUL	A	Ivy Cottage, Colwinston	Two storey side extension for lounge and bedroom, to replace existing single storey conservatory. Replace kitchen window with bi-fold doors
2018/01169/FUL	A	The Manse, Bethel Baptist Church, Commercial Street, Llantwit Major	Remove existing garage door to the manse, block up and render to the same original state of wall, convert to a storage room
2018/01170/FUL	A	12, Francis Road, Woodfield Heights, Barry	Garage (store area) to side elevation with WC

No.

2018/01176/ADV	A	Co-Operative Food, Gileston Road, St. Athan	2 X Sets of non-illuminated "Welcome to" text; 1 X Internally illuminated Co-Op logo; 1 X Non Illuminated wall mounted flat aluminium panel; 6 X Non illuminated post mounted flat aluminium panels and 1 X Internally illuminated 3.5M totum
2018/01177/FUL	A	Maesnewydd, Buttrills Road, Barry	Erection of a new four bedroom dwelling
2018/01178/FUL	A	Sunshine House, Southerndown	Proposed indoor swimming pool and replacement garages
2018/01181/FUL	A	Horeb English Baptist Chapel, Ewenny Road, St. Brides Major	Conversion of disused religious building to commercial premises and associated signage
2018/01182/FUL	A	Pen Bryn Barns, Llanmaes	Replacement of existing shipping container in driveway with wooden double garage/ workshop, wood store and recycling centre
2018/01183/FUL	A	2, Boverton Court, Boverton	Demolition of garage and construction of 2 storey side extension
2018/01184/LAW	A	Church Farm Barns, Clemenstone	Conversion of four listed single storey pitched roof stone barns into residential accommodation to be used for holiday letting purposes only
2018/01186/FUL	A	Tudor Lodge, A48, Bonvilston	Erection of a proposed free standing wall

No.

2018/01189/LBC	A	Church Farm Barns, Clemenstone, Cowbridge	Conversion of four listed single storey pitched roof barns into residential accommodation to be used for holiday letting purposes only
2018/01190/FUL	A	46, Arlington Road, Sully	Two storey side extension for new kitchen, living and bedroom accommodation
2018/01194/FUL	A	30 Golwg y Coed, Barry	Single storey rear extension
2018/01195/FUL	A	Great House, High Street, Llantwit Major	Change of use of dwelling house (C3) to Bed and Breakfast (C1)
2018/01203/FUL	R	34, Longmeadow Drive, Dinas Powys	New detached dwelling at the side of property
2018/01212/RG3	A	St. Josephs Primary School, Sully Road, Penarth	Construction of a new standalone building to provide a nursery and early intervention base. External works to create new hard play areas, alteration to existing car park to provide additional parking spaces and alteration to surface water drainage system
2018/01215/FUL	A	6, Westgate, Cowbridge	Rear extension to existing coach house/garage
2018/01218/FUL	A	22, Augusta Road, Penarth	Single storey extension and entrance porch
2018/01219/FUL	A	10, Southesk Place, Barry	Single storey rear extension and new door and window to existing side elevation
2018/01230/ADV	A	Horeb English Baptist Chapel, Ewenny Road, St. Brides Major	Signage associated with conversion of disused religious building to commercial premises

No.

2018/01234/FUL	A	57, St. Brannoeks Close, Barry	Proposed two storey side extension with associated external works
2018/01238/FUL	A	Southcot, Cog Road, Sully	Variation of Condition 5 of Planning permission ref. 2017/00738/FUL to provide appropriate screening between property and neighbours to improve privacy
2018/01240/FUL	A	5, Conway Close, Dinas Powys	Garage conversion and extension
2018/01241/FUL	A	7, St. Dyfrig Close, Dinas Powys	Proposed single storey extension to side of existing domestic dwelling
2018/01242/FUL	A	14, Gaskell Close, Boverton	Two storey extension to front elevation of dwelling
2018/01244/FUL	A	33, Conybeare Road, Sully	Two storey rear extension for new extended kitchen and new bedroom accommodation
2018/01245/FUL	A	32, Westbourne Road, Penarth	Replacement of 16 no windows with white UPVC double glazed windows, 9 no. to the front as sliding sash windows and 7 no. to the side and rear as shown on accompanying photographs
2018/01247/FUL	A	2, Robinswood Close, Penarth	Ground floor rear extension, two storey front extension and front dormer
2018/01254/FUL	A	19, Dyserth Road, Penarth	Hip to gable loft conversion with rear dormer and new window to side elevation
2018/01257/FUL	R	25, Field View Road, Barry	Two storey side extension and alteration works

No.

2018/01258/FUL	A	7, Badgers Brook Close, Ystradowen	Proposed two storey garage and bedroom extension
2018/01271/FUL	A	Land at Bron Y Mor Car Park, Barry	Installation of a radio base station comprising a 20m slim-line column supporting 3 no. shrouded antennas, 2 no. transmission dishes. 2 no. equipment cabinets and ancillary development thereto
2018/01272/FUL	A	41-42, Park Crescent, Barry	Conversion of existing single storey storage extension and garage to Post Office - A1 usage
2018/01276/FUL	A	18, Vale View Crescent, Llandough, Penarth	Demolition of existing rear conservatory and construction of two storey side/front extension and a single storey rear conservatory
2018/01296/FUL	A	The Granary, St. Marys Well Bay Road, Swanbridge	Retention of double garage with games room to first floor

707 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the appeal received 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.
- (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.

No.

708 TREES (HRP) -

(i) Delegated Powers -

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

Decision Codes

A - Approved

R - Refused

E Split Decision

2018/00790/TPO	R	20, Heol Fioled, Barry	Works to tree in TPO No 2, 2004
2018/01013/TPO	A	Nash Cottage, Llantwit Major Road, Llandow, CF71 7NS	Work to Trees covered by TPO No 11 of 2007
2018/01138/TCA	A	Castleby House, Peterston Super Ely	Remove two trees
2018/01141/TPO	A	44A, South Road, Sully	Work to two trees covered by TPO No 4 of 1988
2018/01153/TPO	A	Along grass verges, Main Avenue, Peterston Super Ely	Work to Horse Chestnut trees covered by TPO No 2 of 1959
2018/01160/TPO	A	Sully Road, Penarth	Work to trees covered by TPO number 10 of 2003
2018/01208/TPO	A	Gileston Church (St. Giles Church), Gileston Road, Nr. St. Athan	Work to tree covered by TPO No 20 of 1962 - Removal of one mature Holm Oak with extensive decay
2018/01209/TCA	A	Pear Tree Cottage, Windsor Terrace Lane, Penarth	Work to trees in Penarth Conservation Area. Re-pollarding of two Sycamore trees - T1 and T2
2018/01210/TCA	A	Stepaside, Pendoylan Road, Peterston Super Ely	Work to trees in Peterston Super Ely Conservation Area. Removal of two Leylandii trees - T1 and T2 and removal of one Spruce tree - T3

No.

2018/01224/TCA	A	Y Berllan, Llysworney	Removal of Ash T1 to make way for new drive way. Removal of dead Spruce T2 and removal of Ash T3 infected by ash die back
2018/01236/TCA	A	N. East corner of the old tennis courts within the Memorial Fields, Peterston Super Ely	Work to Tree in Peterston-Super-Ely Conservation Area - Access facilitation pruning to one single evergreen conifer
2018/01265/TPO	A	St Marys Church, Bonvilston	Work to trees covered by TPO No.8 of 1973 - Prune and Crown Lift two Horse Chestnuts
2018/01269/TCA	A	New House, Llancarfan	Work to Tree in Llancarfan Conservation Area - Reduction of 25-30% of one semi-mature beech tree
2018/01282/TCA	A	West Cross House, Llysworney	Works to trees in Llysworney Conservation Area - T1 Birch - removal of limb and crown reduction T2 Birch - removal of limb and crown reduction T3 Sycamore = removal of limb and crown reduction
2018/01305/TCA	A	5, Tower Hill, Penarth	Work to a Pittosporum in the Penarth Conservation Area
2018/01310/TPO	A	Access road in front of 12, Ger Y Llan, St. Nicholas	Works to trees covered by Tree Preservation Order No. 01 2005
2018/01325/TCA	A	Hillbrow, Colhugh Street, Llantwit Major	Work to trees in Llantwit Major Conservation Area - Crown lift Maple and remove Scots Laburnum

No.

709 ENFORCEMENT ACTION (HRP) -

(i) Land and Building at Tynywaun Farm, Newton -

A complaint had been received by the Local Planning Authority on 28th November, 2018, regarding the placing of portacabins on land at Tynywaun Farm, Newton.

The site was north of Cowbridge, in the open countryside and well outside any settlement boundary. It was within the Thaw Valley Special Landscape Area and the site contained an agricultural type dwelling as part of a farm unit.

This dwelling had been granted planning permission under Planning Reference 2015/00368/FUL for a single storey front and rear extension. An increase to the height of the roof had been approved under Application 2018/00637/FUL. These works were currently ongoing.

Following an initial site inspection, it was noted that four portacabins had been placed on the land. One portacabin (referenced A on the plan within the report) was located adjacent to the dwelling and had been onsite for some time. The other three (referenced B, C and D) were located away from the dwelling, next to a barn. Two of the three portacabins next to the barn were stacked on top of each other (referenced C on the ground and D above).

Portacabin A was on land which benefited from planning permission for development works to the dwelling and portacabins B, C and D were on land adjoining this. However, for the permitted development rights for temporary building and uses to apply, any moveable structure needed to be required, therefore, there needs to be justification for the portacabins provided by the approved development works.

Portacabin A was next to the dwelling and contained a toilet/kettle/table in one part and storage in another. This provided shelter for the builders undertaking the approved works to the dwelling. Portacabin A could therefore be justified as being required to support the ongoing building operations, so benefitted from permitted development rights.

The owner of the site had stated that portacabins B, C and D were being used to store items for the use in the ongoing building operations (e.g. kitchen, underfloor heating system, windows etc.) During a site visit on 30th November, 2018 access was provided only to portacabin C, which at the time was almost empty and contained two broken chairs and some scrap wood.

The owner had been given the opportunity to provide evidence which would justify the need for all the portacabins, but had failed to do so. Two photographs were provided by the owner on 14th December, 2018 which showed some insulation being stored in part of one portacabin and a small amount of work in another. The photographs however did not enable the location of these portacabins to be established nor the time or date when the photographs were taken.

The Planning Authority had therefore concluded that the use of the land to store portacabins was considered to be an unauthorised change of use of the land from

No.

agriculture to a mixed use of agriculture and storage of portacabins. This unauthorised change of use was considered to have an unacceptable visual impact on the countryside and a special landscape area, to detract from prevailing open countryside context and character of the surrounding natural and built environment, and was a use which was uncharacteristic of the area, which impacted unacceptably on neighbouring residential amenity. The use of the land to store portacabins was therefore contrary to LDP Policies MD1, MD2, MD7, MD14 and MG17.

RESOLVED -

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

(i) the cessation of the use of the land for the storage of portacabins.

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

Reasons for decisions

(1) The use of the Land for the purpose of the storage of Portacabins is considered to have an unacceptable visual impact which is detrimental to the character of the surrounding countryside and special landscape area; to detract from the prevailing context and character of the surrounding natural and built environment; and is a use which is uncharacteristic of the area, which impacts unacceptably on neighbouring residential amenity. There is also no justification for the rural location of this storage use. As such, the use is considered to be contrary to policies MD1 (Location of new developments); MD2 (Design of new development); MD7 (Environmental protection); MD14 (New Employment Proposals) and MG17 (Special landscape areas), of the Vale of Glamorgan Local Development Plan, and national planning guidance in the form of Planning Policy Wales (Edition 10, 2018).

(2) 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.

710 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.

No.

2016/01160/OUT Received on 15 December 2017

(P43)

Applicant: Mr. Nicholas Rubenstein OOTA Property Ltd, 102, Wareham Road, Lytchett Matravers, BH16 6DT

Agent: Mr. Simon Morgan Morgan Design Studio Ltd, 36 Badbury Drive, Blandford Forum, Dorset,, DT11 7UJ

Woodside Hamlet, Ham Manor, Llantwit Major

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities

REFUSED

By virtue of its location relative to nearby residential properties and proposed means of access through the Ham Manor Estate, the proposed use of the site for tourist (Tree Tents) accommodation development, with associated parking, wash up and toilet facilities, represents an unneighbourly form of development that would unreasonably affect the amenity of nearby residential properties. The proposed use is therefore considered contrary to LDP Policy MD2(8) which requires development proposals to safeguard existing public and residential amenity, particularly with regard to noise and disturbance.

2018/00996/FUL Received on 6 September 2018

(p67)

Applicant: Mr. & Mrs. Graham-Wride c/o Agent

Agent: Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

Clawdd Coch, Pendoylan

Proposed demolition of agricultural barn and outbuildings. Proposed new dwelling with detached garage with hobby room over

DEFERRED

Deferred for officers to seek amendments to the scale and design of the house and garage to reflect the rural context of the site.

2018/01214/FUL Received on 7 November 2018

(p91)

Applicant: Mr Paul Scott Ty Isaf, Drope Road, Drope, St Georges Super Ely, CF5 6EP

Agent: Mr Stephen Oakley A and A Property Management, 3, Falfield Close, Lisvane, Cardiff, CF14 0GB

Ty Isaf, Drope Road, Drope

No.

Change of use of agricultural land into garden space. To retain existing shingle/gravel surfacing to motor home enclosure. To retain existing wooden motor home enclosure (open to front entrance). To retain fencing to outer boundary

RESOLVED -

- (1) T H A T planning permission for the change of use of the land and the retention of the works as completed be refused.
- (2) T H A T the Monitoring Officer/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) The cessation of the use of the land as garden.
 - (ii) The removal of the wooden outbuilding and hard surfaced areas within the land.
- (3) T H A T in the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

REFUSED

1. The change of use of the land from a use for agricultural a domestic garden use, and the retention of a domestic structure and associated hard landscaping is an encroachment of domestic development and activity that is out of character with the existing pattern of development and the wider rural character of the area, causing harm to the visual amenities of the area. The development also causes unacceptable harm to the special environmental qualities of the Ely Valley and Ridge Slopes Special Landscape Area and would fail to preserve or enhance the character of the Drope Conservation Area. The proposal is therefore 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); MD8 (Historic Environment) and MD11 (Conversion and Renovation of Rural Buildings) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10), Technical Advice Note 6 (Planning for Sustainable Rural Communities), Technical Advice Note 12 (Design) and Technical Advice note 24 (Historic Environment), as well as the Council's approved Supplementary Planning Guidance on the Conversion and Renovation of Rural Buildings, Conservation Areas in the Rural Vale and The Drope Conservation Area Appraisal and Management Plan.
2. The change of use of a field, from agricultural land to garden use, and the retention of a domestic structure and associated hard landscaping results in the unacceptable and unjustified loss loss of Grade 2 Agricultural land contrary to policy MD7 (Environmental Protection) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10), and Technical Advice Note 6 (Planning for Sustainable Rural Communities).