

**PLANNING COMMITTEE**

Minutes of a meeting held on 2<sup>nd</sup> May, 2019.

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

Also present: Councillor K.F. McCaffer.

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Mrs. E. Schroeter	2019/00007/FUL - 4 Thorn Grove, Penarth	Objector to the application or their representative
Mrs. D. Shillabeer	2019/00007/FUL - 4 Thorn Grove, Penarth	Objector to the application or their representative
Mr. N. Arnold	2019/00007/FUL - 4 Thorn Grove, Penarth	Applicant or their representative
Councillor. I. Perry	2017/00818/FUL - Side Garden, The Pound, Dyffryn Lane, St. Nicholas	A representative of a Town and Community Council
Mr. R. Williams	2017/00818/FUL - Side Garden, The Pound, Dyffryn Lane, St. Nicholas	Objector to the application or their representative
Mr. B. Mayled	2017/00818/FUL - Side Garden, The Pound, Dyffryn Lane, St. Nicholas	Applicant or their representative

Councillor K.F. McCaffer spoke on the following application in her capacity as a Vale of Glamorgan Member and Ward Member for Penarth, 2019/00007/FUL - 4 Thorn Grove, Penarth.

#### 960 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.”

#### 961 MINUTES -

**RESOLVED - T H A T** the minutes of the meeting held on 28<sup>th</sup> March, 2019 be approved as a correct record.

No.

962 DECLARATIONS OF INTEREST -

Councillor Dr. I.J. Johnson declared an interest in respect of Application No. 2019/00007/FUL - 4 Thorn Grove, Penarth. The nature of the interest was that prior to the meeting, Councillor Johnson had provided procedural advice to the applicant. Councillor Johnson outlined that this did not represent a prejudicial interest and would remain for the item.

963 SITE INSPECTIONS -

RESOLVED - T H A T the attendance of the following Councillors at the site visit indicated below on 28<sup>th</sup> March, 2019 be noted:

Apologies were received from Councillors Mrs. C.A. Cave, Dr. I.J. Johnson and R.A. Penrose.

(a) Land North of Leckwith Road, Llandough, CF64 2LY	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, L. Burnett, Mrs. P. Drake, P.G. King, Mrs. R. Nugent-Finn, A.C. Parker, N.C. Thomas and Mrs. M.R. Wilkinson. Also present: Councillor G. D. D. Carroll
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964 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.

(4) T H A T the serving of Notices under Section 32 of the Building Act 1984, as listed in Section D of the report be noted.

965 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:

No.

### **Decision Codes**

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

2009/00946/12/C	A	Land at Barry Waterfront adjacent to Dock No. 1, Barry	Discharge of Condition 34 - Drainage Details. Planning Permission ref. 2009/00946/OUT : Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision.
D			

No.

2014/00081/1/N MA	A	Weycock Solar Farm, Land off of Waycock Road (A4226), Barry	Non-Material Amendment - To indicate works undertaken post construction to improve the stability, resistance and safety of the mounting structure, similar to what had been approved elsewhere within the site. Planning Permission ref. 2014/00081/FUL : Solar farm comprising of installation of photo/voltaic panels with a total capacity of up to 7MW, one electrical substation, eight power inverter stations, four pole mounted CCTV cameras, deer stock fencing and ancillary work.
2014/00081/2/C D	A	Weycock Solar Farm, Land off Weycock Cross, Weycock Road, Barry	Discharge of Condition 20 - Highway Condition Survey No.2 and of Planning Permission Ref: 2014/00081/FUL for development of a solar farm.
2014/00088/1/C D	A	Old Carriageway Stables, Hensol	Discharge of Condition 9 - Tree protection and management. Planning Permission ref. 2014/00088/FUL : Construction of Eco-centre visitors and educational building.
2014/00088/2/N MA	A	Old Carriageway Stables, Hensol	Non Material Amendment - Repositioning of three car parking spaces to avoid any construction activities under the tree canopy of tree ref: T12B. Planning Permission ref. 2014/00088/FUL : Construction of eco-centre visitors and educational building.

No.

2014/00248/1/C D	A	The Grove, Corntown	Discharge of Condition 4 - Archaeological Written Scheme of Investigation. Planning Permission ref. 2014/00248/FUL : Two storey extension to side of existing house.
2014/00580/2/C D	A	Yr Ysgubor, St. Lythans	Discharge of Condition 2 - Windows details. Planning Permission ref. 2014/00580/FUL : Amendments to previous consent 2013/00272/FUL - Extension to utility area to rear of garage and alterations to existing dwelling and proposed link.
2014/00859/2/N MA	A	The Woodlands Lodge, Hayes Road, Sully	Non-Material Amendment to Planning Application 2014/00859/FUL - Amend Condition 4 Cross Sections, 12 Tree Protection, 13 Arboricultural Watching Brief, 14 Tree Works and 16 Woodland Management to alter trigger for the submission of details.
2015/00645/1/C D	A	6, Cold Knap Way, Barry	Discharge of Conditions 4 - Boundary Walls and 8 - Car Parking of Planning Permission Ref. 2015/00645/FUL.
2015/00960/2/N MA	A	Land at Sycamore Cross, Bonvilston	Non Material Amendment - Alterations to facade treatments of plots 2, 39, 56 and 65 to improve existing unsightly front elevation and minor alterations to floorplans of plots 2, 39, 56 and 65. Planning Permission ref. 2015/00960/FUL: Development of 120 homes including affordable homes, new vehicle,

No.

			pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing modern timber stables and all associated works.
2016/00842/1/C D	A	Hand Car Wash, Broad Street, Barry	Approval of scheme for foul and surface drainage.
2016/01425/1/N MA	A	The Coach House, Gileston Manor, Gileston	Non-material Amendment- Internal layout alterations. Planning Ref: 2016/01425/FUL: Change of use of coach house and cheese house into 4 no. additional holiday accommodation units, demolition of single storey lean-to attached to coach house and replacement with single storey conservatory, and internal and external alterations and associated works.
2017/00282/FUL	R	Land to the rear of Amberley House, Llantwit Road, Wick	Retrospectively the erection of a dwelling house.
2017/00564/3/N MA	A	St. Athan Northern Access Road	None-Material Amendment - Amendment to text of Condition 5 - Engineering details. Planning Permission ref. 2017/00564/FUL : Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at

No.

			Rose Cottage, and all associated engineering and building operations.
2017/01203/4/C D	A	Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	Discharge of Condition 7- Surface Water Drainage Systems Details.
2017/01333/FUL	A	Hensol Castle, Hensol Castle Park, Hensol	The provision of an amended functions area within the outer courtyard, development to the north of the castle to provide a new restaurant, bar and servicing facilities, along with hard and soft landscaping.
2017/01337/1/N MA	A	St. Paul's Church Hall, Arcot Street, Penarth	Amendment of wording of Condition 9 (drainage scheme) and Condition 22 (lane improvements) to state 'prior to occupation' rather than 'before commencement of the development'. Planning Ref: 2017/01337/FUL : Redevelopment of the former St. Paul's Church site (including demolition of existing building with retention of front church elevation) to create 14 one and two bedroom affordable housing units; multi-purpose community hall (368 sq.m.); landscaping; car/cycle parking; access; and associated works at St. Paul's Church Hall, Arcot Street, Penarth.
2017/01337/5/C D	A	St. Paul's Church Hall, Arcot Street, Penarth	Discharge of Conditions: Condition 12 - CEMP and Condition 23 - Construction Traffic Management Plan of Planning permission 2017/01337/FUL Redevelopment of the

No.

			former St. Paul's Church site (including demolition of existing building with retention of front church elevation) to create 14 one and two-bedroom affordable housing units; multi-purpose community hall (368 sq.m.); landscaping; car/cycle parking; access; and associated works at St. Paul's Church Hall, Arcot Street, Penarth.
2018/00246/RES	A	South Quay, Waterside, Barry Docks	Waterside public open space and public realm so far as it relates to Barratt Home's parcel.
2018/00256/RES	A	South Quay, Waterside, Barry Docks	Waterside public open space and public realm so far as it relates to Taylor Wimpey's parcel.
2018/00403/FUL	A	Vale District Scout Hall/ Lodge, St. Brides Major	Proposed cladding to be added to the north east and south east elevations; the erection of a small canopy on the north east elevation; existing door to be removed, the opening partially filled and a new wooden door installed. Erection of a raised decking with storage and also the erection of a structure with a concrete base, block work and wooden roof.
2018/00416/FUL	A	1, Seaview Court, 90, Fontygary Road, Rhoose	Removal of Conditions 8 - Tree Protection, 19 - Construction Environmental Management Plan and variation of Condition 9 - Landscaping and Tree Protection Implementation of Planning Permission

No.

			2016/00397/FUL.
2018/00540/1/C D	A	The Bungalow, 1, Factory Road, Llanblethian, Cowbridge	Discharge of Condition 3- Materials Details, 4-Levels, 5-Means of Enclosure, 6-CEMP and 7-Landscaping Scheme of Planning ref: 2018/00540/FUL.
2018/00548/1/C D	A	The Bungalow, 1, Factory Road, Llanblethian, Cowbridge	Discharge of condition 3 of permission 2018/00548/CAC – Construction Environmental Management Plan.
2018/00678/1/N MA	A	18, Birch Grove, Barry	Non-Material Amendment - for inclusion of additional conservation roof light to front elevation roof pitch, totalling 3 no. 780mm X 1800mm conservatory roof light. Planning Permission ref 2018/00678/FUL for Proposed loft conversion comprising rear dormer extension with Juliet balcony, insertion of conservation roof lights and frontal porch extension.
2018/00821/1/N MA	A	2, Channel View, Ogmore By Sea	Non-material Amendment: Timber cladding to be changed to dark grey stone cladding. Planning ref 2018/00821/FUL. The construction of a single storey timber cladded extension to adjoin the existing single storey extension and main house. Internal alterations to be carried out to make the spaces merge and create an open-plan living / kitchen area.

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2018/00901/FUL	A	6, Glebe Street, Penarth	Proposed alterations of an existing commercial unit, into 3 smaller units with 2 No. residential flats and 1 no. office above.
2018/00985/FUL	R	Land at Graig Penllyn, Cowbridge	Detached dwelling house.
2018/01043/FUL	A	Heol Ceiniog, Barry	Erection of 1 No. Use Class A1 / A3 drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse areas and associated works.
2018/01157/FUL	A	Pwll Sarn Farm, A48, St. Nicholas	Part demolition and conversion of derelict barn and stables at Pwll Sarn Farm to a single residential dwelling.
2018/01187/CAC	A	Pwll Sarn Farm, A48, St. Nicholas	Part demolition of derelict barn and stables at Pwll Sarn Farm.
2018/01199/FUL	A	Tyla Cottage, Lane - Old Post to Carmel Chapel, Bonvilston	Proposed alteration to existing dwelling with two storey extension, widening of existing access lane, enlargement of car parking area, and re-construction of retaining wall.
2018/01202/LBC	A	5, Tower Hill Avenue, Penarth	Conversion of a ground floor empty space, currently used for storage to a toilet with wash basin fitting. Retiling existing floor of this area and back entry passage with appropriate light grey coloured tiles.
2018/01231/1/C D	A	Cwrt Canna, Ruthin Road, Llangan	Discharge of Condition 8 - Drainage of planning ref 2018/01231/FUL.

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2018/01295/FUL	A	Ty Cerrig, Maerdy Newydd, Bonvilston	Replacement garage and implement store.
2018/01314/FUL	A	Switch, 172, Holton Road, Barry	Retention of an installed ATM through the shop front corner window replacing glazing with a new white laminate security panel incorporating the ATM with white steel recessed liner.
2018/01316/ADV	A	Switch, 172, Holton Road, Barry	Retention of signage associated ATM: Wincor 2050 ATM fascia and black and green polycarbonate Cashzone top illuminated sign "free cash withdrawals" with illuminated white lettering and halo illumination. Within the ATM fascia is a green acrylic sign internally illuminated with white lettering "cashzone" and accepted card logos to top of ATM fascia.
2018/01317/FUL	A	Spider Camp, Hayes Lane, Sully	Construction of six portal framed buildings and associated roads, division of buildings to form 43 light industrial units.
2018/01318/FUL	A	65, Colcot Road, Barry	Creation of a pair of semidetached homes from the existing 7 bed house. Creation of a 2 storey bay on the existing extension to mirror the twin bay on the original house. Seeking permission for a single garage on the extension, with off road parking and turning space.
2018/01343/FUL	A	The Court House, High Street, Llantwit Major	Over cladding of rear, two storey 1950s prefabricated extension with timber studs and render to match existing colour and finish.

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2018/01346/LBC	A	The Court House, High Street, Llantwit Major	Over cladding of rear, two storey 1950s prefabricated extension with timber studs and render to match existing colour and finish.
2018/01348/FUL	A	Ashlea, Cross Common Road, Dinas Powys	Existing dormer bungalow to be converted to a two storey dwelling, works to include alterations to existing accommodation.
2018/01376/FUL	A	163, Lavernock Road, Penarth	Two storey rear extension, garage conversion and external alterations.
2018/01392/FUL	A	25, Archer Road, Penarth	Demolition of conservatory and side lean-to extension. Proposed kitchen/family space rear extension complete with raised deck and minor alteration.
2018/01403/FUL	A	82, Shakespeare Avenue, Penarth	Two storey side extension with single storey front and rear extension and associated alterations.
2018/01404/FUL	A	The Hide Away, St. Lythans Road, St. Lythans	New stables on site of existing.
2018/01410/RG3	A	Llansannor and Llanharry Church in Wales Primary School, Llansannor, Cowbridge	Construction of a single storey extension at Llansannor CIW Primary School, to provide an additional shared teaching area, circulation space and WC facilities. Associated external works to include erection of a canopy over external learning space.
2018/01434/FUL	A	13, Marine Drive, Ogmore By Sea	Lower ground floor: Extension to build out the bedroom to the existing building line; Upper ground floor: New single storey entrance porch;

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			New single storey glazed conservatory extension to kitchen; Demolish existing conservatory and construct new glazed south facing loggia. Alterations to existing windows and doors, including addition of Oriel window to lounge.
2018/01435/FUL	A	Cross Tree Cottage, Pen Y Lan Road, Aberthin	Demolish existing porch way, in-place construct a larger porch with cavity walls and wider doorway access for easier accessibility.
2018/01437/FUL	A	Duffryn Lloff Barn, Tredodridge	Retrospective planning for a cabin to be constructed one storey 7m by 5m.
2019/00005/FUL	A	30, Augusta Road, Penarth	Extension to an existing garage.
2019/00006/LAW	A	32, Wordsworth Avenue, Penarth	Single extension to rear of property under permitted development.
2019/00009/FUL	A	4, Clos Mancheldowne, Barry	Two storey side extension to form ground floor bedroom and associated sitting area and first floor bedroom. Porch to front elevation.
2019/00014/FUL	A	25, Heol Eyr Mor, Barry	Demolish existing conservatory to rear. Demolish existing dormer to front elevation. Demolish porch roof at front entrance. Construct new orangery to rear. Construct new enlarged dormer with Juliette balcony to front elevation. Construct new water proof balcony (flat roof) over existing porch at front entrance.

No.

2019/00022/FUL	A	Former Barry Ambulance Station, Unit G, Priority Business Park, Sully View, Barry	Proposed change of use from Sui Generis use to use class B1, B2, B8 For carpentry workshop. Construction and storage of event equipment.
2019/00027/FUL	A	Westgate, 25, Augusta Road, Penarth	1) Demolition of existing rear two storey extension and the erection of two storey side and rear extensions, with Juliette balconies to the rear. 2) Demolition of existing bay window and construction of replacement. 3) Construction of new roof with rooms in roof space.
2019/00029/FUL	A	Broadshoard House, 13, Westgate, Cowbridge	Demolition of existing detached garage (under 115 cubic metres) and larch lap fencing to side boundary. Erection of attached garage to side of house and construction of new stone wall to side boundary.
2019/00030/FUL	A	7, Clos Cefni, Cwm Talwg, Barry	Single storey rear extension.
2019/00032/FUL	A	Flat 1, 5, Arcot Street, Penarth	Change of use from residential to D1- Tutor centre.
2019/00037/FUL	A	29, Culver Close, Penarth	Erection of two storey side extension to existing property with side access to rear garden and additional windows to existing front and rear elevations.
2019/00038/FUL	A	1, Brig Y Don Hill, Ogmore By Sea	Amendments to the previous planning application (2018/00053/FUL): Amendments consist of the

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			installation of two Velux windows to the rear of the extension and approval, changes to the side dormer to form balconies and to install a single block pillar.
2019/00042/FUL	A	153, Westward Rise, Barry	Side and attic extensions with first and second floor balconies to south elevation, porch to north elevation, garage conversion and new garage to existing dwelling house.
2019/00043/FUL	A	35, Lavernock Road, Penarth	Single storey rear extension and loft conversion with rear dormer and rear garden store.
2019/00048/LAW	A	Weycock Cross Sewage Treatment Works, A4426, Barry	Proposed works including the installation of plant/machinery and 1 no. kiosk upon operational land.
2019/00050/FUL	A	1, Downs View Close, Aberthin	Construction of a workshop.
2019/00054/ADV	A	1, Paget Road, Barry	One fascia sign and two internal posters.
2019/00055/FUL	A	8, Eastgate, Cowbridge	Conversion of existing coach house into additional accommodation, conversion involves the removal of a profiled steel lean to roof and roller shutter to the side of the coach house and addition of a small extension.
2019/00056/FUL	A	56, Stanwell Road, Penarth	Ground floor rear extension.
2019/00057/FUL	A	16, Birch Lane, Penarth	Single storey rear extension.

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2019/00058/FUL	A	6, Caynham Avenue, Penarth	Proposed entrance porch.
2019/00059/FUL	A	10, Gaspard Place, Barry	Proposed rear single storey extension.
2019/00060/FUL	A	2, St. Andrews Road, Barry	Single storey extension to front and rear elevations.
2019/00061/RG3	A	5, Castle Green, St. Georges Super Ely	Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney.
2019/00063/LBC	A	Ewenny Priory, Abbey Road, Ewenny	Porch roof structure improvements, widening and raising of Porch roof gutters (behind Porch parapets) and replacement of Porch roof coverings. Porch rainwater goods to be replaced and (provisionally) soil vent pipe to be partly replaced and reduced in height. Render and leadwork to Porch to be renewed and / or repaired like-for-like.
2019/00064/FUL	A	8, Minehead Avenue, Sully	Single storey rear extension.
2019/00065/FUL	A	Pentre Parc, Llysworney	Kitchen conservatory/ extension to existing bungalow.
2019/00067/FUL	A	Lower House Farm, Colwinston	Single storey side extension and front canopy porch.
2019/00071/FUL	A	48, Smithies Avenue, Sully	Two storey extension to the rear of the property with a small balcony.

No.

2019/00072/FUL	A	The Cross Inn, Llantwit Major Road, Llanblethian, Cowbridge	Renewal of Planning Permission 2014/00018/FUL: Extensions and alterations to ground and first floor.
2019/00075/FUL	A	Pant Wilkin Stables, Llanquian Road, Aberthin	Erection of stables and associated works.
2019/00076/ADV	A	Unit 3, 1, Paget Road, Barry	Projecting sign.
2019/00079/FUL	A	1, Berkrolles Avenue, St. Athan	Removal of existing porch and construction of new porch.
2019/00082/FUL	A	32, Porthkerry Road, Rhoose	Erection of new front wall in Pennant Sandstone - height to match adjacent property front walls.
2019/00084/FUL	A	Bryn Celyn, Castle Hill, Llanblethian, Cowbridge	Incorporation of single dormer on the front roof slope to match existing.
2019/00086/LBC	A	Pwlllywrach, Colwinston	Demolition of modern conservatory.
2019/00087/LAW	A	21, Dochdwy Road, Penarth	Single storey side extension.
2019/00090/FUL	A	29, Augusta Road, Penarth	Proposed single storey extension and internal alterations.
2019/00095/FUL	A	7/8, Croft John, Penmark	Install a treatment plant Klargestar Bio Disc.
2019/00097/FUL	A	Waunwyrdd, Port Road, Wenvoe	Proposed alterations and extensions.
2019/00098/FUL	A	Waterway Cottage, The Limes, Cowbridge	Two storey extension to side (SW elevation). Renewal of Planning Permission ref. 2014/00150/FUL.
2019/00100/FUL	A	156, Jenner Road, Barry	Summer House/Garden Shed.

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2019/00101/FUL	A	Haul Y Bryn, Wick Road, St. Brides Major	Two storey rear extension with Juliette balcony.
2019/00110/FUL	A	Tree Tops, Penylan Road, St. Brides Major	Front and rear dormer extensions to existing bungalow, with balcony to front and external alterations.
2019/00112/FUL	A	49, Southey Street, Barry	Two storey and single storey side extensions for new living and bedroom accommodation and new external steps.
2019/00113/FUL	A	9, Coates Road, Penarth	Demolition of existing single storey building and construction of new single storey extension with roof lights.
2019/00114/FUL	A	Suite 3, 5 and Meeting Room, The Stables, Castleland Street, Barry	Change of Use to Childrens Nursery (12 Children Max) in Suite 5B and 3B Meeting Room - No Changes to structure of building.
2019/00117/FUL	A	University Hospital Llandough, Penlan Road, Llandough	Proposed engineering works to provide extended therapeutic garden area including landscape works and retaining wall.
2019/00118/FUL	A	Land at the rear of 45, Fontygary Road, Rhoose	Two new dwellings and access. Alterations to 2018/0180/FUL.
2019/00120/FUL	A	Rose Cottage, Froglands Farm Lane, Llanmaes	Change garage door orientation due to new road construction with Froglands Farm Lane to be cut and a new turning area to be constructed.
2019/00121/FUL	A	2, Birch Grove, The Knap, Barry	Construction of single storey playroom and shed located within garden.

No.

2019/00122/FUL	A	1, Llantwit Road, Main Gate, MOD St. Athan	New vehicular access and estate road.
2019/00124/FUL	A	Serenbrook, Chapel Road,, Broughton	Proposed single storey extension and minor internal alterations to the existing detached dwelling.
2019/00127/PNA	A	Hensol Woodland, situated East of Welsh St. Donats	Construction of a new track to facilitate the felling of larch trees infected and for purposes of restocking the woodland.
2019/00130/FUL	A	20, Pardoe Crescent, Barry	Proposed single storey rear extension, insertion of roof light to rear pitch and replacement roof covering with associated external works.
2019/00131/FUL	A	Rhos Y Nant, 5, Twchwyn Garth, Llangan	First floor rear and front extensions and ground floor front extension.
2019/00132/FUL	A	15, The Wheate Close, Rhoose	Proposed first floor extension to the side of the existing dwelling.
2019/00134/FUL	A	Pebbles, 3, Weston Avenue, Sully	Enlargement to front porch, front dormers, rear dormer, single storey rear extension and balcony to rear.
2019/00135/FUL	A	Heritage Coast Campsite and Cafe, Monknash	Removal of Condition 4 of Planning Permission 2014/00164/FUL relating to extended opening.
2019/00139/FUL	A	8, Balmoral Quays, Bridgeman Road, Penarth	Installation of sliding glass door and windows to the existing balcony area to make it a habitable space.
2019/00141/FUL	A	27, Arcot Street, Penarth	Single storey side and rear extension.
2019/00147/FUL	A	3, Kymin Terrace, Penarth	Single storey extension to rear side of property.

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2019/00152/FUL	A	5, Cadoc Crescent, Barry	Proposed single storey rear extension and dormer extension and entry porch.
2019/00154/PNA	R	Cwm Derwen Farm, Waycock Road, Nr. Barry	Extension to existing farm building to accommodate in-door lambing and storage of machinery and fodder.
2019/00192/FUL	A	Gileston Cottage, Gileston	The proposal is to replace existing flat roof to rear with a pitched roof with natural slate to match existing cottage.
2019/00194/PNA	A	Land at Biglis Farm south of A4055 (Cardiff Road), Barry	Engineering works and alterations to existing field access track.
2019/00196/FUL	A	17, Mariners Walk, Barry	Conservatory to rear elevation.
2019/00211/ADV	A	Cardiff Airport, Vale of Glamorgan	Removal of existing static advertising to be replaced with digital advertising sign (Size of new, same as old).
2019/00223/FUL	A	YMCA Shop, 125-127, Broad Street, Barry	We propose to change the previous A1 use, a YMCA Charity shop, into a full D2 use. It will become a two-storey Martial Arts/Sports Training Hall.
2019/00227/FUL	A	178, Redlands Road, Penarth	Ground floor kitchen extension.

966 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the appeals received as detailed in Section A of the report be noted.
- (2) T H A T it be noted that no enforcement appeals had been received.
- (3) T H A T it be noted that no Planning Appeal decisions had been reported.

No.

(4) T H A T the Enforcement Appeals decision as listed in Section D of the report be noted.

(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.

967 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

2019/00047/TPO	A	1, Ger Y Llan, St. Nicholas	Work to tree covered by TPO No. 9 of 2009 - Removal of one mature Beech Tree
2019/00069/TCA	A	2, Taynton Mews, North Road, Cowbridge	Work to Trees in Cowbridge Conservation Area: Fell Birch and replant with Malus Red Sentinel
2019/00070/TCA	A	Springdale, West Street, Llantwit Major	Work to trees in Llantwit Major Conservation Area: Remove two Ash trees
2019/00073/TPO	A	Recreation Ground (Parks Land), Side of 34 Old Port Road, Wenvoe	Work to trees covered by TPO No.4 of 1951: Removal of 3 Horse Chestnut trees
2019/00119/TPO	A	26, Maillards Haven, Penarth	Work to Trees covered by TPO No. 1 of 1988: 4 Lime trees ( sited in front garden) 30% Crown reduction
2019/00128/TPO	A	Copper Beeches, 7, Cardiff Road, Dinas Powys	Works to Trees - 3 Beech trees, 2 to rear and 1 to front of property, reduce branches back way from roof line of No. 9 and

No.

			phone lines- TPO 14 of 1973
2019/00129/TCA	A	Holmesdale, 19, Cardiff Road, Dinas Powys	Work to trees in Dinas Powys Conservation Area - Fell Birch and reduce upper crown of Lime
2019/00138/TCA	A	29, Clive Place, Penarth	Work to trees in Penarth Conservation Area: Removal of pollarded Lime tree in rear garden adjacent to the shared boundary between numbers 29 and 31
2019/00153/TCA	A	Hill House, Church Road, Llanblethian, Cowbridge	Remove Willow tree next to boundary wall
2019/00173/TCA	A	27, Victoria Road, Penarth	Work to trees in Penarth Conservation Area: Remove and replant T1 Judas, remove and replant T2 Lime and abate actionable nuisance from T3 Hawthorn all in rear garden
2019/00174/TCA	A	13, Station Road, Dinas Powys	Work to Trees in Dinas Powys Conservation Area: Fell one Holly Oak in rear garden
2019/00177/TCA	A	Brook House, 3, Maes Y Felin, Llandow	Work to Trees - Beech Front Garden - Fell, Ash and Sycamore stems rear garden - fell, Rowan front garden - thin crown and reduce away from wires in Llandow Conservation Area
2019/00179/TPO	A	Bowlee, High Meadow, Llantwit Major	Works to trees covered by TPO number 3 of 1977
2019/00181/TCA	A	Quince Cottage, Llysworney, Cowbridge	Work to tree in Llysworney Conservation Area: Removal of Cherry tree

No.

2019/00235/TCA A 1, Well Walk, Barry

Work to tree in Barry  
Marine Conservation Area:  
Eucalyptus - Crown  
reduction, rebalancing and  
removal of one lateral limb

968 PLANNING APPLICATIONS (HRP) -

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

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

**2018/01288/FUL** Received on 23 November 2018  
(P33)

**APPLICANT:** Mrs. Hayley Clare 93a, Westbourne Road, Penarth, Vale of Glamorgan, CF64 3HD

**AGENT:** Mrs. Hayley Clare 93a, Westbourne Road, Penarth, Vale of Glamorgan, CF64 3HD

**21, Plassey Square, Penarth**

Demolition of existing single storey rear extension and construction of a new single and two storey extension to rear. Loft conversion to form bedroom with en suite, including a dormer to the rear elevation. New side elevation windows at first-floor level

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 received 23rd November 2018

Amended Proposed Elevations & Floor Plans Rev A received on 17<sup>th</sup> January 2019

No.

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 dormer and extension shall match those used in the existing dwelling.

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. Any part of south side elevation windows at ground and first floor that are below 1.7m in height above the level of the floor in the room that it serves, shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation and prior to the use of the respective rooms and so retained at all times thereafter.

Reason:

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

#### Reason for decision

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

Having regard to policies SP1 –Delivering the Strategy, MD 2 – Design of New Development and MD5 – 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 Standards in addition to Planning Policy Wales 10th edition and TAN 12- Design, the proposed extensions and alterations are considered acceptable in terms of its scale, design and impact upon the street scene, impact on neighbours, parking and amenity space.

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.

No.

**2019/00007/FUL** Received on 7 January 2019

(p45)

**APPLICANT:** Mr & Mrs Greenaway 4, Thorn Grove, Penarth, CF64 5BZ

**AGENT:** Nigel Arnold Nigel Arnold Architects, The Studio, 5, Penarth Head Lane, Penarth, CF64 1BB

#### **4, Thorn Grove, Penarth**

Proposed extension and re-modelling works

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Councillor McCaffer due to the concerns raised by local residents in respects of the impacts of the development.

#### **DEFERRED**

In order for the case officer to negotiate a reduction in the length/impact of the first floor extension to the rear and to seek amendments to the proposed materials to minimise any impact on the neighbour.

**2017/00818/FUL** Received on 5 November 2018

(p60)

**APPLICANT:** Chet Dormer, The Pound, Duffryn Lane, St. Nicholas, Vale of Glamorgan.

**AGENT:** Mr. Barry Mayled BSC The Court, 16A, Augusta Road, Penarth, Vale of Glamorgan. CF64 5RH

#### **Side Garden, The Pound, Duffryn Lane, St. Nicholas**

**APPROVED** subject to the following condition(s):

1. The development shall begin no later than three 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:

P. 02 Proposed floor plans, elevations and site plan received 29 January 2019;

1097/Highways 01 received 05 December 2018;

Tree survey dated 02 January 2019, Arboricultural Impact Assessment and Tree Constraints Plan received 03 January 2019; and

Design and Access Statement received 20 October 2017.

No.

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. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

4. Notwithstanding the submitted plans and details, prior to their use samples of the proposed slate and stone shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved samples and shall thereafter be so retained.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

5. Notwithstanding the submitted plans prior to their installation details of the proposed balcony shall be submitted to and approved in writing by the Local Planning Authority. The balcony shall be completed in accordance with the approved details prior to occupation and shall thereafter be so retained.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

6. All means of enclosure associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

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.

7. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall have particular regard to landscaping along the site frontage and a native hedgerow along the southern boundary (adjacent to 1 Broadway Green). 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.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

8. The windows in the side (south) elevation, facing towards the property known as 1, Broadway Green, serving the living room and ensuite bathroom, shall be fitted with obscure glazing to Pilkington level 3 level of obscuration and non opening at the time of the construction of the development hereby approved and prior to the first beneficial use of the dwelling and shall thereafter be so maintained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded.

9. 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 amenity 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.

10. A replacement tree (sycamore) shall be planted (within the application site) during the next available planting season (October to March) following felling and shall be properly staked and watered during periods of drought for a

No.

period of five years. In the event that the tree becomes diseased or dies another similar sized tree shall be planted in its place.

Reason:

To ensure that the visual amenities of the area are protected.

11. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0800 – 1600
Saturday	0800 – 1300

Unless such work is:

(a) associated with an emergency (relating to health and safety or environmental issues);

(b) carried out with the prior written approval of the Local Planning Authority.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD7 (Environmental Protection) of the Local Development Plan.

12. Prior to the commencement of any development a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, the proposed details of any appropriate gas protection measures which may be required to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason:

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

13. 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

No.

writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

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

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

Reason:

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

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

No.

Reason:

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

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD2 (Design of New Developments) and MD9 (Historic Environment) ] of the Local Development Plan.

17. Prior to the first beneficial occupation of the dwelling, the 2.4m by 43m visibility splays shown on plans 1097/Highways and P. 02 (Proposed floor plans, elevations and site plan) shall be fully completed and thereafter shall be maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

Reason:

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

18. Notwithstanding the submitted plans and details, prior to the commencement of development, revised details (including plans and sections) of the site to include the alterations necessary to provide the required visibility splay shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to beneficial occupation and shall thereafter be so retained.

Reason:

To safeguard visual amenity and highway safety, as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan

No.

Reason for decision

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

Having regard to Policies SP1-Delivering the Strategy, SP4-Affordable Housing Provision, SP10-Built and Natural Environment, MG4-Affordable Housing, MD1-Location of New Development, MD2-Design of New Development, MD4-Community Infrastructure and Planning Obligations, MD5-Development Within Settlement Boundaries, MD-6 Housing Densities and MD8-Historic Environment of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Residential and Householder Development, Trees and Development, Biodiversity and Development, Affordable Housing, Planning Obligations and Parking Standards; and national guidance contained in Planning Policy Wales, TAN2-Planning for Affordable Housing, TAN10-Tree Preservation Orders, TAN12-Design, and TAN24-Historic Environment, it is considered that the proposal represents an acceptable form of residential redevelopment of the site that will preserve the character and appearance of the conservation area. The proposal is also considered acceptable in respect of neighbouring and general residential amenities of the area and highway safety.

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

**2018/01418/FUL** Received on 21 December 2018  
(p84)

**APPLICANT:** Mr. Nigel Bond Poundfield Farm, Pound Lane, Wenvoe, Vale of Glamorgan, CF5 6PL

**AGENT:** Meridian Building Design, Mr. Greg Tuck, The Rise, 41a, Highwalls Avenue, Dinas Powys, Vale of Glamorgan, CF64 4AQ

**Poundfield Farm, Pound Lane, Wenvoe**

The retention and completion of the existing building to provide ancillary living accommodation associated with the dwelling at Poundfield Farm

RESOLVED -

(1) T H A T planning permission for the retention of the outbuilding and the associated change of use of the land to garden be refused.

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

No.

- (i) The removal of the outbuilding and returning the land to its former state.
- (ii) The cessation of any use of the land as garden.

(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 proposed residential annex and associated use of land as extended residential garden is considered to represent an unjustified and unacceptable form of development that would be widely visible from the adjacent public right of way and would have a harmful impact on the character and appearance of the countryside. In addition, the proposals will likely result in long term impacts on the protected Wenvoe Woods, part of which forms the application site. The proposal is therefore considered contrary to Policies SP1 - Delivering the Strategy, SP10 - Built and Natural Environment, MD1 - Location of New Development, MD2 Design of New Development of the Vale of Glamorgan Local Development Plan as well as Supplementary Planning Guidance on Design in the Landscape and the Trees, Woodlands, Hedgerows and Development and national guidance contained in Planning Policy Wales 10, and Technical Advice Note 12 - Design.

### Reason for decision

The proposed residential annex and associated use of land as garden is considered to represent an unjustified and unacceptable form of development that would be widely visible from the adjacent public right of way and would have a harmful impact on the character and appearance of the countryside. In addition, the proposals will likely result in long terms impacts on the protected Wenvoe Woods, part of which forms the application site. The proposal is therefore considered contrary to Policies SP1 - Delivering the Strategy, SP10 - Built and Natural Environment, MD1 - Location of New Development, MD2 Design of New Development of the Vale of Glamorgan Local Development Plan as well as Supplementary Planning Guidance on Design in the Landscape and the Trees, Woodlands, Hedgerows and Development and national guidance contained in Planning Policy Wales 10, and Technical Advice Note 12 - Design.

**2019/00143/FUL** Received on 4 March 2019

(p97)

**APPLICANT:** Mr. Richard Wells 18, Bron Awelon, Barry, Vale of Glamorgan, CF62 6PR

**AGENT:** Mr. Richard Wells 18, Bron Awelon, Barry, Vale of Glamorgan, CF62 6PR

**18, Bron Awelon, Barry**

Garden outbuilding to front of property

RESOLVED -

- (1) T H A T planning permission for the retention and completion of the works be refused.
- (2) T H A T the Head of Legal and Democratic Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:
  - (i) The removal of any works associated with the construction of the development that is the subject of this planning application.
- (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

By reason of its size and siting, the building appears as a visually intrusive and incongruous form of development which is at odds with the pattern of development in the wider area and is harmful to the appearance and character of the Barry Garden Suburb Conservation Area. the development is therefore contrary to Policies SP1 (Delivering the Strategy); SP10 (Built and Natural Environment); MD2 (Design of New Development); MD5 (Development within Settlement Boundaries) and MD8 (Historic Environment) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10) and TAN 12 (Design) as well as the Council's Barry Garden Suburb Conservation Area Appraisal and Management Plan.

Reason for decision

The decision to refuse planning permission and recommend the issue of an Enforcement Notice 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.