

PLANNING COMMITTEE

Minutes of a meeting held on 29th May, 2019.

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

Also present: Councillor M.R. Wilson.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. G. John	2018/00482/HYB: Hensol Castle, Hensol	Applicant or their representative
Mr. W. Stonehouse	2018/01155/FUL: Tregolan House, Bradford Place, Penarth	Objector to the application or their representative
Dr. A. Black	2019/00368/FUL: Stanwell School, Archer Road, Penarth	Objector to the application or their representative

Councillor M.R. Wilson spoke on the following application in his capacity as a Vale of Glamorgan Member and Ward Member for Penarth, 2019/00368/FUL, Stanwell School, Archer Road, Penarth.

14 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.”

15 APOLOGY FOR ABSENCE -

This was received from Councillor L. Burnett.

16 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 2nd May, 2019 be approved as a correct record.

17 DECLARATIONS OF INTEREST -

No declarations were received.

18 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the site visits indicated below on 2nd May, 2019 be noted:

Apologies for both Site Visits were received from Councillors Mrs. P. Drake, N.P. Hodges and Mrs. M.R. Wilkinson.

(a) 4 Thorn Grove, Penarth, CF64 5BZ	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors L. Burnett, Dr. I.J. Johnson, P. G. King, Mrs. R. Nugent-Finn, A.C. Parker and N.C. Thomas. Also present: Councillor K.F. McCaffer
(b) 21 Plassey Square, Penarth, CF64 1HD	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors L. Burnett, Dr. I.J. Johnson, P.G. King, Mrs. R. Nugent-Finn, A.C. Parker and N.C. Thomas. Also present: Councillor S. Sivagnanam

19 PUBLIC RIGHTS OF WAY SUB-COMMITTEE (MD) -

The Chairman presented the report which sought the appointment of five positions to the Public Rights of Way Sub-Committee.

The appointment of Members to the Sub-Committee was required at the first meeting of the Planning Committee for each Municipal year.

The Membership, comprising five Members, was included in the political balance table which was used at the Annual Meeting on 20th May, 2019. Based on political balance the Membership of the Sub-Committee was to comprise 2 Conservative Group Members, 2 Labour Group Members and 1 Vale Independent Group Member.

RESOLVED -

(1) T H A T Councillors Mrs. P. Drake and N.C. Thomas be elected as the Labour Members of the Public Rights of Way Sub-Committee.

(2) T H A T Councillors V.P. Driscoll and L.O. Rowlands be elected as the Conservative Members of the Public Rights of Way Sub-Committee.

(3) T H A T Councillor J.C. Bird be elected as the Vale Independent Member for the Public Rights of Way Sub-Committee.

(4) T H A T the Terms of Reference of the Sub-Committee for the Municipal year 2019/20 as set out in paragraph 2.2 of the officer's report be endorsed.

No.

20 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.

21 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

2015/00455/2/C D	A	Coed Y Colwn Barn, Llancarfan	Discharge of conditions 7, 9, 12, 14, 15 and 16. Conversion of redundant barn to tourist accommodation
2015/01070/2/N MA	A	Land North of the railway line (Phase 1), (off Porthkerry Road), Rhoose	Amendment to approved Condition Discharge relating to Condition 19 of reference 2015/01070/RES

No.

2015/01070/5/C D	A	Land North of the railway line (West), Porthkerry Road, Rhoose	<p>–The development of 120 dwellings and associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works (including the demolition of 46 Porthkerry Road and its associated outbuildings</p> <p>Discharge of Condition 19 - Implementation of POS. Planning Permission ref. 2015/01070/RES : The development of 120 dwellings and associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works (including the demolition of 46 Porthkerry Road and its associated outbuildings</p>
2015/01072/1/N MA	A	Land North of the railway line (Phase 2), (off Porthkerry Road), Rhoose	<p>Amendment to approved Condition Discharge relating to Condition 17 of reference 2015/01072/RES</p> <p>–The development of 227 dwellings with associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works</p>

No.

2015/01072/3/C D	A	Land North of the railway line (West), Rhoose (including 46 Porthkerry Road)	Discharge of Condition 17 - Public Open Space - LAP. Planning Permission ref. 2015/01072/RES : The development of 227 dwellings with associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works at Land North of the railway line (West), Porthkerry Road, Rhoose
2016/01070/2/N MA	A	Waterfront Retail Park, Heol Ceiniog, Barry	Non-Material Amendment to Planning Permission ref. 2016/01070/FUL to include amendments to Unit 6 drive-thru configuration and layout; change to Unit 6 cladding colour palette; change to Unit 6 cladding panel height; addition of a roof to Unit 6 cold room; revised entrance canopy to Unit 7 to centralise the canopy over the entrance and the omission of the retaining wall included on the previous NMA
2016/01322/1/N MA	R	Jordan Civils Limited, Tumulus Way, Vale Business Park, Cowbridge	Non-Material Amendment : Sub divide the unit from 6 to 8 and put top glazing instead of roof lights. Planning Permission ref. 2016/01322/FUL : Erection of 1 no. large building containing 6 no. small industrial units
2017/00793/FUL	A	Travis Perkins, Weighbridge Yard, Cogan Station, Penarth	Retrospective full planning permission for retention of storage containers and regularisation of site layout

No.

2018/00133/1/C D	A	UWC Atlantic College, St Donats Castle, St Donats	Discharge of Conditions 4 (Written scheme of Investigation - Archaeological works) and 5 (Construction Environmental Management Plan for Planning Permission ref. 2018/01133/FUL for the development of two new student dormitory blocks
2018/00133/1/N MA	A	UWC Atlantic College, St. Donats Castle, St. Donats	Non Material Amendment - Variation of Condition 13 (Land Contamination) of Planning Permission 2018/00133/FUL in order to amend the trigger for submission of details and Condition 20 (Use of Buildings) so to require they only be used as ancillary educational residential accommodation
2018/00135/1/N MA	A	Tegfan Lane, Peterston Super Ely	Non Material Amendment to form Revision to the Dormer located on the front elevation to take account of the existing roof structure Of Planning Permission 2018/00135/FUL - New rear extension with a variation in roof form to create a dormer and porch
2018/00206/FUL	A	101, Boverton Road, Boverton, Llantwit Major	Proposed conversion of existing house to form 4 bedroom house with new detached garage. Proposed new 4 bedroom detached dwelling within the curtilage of the property

No.

2018/00398/2/C D	A	Brecon Court, Barry	Discharge of Conditions 7 - Drainage Scheme, 8 - Schedule of materials and 11 - Engineering Details. Planning Permission ref. 2018/00398/RG3: Proposed residential development comprising 28 dwellings along with associated parking, highway and ancillary works
2018/00913/1/N MA	A	Land at the corner of Merthyr Street and Belvedere Crescent	Non-Material Amendment-Vary the wording of condition 12 of Planning Ref:2018/00913/FUL. The erection of 9 flatted residential dwellings over 3 storeys and associated works
2018/01140/1/N MA	A	10, Spencer Drive, Llandough, Penarth	Non-Material Amendment - Amendment to North elevation window dimensions. Planning Permission ref. 2018/01140/FUL: Single storey sunroom extension to rear
2018/01231/3/C D	A	Cwrt Canna, Ruthin Road, Llangan	Discharge of Condition 12 - Contamination 1. Planning permission ref. 2018/01231/FUL: Residential-led mixed use development comprising of 13 affordable homes, 2 additional office buildings, a community building and ancillary development including landscaping, drainage, car parking, creation of a new vehicular access and other assoc. infrastructure at Cwrt Canna, land adj to Llangan Primary School, Llangan.

No.

2018/01280/FUL	A	Briscombe Cleaning Services, Cardiff Road, Barry	AMENDED PROPOSAL - Proposed extension and subdivision of existing single storey retail unit (A1 use) to form two retail units (A1 use) and one B1 (office use)
2018/01315/FUL	A	Penmaen Livery Yard, Treguff, St. Mary Church	Retention of existing biomass boiler which will be used in the agricultural process of mushroom farming
2018/01334/FUL	A	Cwrt-yr-Ala House, Michealston Le-Pit Road, Michaelston Le Pit	Replacement of 2no. existing wood fired boilers on land to the northeast of Cwrt-yr-Ala House (Grade II listed) with new purpose-made boiler house to accommodate 3no. new boilers & estate bin-store, plus remote installation of 2no. below ground LPG tanks (& associated below ground pipework) outside the walled garden to the north of Cwrt-yr-Ala House.
2018/01365/FUL	A	Land at Heol Y Fro, Pentre Cwrt, Llantwit Major	Proposed residential development of 4 detached dwellings with on site parking and access onto Heol Y Fro
2018/01381/1/N MA	A	Rock Cottage, Tair Cross, Ewenny	Non-material Amendment- Overall size smaller 4350W x 2020D. Roof design hipped not gable fronted, glass gable. Planning Ref: 2018/10381/FUL. Demolition of existing sectional garage and proposed erection of new timber frame garage. New kitchen extension to side of dwelling

No.

2018/01396/FUL	A	21, Colcot Road, Barry	Erection of part single part double storey rear extension, two storey side extension and attic conversion over original house and proposed extension including dormer to rear
2018/01412/FUL	A	98, Pontypridd Road, Barry	Proposed side extension over existing garage. Single storey rear extension. Proposed loft conversion to include rear dormer, with swimming pool and sun room to garden and associated works
2018/01414/FUL	A	Land at Tynywaun Farm, Newton	Proposed erection of a residential garage
2019/00010/FUL	A	Glan Hafren, Sully Road, Penarth	Demolition of existing conservatory with the construction of a new veranda in place, plus a single storey rear extension (with new roof terrace) and all associated works
2019/00012/LBC	A	Mount Pleasant Farm, Llangan	Install a glass canopy over rear entrance doorway/courtyard
2019/00017/FUL	A	Curload, Factory Road, Llanblethian, Cowbridge	Proposed field store in the land to the rear of Curload House
2019/00049/FUL	A	1, Paget Road, Barry	Change of use to A1 Bakery. New aluminium shopfront, two new air conditioning condenser units and two extract grilles

No.

2019/00056/1/N MA	A	56, Stanwell Road, Penarth	<p>Non Material Amendment : Addition of a Velux window in roof over stairwell at highest point of house to allow 1.5m² of smoke ventilation in case of fire. Movement of smaller existing Velux to position over stairwell/lobby of top flat to give natural lighting. rear facing windows of flat 4 and flat 5 to be left as original hence no steel work requires for protection from falling, planning permission 2016/00056/FUL - Ground floor rear extension</p>
2019/00063/LBC	A	Ewenny Priory, Abbey Road, Ewenny	<p>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 & (provisionally) soil vent pipe to be partly replaced & reduced in height. Render and leadwork to Porch to be renewed and / or repaired like-for-like</p>
2019/00066/FUL	A	4, Lord Street, Penarth	<p>1. Remove a pitched slate roof from a single storey kitchen extension at the rear of the property and replaced with a flat roof; 2. Removal of garage from rear garden and boundary walls rebuilt; 3. Roof and garden levelled and turfed with artificial grass</p>

No.

2019/00077/FUL	A	16, Norris Close, Penarth	Two storey side extension and associated alterations. Existing garage extended complete with new pitched roof. Existing pedestrian access relocated and driveway access widened
2019/00078/FUL	A	15, Victoria Road, Penarth	Reinstatement back to single dwelling after being converted to 2no units. Single storey rear extension to provide kitchen / living space. New part replacement windows to front and side elevation
2019/00081/FUL	A	Station House, Peterston Super Ely	Replacement of an existing farm style driveway gate with automated two-leaf gate
2019/00088/LAW	A	The Acorns, Maendy Road, Aberthin	Non-compliance with Agricultural Occupancy Condition of Planning Permission 75/00571
2019/00091/FUL	A	Barry Dock Conservative Club, 17, Station Street, Barry	Variation of Condition 2 of Planning Ref: 2018/00153/FUL relating to approved plans
2019/00092/FUL	A	40, Pontypridd Road, Barry	Removal of rear single storey annex and the construction of a two storey rear extension, 2 No dormers to front (loft conversion permitted development) and removal of uPVC side porch and construction of new porch structure
2019/00093/FUL	A	18, Arcot Street, Penarth	Rear single storey extension including internal and external material amendments

No.

2019/00099/FUL	A	98, Fontygary Road, Rhoose	Change existing hipped roof of bungalow with attic conversion and dormers to a gabled roof, thus omitting dormers, internal arrangement of attic conversion to be re-configured to include new en-suite and dressing rooms
2019/00105/FUL	A	22, Victoria Square, Penarth	Renewal of front boundary wall with addition of a pedestrian access, removal of section of hedge and widening of dropped kerb
2019/00108/FUL	A	Tesco Express, Herbert Terrace, Penarth	New 2M high timber fence to be installed
2019/00116/FUL	A	Land South West of Middle Hill, Llancarfan	Erection of stables, construction of manege and access track
2019/00125/FUL	A	Romilly Buildings, Broad Street, Barry	To construct additional pergolas as part of approved beer garden scheme, and to form additional window
2019/00126/LAW	A	34, Grove Place, Penarth	Proposed loft conversion including two dormers to rear and Juliette balcony
2019/00140/FUL	A	5, Island Road, Barry	Removal of conditions 3, 4 and 5 of Planning Permission 2017/01029/FUL pertaining to limiting the change of use
2019/00142/FUL	A	33, Bedford Rise, Boverton	Single storey extension to front of house to add downstairs wc and additional space to home

No.

2019/00145/FUL	A	1, Sant Y Nyll Cottages, Heol Sant Y Nyll, St. Brides Super Ely	Increase the height of an existing 2 brick thick garden wall to 2m and extend existing brick pillars
2019/00146/FUL	A	Pump House Road, West Aberthaw	Install a new modular building to provide office accommodation for the engineers onsite. The building will also have a meeting room, small kitchen and male and female WC
2019/00148/FUL	A	Hafan, 4, Cherwell Road, Penarth	Two new roof dormers
2019/00149/FUL	A	Hampton Poyle, 1, Caynham Avenue, Penarth	Single storey extension to side elevation
2019/00150/FUL	A	3, Lucas Close, Barry	Single storey rear ground floor extension
2019/00151/FUL	A	27, Walker Road, Barry	Proposed two storey rear extension
2019/00155/FUL	A	Yard at rear of Unit 14, Heritage Business Park, Wick Road, Llantwit Major	Crop drying floors in existing shed with fan and biomass heating system
2019/00158/FUL	A	60, Marine Drive, Barry	Remove small windows (4) at ground floor level on the front of the house, and replace with 2 x picture windows
2019/00159/FUL	A	Forge Cottage, Llansannor	First Floor rear extension (Scheme reduced in size from approved application 2018/00084/FUL)
2019/00161/FUL	A	6, Balmoral Quays, Bridgeman Road, Penarth	Installation of sliding glass door and windows to the existing balcony area to make it a habitable space
2019/00166/FUL	A	Greggs, 3, The Precinct, Boverton Road, Llantwit Major	Alterations to shopfront design

No.

2019/00167/ADV	A	Greggs, 3, The Precinct, Boverton Road, Llantwit Major	Two fascia signs, one projecting sign, two internal posters, one internal vinyl graphics and new shopfront
2019/00168/FUL	A	Dyffryn Gardens, Duffryn Lane, Dyffryn	Replacement of existing hardstanding with "Clearwater" recycling system and wash-pad area
2019/00169/FUL	A	5, Romilly Park Road, Barry	Single and two storey extensions to rear
2019/00172/FUL	A	Pantwilkin Stables, Aberthin	Single storey rear extension
2019/00175/FUL	A	4, Evenlode Avenue, Penarth	Demolition of existing dwelling and construction of new two storey, 5 bedroom dwelling in same location, with carport and garden terrace
2019/00184/FUL	A	20, Plas Glen Rosa, Penarth	Replacement of existing front door, brick pier and windows with new sliding door on the ground floor. Replacement of existing first floor windows and doors with new sliding doors. External alterations to garage at rear to form outbuilding.
2019/00185/FUL	A	24A, Westbury Close, Barry	Proposed rear garden room
2019/00186/FUL	A	34, Cedar Way, Penarth	Proposed 2 storey side extension and single storey flat roof rear granny annexe
2019/00187/FUL	A	8, Church View, Marcross	Renewal of Planning permission 2009/00974/FUL for alteration and extension to existing single storey outhouse to form kitchen/dining room and

No.

			ensuite bedroom with amended layout and footprint
2019/00188/FUL	R	15, Solva Close, Barry	Demolish existing garage and build new detached dwelling on land to side of existing property
2019/00191/FUL	A	69, Cardiff Road, Dinas Powys	Construction of extension at first floor over existing roof terrace and alterations to materials
2019/00198/FUL	A	Sully Road, Penarth	Replacement of the existing 15m telecommunication mast with a 20m Lattice tower to accommodate new and upgraded telecommunications equipment within the existing 11.5x7.6m fenced compound
2019/00201/FUL	A	1, Percy Smith Road, Boverton	Single storey rear extension providing new dining area and extended lounge
2019/00204/FUL	A	Avoca, Ewenny Road, St Brides Major	Demolition of existing substandard side and rear extensions and replace with new side and rear extension (wrap)
2019/00206/FUL	A	Ton Y Pwll, Maendy	Installation of a detached timber garden room
2019/00207/FUL	A	106, Lavernock Road, Penarth	Single storey extensions to rear and side, material alterations and highway drop kerb alterations
2019/00208/FUL	A	84, Redlands Road, Penarth	Single storey rear extension

No.

2019/00216/FUL	A	8, Augusta Road, Penarth	Two storey rear extension, single storey rear and side extension together with a replacement garage and new front porch
2019/00217/FUL	A	60, Glebeland Place, St Athan	Proposed single storey front extension and single storey/two storey rear extension and other alterations to property
2019/00218/FUL	A	26, Windsor Road, Penarth	Replacing Plant Equipment to a newer model
2019/00219/FUL	A	Cowlands, 53, Pencoedtre Road, Barry	Proposed rear balcony and alterations to rear dormer
2019/00222/FUL	A	16, Althorp Drive, Penarth	Two storey side extension plus all associated works
2019/00224/FUL	A	Waterpark House, UK Hydro Slides, Green Lane, Llantwit Major	Erection of storage building (retrospective)
2019/00225/OUT	R	Caerlan Cottage, Bridge Street, Cadoxton, Barry	Garage demolition, new house, alterations to parking and access
2019/00226/FUL	A	Vale View, Welsh St Donats	Renovation and two storey extension to existing house
2019/00230/FUL	A	212, Holton Road, Barry	Amendment to planning permission 2014/01271/FUL including revisions to the garden terrace area, creation of dormer extension on second floor to create additional bedroom and amendments to the bike storage area
2019/00231/LAW	A	3, Court Close, Aberthin	Proposed single storey rear extension

No.

2019/00232/FUL	A	23, Wesley Avenue, Rhoose	Demolish existing conservatory and rear wall of the house. Partially remodel existing and propose new ground floor rear extension with raised terrace and associated access
2019/00233/FUL	A	9, Knowbury Avenue, Penarth	Demolish existing roof of hallway and partially remodel existing ground floor. Propose new rear extension and pitched roof on hallway at ground floor. Internal alterations at ground. Relocate boiler to ground floor WC
2019/00236/FUL	A	23, Brookside, Treoes	Garage conversion, with internal alterations and additional windows and doors. Balcony extension with stepped access. Proposed storage shed to front of property
2019/00239/FUL	A	Cartref, Gileston Road, Gileston, Barry	New detached holiday tourist accommodation (2 person) to front garden
2019/00241/FUL	A	15, Birch Grove, Barry	Demolish existing single garage, construction of 2 storey side extension with balcony to rear and other alterations to property
2019/00245/FUL	A	Ashtree Lodge, Llandow	Removal of existing porch and 1 dormer to front of house and replacement with 2 storey extension with Juliette balcony. Additional dormer to front. Removal of dilapidated conservatory and replacement with 2 storey extension to rear

No.

2019/00246/FUL	A	4, Church Close, Penarth	Single storey side extension to facilitate a sensory space plus all associated works
2019/00248/FUL	R	9, Tarrws Close, Wenvoe	Loft conversion incorporating rear dormer with balcony and roof extension front elevation
2019/00250/FUL	A	38, Nightingale Place, Dinas Powys	Single storey rear extension
2019/00257/FUL	A	Caprera, Colhugh Street, Llantwit Major	Two storey side extension with Juliet balcony to rear
2019/00261/FUL	A	Kingdom Hall of Jehovah's Witnesses, St. Brides Way, Barry	Up-grading external finishes to existing building
2019/00263/FUL	A	23, Station Road, Penarth	Demolish existing lean to utility room/outbuildings and construct new single storey extension to accommodate sun lounge/breakfast room and toilet
2019/00266/FUL	A	14, Lakeside, Barry	Replace and enlarge rear conservatory
2019/00267/FUL	A	Meadowbank, 7, The Meadows, Penllyn	Garage conversion to existing with the addition of a single attached garage
2019/00268/HR	A	A4226 File Mile Lane, Barry	Removal of 20 ft. of hedge and install fence. Removal of 12 ft. of hedge and install access gate
2019/00271/FUL	A	22, Paget Road, Penarth	Proposed three storey extension to rear of property and conversion of existing single storey garage into accommodation

No.

2019/00272/FUL	A	51, Pontypridd Road, Barry	Construction of granny flat accommodation in rear garden
2019/00275/FUL	A	Coetref, Church Lane, Welsh St Donats	Wooden carport, to cover existing parking area
2019/00278/FUL	R	Baobab, Highlight Lane, Barry	Vehicle access road
2019/00281/FUL	A	56, Heol Tre Forys, Penarth	Loft conversion
2019/00283/LAW	A	16, Mountjoy Avenue, Penarth	Internal modifications to an existing dwelling with alterations to ground floor level doors & windows to the rear elevations
2019/00286/FUL	A	159, Stanwell Road, Penarth	Replacement garage
2019/00287/FUL	A	Tafan Bach Farm, Trerhyngyll	Formation of a 20m x 40m all weather outdoor equestrian riding arena
2019/00288/FUL	A	37, Enfield Drive, Barry	Extension and alterations to provide larger bedrooms and better living space
2019/00291/FUL	A	86, Porthkerry Road, Barry	Subdivision to create two one-bedroom and one two-bedroom self-contained apartments
2019/00295/PNA	A	Sealands Farm, Heol Las, Wick	Extensions to 2 agricultural buildings - Straw Store and Machinery Store
2019/00303/FUL	A	35, Plymouth Road, Penarth	Change the existing windows to the front of property to white wood grain Ultimate Rose UPVC double glazed sash windows with clear glass.

No.

2019/00306/FUL	A	4, Rowan Close, Penarth	Construction of single storey rear and front extensions to existing house
2019/00310/FUL	A	The Grove, Corntown	Renewal of planning permission 2014/00248/FUL [Two storey extension to side of existing house]
2019/00323/FUL	A	Morfa, Welsh St Donats	Proposed replacement dwelling and garage
2019/00340/RG3	A	St. Andrews Church In Wales Primary School, St. Andrews Road, Dinas Powys	Demolition and removal from site of dilapidated demountable classroom unit & installation of new demountable classroom, comprising of classroom, toilets, cloakroom, storage rooms and kitchenette
2019/00370/FUL	A	22, Uppercliff Close, Penarth	Reducing the level of the garden and installing a swim spa below ground in the dropped area
2019/00376/FUL	A	27, Rhodfa Sweldon, Barry	Garage conversion

22 APPEALS (HRP) -

RESOLVED -

- (1) T H A T it be noted that no planning appeals had been received.
- (2) T H A T it be noted that no enforcement appeals had been received.
- (3) T H A T that Planning Appeal decisions as set out in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals decision had been received.
- (5) T H A T the statistics relating to the appeals for the period April 2019 – March 2020 as detailed in Section E of the report be noted.

23 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
E - Split Decision

R - Refused

2018/01188/TPO	A	East Vale Housing Estate, St Athan	Work To Trees covered by TPO Nos. 12 and 15 of 2003 and No.12 of 2001
2019/00083/TPO	A	Marks and Spencer, Culverhouse Cross, Cardiff	Work to trees covered by TPO No. 12 of 1994 - Cut back and raise all overhanging branches 5m from ground level along boundary and raise the crown height
2019/00180/TPO	A	10, Goldsland Walk, Wenvoe	Work to Oak tree covered by TPO No. 8 of 2012
2019/00300/TPO	A	3 Dros Y Mor, Penarth	Pruning of trees covered by TPO No. 1 of 1996
2019/00307/TPO	A	4, Larchwood, Wenvoe	Trim over hanging branches on 2 Oak and an Ash
2019/00309/TCA	A	Plaisted House, Llanmaes	Work to Trees : Removal of one semi-mature multi- stem willow tree (T1). Removal to parent trunk of one leg off mature ash Tree (T2)
2019/00337/TCA	A	Ashgrove Cottage, Ashgrove Lane, High Street, Llantwit Major	Ash tree, front left of cottage, re-pollard at old points
2019/00338/TCA	A	10, Windsor Terrace, Penarth	Work to Trees: Eucalyptus Tree. Fell to ground level and treat stump

No.

2019/00375/TCA	A	Station House, Peterston Super Ely	Work to trees: Felling and removal of dead cherry tree, pruning of Laurel and removal of partially dead conifer/pine trees
2019/00395/TCA	A	Westway House, St. Nicholas	Work to Trees: Two Conifers and a Laurel, fell to ground level

24 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.

2014/00042/FUL Received on 13 January 2014
(P33)

APPLICANT: Cardiff City Football Club, C/o Agent.

AGENT: Morgan 2 Hayman, 16, Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY

Opposite Hensol Villas, CCFC Training Centre, Hensol

Construction of a two storey football centre with parking

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:

3003-TC-P-100 Site Location Plan; 3003-TC-P-200a Existing Site Layout; 3003-TC-P-201d Proposed Site Layout; 3003-TC-P-202c Proposed Site Layout; 3003-TC-P-300 Existing Site Sections; 3003-TC-P-301b Proposed Site Sections A, B, C and D; 3003-TC-P-302b Proposed Site Sections E, F and G; 3003-TC-P-400b Proposed Ground Floor Plan; 3003-TC-P-401c Proposed First Floor Plan; 3003-TC-P-402b Proposed Roof Plan; 3003-TC-P-403b Proposed Elevations A and B; 3003-TC-P-404b Proposed Elevation C;

No.

3003-TC-P-405b Proposed Elevation D; 3003-TC-P-406a Proposed Building Sections; 3003-TC-P-500b Proposed Perspectives 1; 3003-TC-P-501b Proposed Perspectives 2; 3003-TC-P-502b Proposed Perspectives 3; 3003-TC-P-503 Proposed Perspectives 4 and 3003-TC-P-504 Proposed Perspectives 5 received 9th April 2018

Transport Statement prepared by ADL Traffic Engineering LTD received 29 November 2013

'Land at Hensol, Vale of Glamorgan. Great Crested Newt Population Monitoring Survey', Issue 1 dated 8 July 2016, by Ecosulis.; 'Land at Hensol, Vale of Glamorgan, South Wales. Ecological Mitigation Strategy', Issue 4 dated 8 July 2016, by Ecosulis.

Archaeological field evaluation prepared by Glamorgan Gwent Archaeological Trust dated August 2017 received 12 September 2017
2837 'Primary Access Visibility Splays'; Refuse Vehicle Tracking Data; 15.0m Luxury Coach Tracking Data prepared by ADL

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 scheme should be implemented in accordance with Sections 5 – 7 and appendices I-IV of the report 'Land at Hensol, Vale of Glamorgan, South Wales. Ecological Mitigation Strategy', (issue 4) dated 8 July 2016, by Ecosulis.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

4. Notwithstanding the submitted details, no development shall take place, including site clearance, until a wildlife & habitat protection and management plan has been submitted to and approved in writing by the local planning authority. The wildlife & habitat protection plan shall include:
 - i) Details of sensitive site clearance with respect to reptiles, bats, amphibians, reptiles and breeding birds;
 - ii) Definition and description of habitats present and to be created;
 - iii) Aims and objectives, to include the desired condition of each of the habitats present;

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- iv) Appropriate management options to achieve and maintain these habitats and prescriptions for management including appropriate scheduling and timing of activities;
- v) Suitable monitoring of habitats and proposals for on-going review of management and remedial action to be undertaken where problems are identified by the monitoring;
- vi) Measures to be undertaken to enhance biodiversity on site;
- vii) A lighting scheme for the site in order to ensure minimal light spillage onto adjoining vegetation; and
- viii) A minimum of 100mm gap at the bottom of all fencing used on site.

The protection and management plan shall then be completed in accordance with the timings approved by the local planning authority.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

5. No development shall take place until a reptile strategy regarding site clearance and habitat retention and creation has been submitted to and approved in writing by the Local Planning Authority. The habitat protection plan shall include:

- i) A plan showing habitat protection zones;
- ii) Details of development and construction methods within habitat protection zones and measures to be taken to minimise the impact of any works; and
- iii) Details of phasing of completion of the protection [and enhancement] plan.

The habitat protection plan shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

6. No development shall take place until an invertebrate strategy regarding site clearance and habitat retention and creation has been submitted to and approved in writing by the Local Planning Authority. The habitat protection plan shall include:

No.

- i) A plan showing habitat protection zones;
- ii) Details of development and construction methods within habitat protection zones and measures to be taken to minimise the impact of any works; and
- iii) Details of phasing of completion of the protection [and enhancement] plan.

The habitat protection plan shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) 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 be carried out in accordance with the approved details.

Reason:

To ensure that visual amenities of the countryside and Special Landscape Area are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

- 8. Notwithstanding the submitted details, a schedule of 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 be completed in accordance with the approved details [prior to [trigger]].

Reason:

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

- 9. No development (including vegetation clearance, topsoil strip or other ground works) shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority. The programme and scheme shall be fully completed as defined in the approved details. A detailed report on the archaeological work, shall be submitted to and

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approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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 (Delivering the Strategy) and SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

10. No development shall commence until details of a comprehensive scheme of foul, land and surface water drainage (including amphibian friendly features) has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

11. Prior to the commencement of reptile/amphibian clearance, details of the proposed receptor site shall be submitted to, and approved in writing by the LPA. The reptile clearance strategy shall be implemented as proposed and the results sent to the LPA ecologist following completion of the clearance works.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

12. Notwithstanding the submitted details, prior to the first beneficial use of the development hereby approved, a Travel Plan shall be submitted to and approved by the Local Planning Authority. The plan shall include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

No.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

13. No construction of the building shall commence (excluding site clearance) until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping (including all hard surfaces). 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), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

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

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

15. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees to be retained. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a plan, at 1:200 showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;

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- b) and in relation to every tree identified a schedule listing:
- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;
- c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
- d) areas of existing landscaping to be protected from construction operations and the method of protection.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with [Policy / Policies SP1 (Delivering the Strategy), MG17 (Special Landscape Areas), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

16. All means of enclosure (including all perimeter, pitch enclosures and ballstop fencing) associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls other than those approved under Condition 16 of this consent.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

18. This consent does not grant approval for any flood lighting (including temporary) to be installed in connection with the pitches and associated infrastructure (including the football centre) and no lighting shall be used,

No.

constructed or installed without the formal consent of the Local Planning Authority.

Reason:

To ensure that the rural character of this countryside location is preserved and protect the amenity of neighbouring residential properties is maintained in compliance with Policies MD1 (Location of New Development); MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

19. Before commencement of any works for the new access (excluding clearance and demolition), full engineering details of all traffic arrangements (including carriageways, footways, kerb radii, means of surfacing, details of surface water management etc.), associated with the means of access to the site, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before the first beneficial use of the site hereby permitted.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, in accordance with the terms of Policies MD2-Design of New Development of the Local Development Plan.

20. 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;
- xii) diesel and oil tank storage areas and bunds;
- xiii) how the developer proposes to accord with the Considerate Constructors Scheme (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.

No.

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

Reason:

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

21. Before the commencement of development, including site clearance and land fill, full details of a scheme to address the issue of invasive plant species (including Japanese Knotweed), which shall include measures to ensure these species are not propagated or allowed to spread as a result of the development, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved scheme.

Reason:

In the interests of the environment and to address Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

22. Prior to their installation on site, and prior to the commencement of the use, full details of all external plant, machinery and extraction equipment for the unit, shall be submitted to and approved in writing by the Local Planning Authority. The information shall include elevational details at a scale no greater than 1:50. Only the external plant, machinery and extraction equipment forming part of the agreed scheme shall be installed/erected on the buildings/site and shall thereafter be maintained in accordance with the agreed details.

Reason

To ensure that the visual amenities of the proposals and amenity of neighbouring residential properties are safeguarded and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

23. The highways, private drives, parking and turning areas shall be completed in accordance with the approved details prior to the occupation of any of the residential units hereby approved and shall remain available to serve the development hereby approved and maintained for their designated use in perpetuity.

No.

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.

24. The building hereby approved shall only be used as a football training facility as described within the application, and for no other purpose, within the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) including other uses within use class D2.

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1-Delivering the Strategy, MD2-Design of New Developments, and MD5-Development Within Settlement Boundaries 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, SP9 – Minerals, SP10 – Built and Natural Environment, , MG17 – Special Landscape Areas, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG22 – Development in Minerals Safeguarding Areas, MD1 – Location of New Development, MD2 - Design of New Development, Policy MD4 – Community Infrastructure and Planning Obligations and Policy MD7 – Environmental Protection, MD8 – Historic Environment, MD9 – Promoting Biodiversity and MD14 – New Employment Proposals of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice contained within the Council’s Supplementary Planning Guidance on Design in the Landscape, Planning Policy Wales 10th Edition, Technical Advice Notes 5 – Nature Conservation and Planning; 6 – Planning for Sustainable Rural Communities; 12- Design; 15 – Development and Flood Risk; 16 – Sport, Recreation and Open Space; 18 – Transport; 23 – Economic Development and 24 – The Historic Environment, the development is considered acceptable in terms of its visual and landscape impact; wider landscape value of the Special Landscape Area; archaeology; the impact to neighbouring properties; highways; minerals; flood risk and the local environment and ecology.

No.

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.

2018/00482/HYB Received on 8 May 2018
(p65)

APPLICANT: Mr. Stephen Leeke Mwyndy Business Park, Pontyclun., CF72 8PN

AGENT: Mr Andrew Bates Geraint John Planning, Office 16 (House 1, 2nd Floor), The Maltings , East Tyndall Street, Cardiff. CF24 5EA

Hensol Castle, Hensol Castle Park, Hensol

Hybrid planning application as an 'enabling development' to facilitate the restoration of Hensol Castle, comprising of the following: Site 1: Full Application: for the erection of 10 dwellings and associated access and works on land at Gardeners Mews to the north of the Walled Garden, Hensol. Site 2: Outline Application: for the erection of 6 detached dwellings and associated access and works on land to the west of Sail Newydd, Hensol

RESOLVED - T H A T subject to the applicant first entering a S106 legal agreement :

- (1) To ensure that the money received from the sale of the land / dwellings is only used to safeguard the long term beneficial use of the Grade I listed Hensol Castle.
- (2) To ensure any surplus money from the sale (over and above the valuation contained in the application documents) is legally restricted such that it can only be used as an ongoing maintenance fund for the Grade I listed Hensol Castle or other heritage asset as agreed by the LPA.
- (3) Not to further implement planning permission ref. 2005/00087/FUL, including the holiday chalet complex

APPROVED subject to the following condition(s):

Outline application only

1. Details of the appearance, landscaping 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.

Reason:

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

No.

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 site layout plan 2189-101A and the following maximum scale parameters:

- Ridge height up to 10 metres
- Eaves height up to 6 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 Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

Full application only

5. 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.

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

Transport Statement prepared by Spring Design dated January 2018; Archaeological Desk Based Assessment prepared by Archaeology Wales dated June 2017; Tree Survey prepared by Treescene dated 20th July 2017; Tree Constraints Plan prepared by Treescene; 2240; Planning Statement prepared by Geraint John Planning dated April 2018; Heritage Impact

No.

Assessment dated December 2017 prepared by Bronwen Thomas Landscape Architect; Design and Access Statement dated April 2018 prepared by Geraint John Planning; 2240-112- GA East/West Facing Elevation; 2240-113 – 'House Type 'C' elevations'; 2240-101/A 'Existing Site Plan'; 2240-100/A 'Site Location Plan' received 25 April 2018.

Ecological Impact Assessment Rev G April 2019 prepared by Wildwood Ecology, received 30 April 2019;
Proposed Bat and Refuse Enclosure at Mews Development drawing, received 12th April 2019; and,
Proposed Site Plan of Bat and Refuse Enclosure and Mews Development, received 12th April 2019.

Arboricultural Impact Assessment Gardners Mews, Arboricultural Impact Assessment Plan A3 Gardners Mews and Tree Protection Plan A3 Gardeners Mews, received on 14 May 2019.

2240-FS-110 Rev A 'Side Elevations Coloured'; 2240-FS-201 'Proposed Ground & First Floor Plan'; 2240-FS-202 'Proposed Ground & First Floor Plan Plot 1, 2, 8 & 9'; 2240-FS-203 Rev A 'Proposed Roof Plan'; 2240-FS-204 Rev A 'Proposed Floor Plan & Roof Plan, House Type C'; 2240-FS-320 Rev A 'Proposed Front & Rear Elevations Coloured'; 2240-FS-321 Rev A 'Proposed Side Elevations Coloured'; 2240-FS-322 Rev A 'Proposed Front & Rear Three Bed Unit Elevations Coloured'; 2240-FS-323 Rev A 'Proposed Main Entrance Gate'; 2240-FS-330 Rev A 'Proposed Sections'; received 3 December 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.

7. No development approved by this permission shall commence until an appropriate programme of historic building recording and analysis has been secured and completed in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority. The final report on such recording shall be deposited with the Local Planning Authority prior to first beneficial use of the development hereby approved, in order that it may be forwarded to the Historic Environment Record, operated by the Glamorgan Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea SA1 6EL Tel: 01792 655208).

Reason:

As the building is of significance the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

No.

8. No development shall commence until an assessment of the nature and extent of contamination affecting the application site area identified as 'Gardeners Mews' has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person *in accordance with BS10175 (2011) Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with Welsh Local Government Association and the Environment Agency Wales' 'Development of Land Affected by Contamination: A guide for Developers' (2012).

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.

9. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation

No.

objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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.

10. The remediation scheme approved by condition 9 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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.

No.

11. Notwithstanding the submitted details, a schedule of 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 be completed in accordance with the approved details prior to the beneficial occupation of development hereby approved.

Reason:

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

12. 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 visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

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

Reason:

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

14. 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 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

No.

15. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

16. 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

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

Reason:

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

No.

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

Reason:

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

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

Reason:

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

20. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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.

No.

21. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained on the approved drawings, the submitted tree survey, tree constraints plan and planning statement. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a plan, at a scale of 1:200 showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
 - b) and in relation to every tree identified a schedule listing:
 - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;
 - c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - d) areas of existing landscaping to be protected from construction operations and the method of protection.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

22. Details of foundation design to take account of existing trees shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development or any site clearance. Development shall thereafter take place in accord with the approved details.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

No.

23. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vi) water features.

Soft landscape works shall include planting plans; details of replacement trees; schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant) and details of future management and maintenance.

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,

24. The landscaping works shall be carried out in accordance with the approved details during the first planting season in accordance with the agreed implementation program. The completed scheme shall be managed and maintained in accordance with the approved scheme of management and maintenance.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

25. 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.

No.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls (other than those approved under the terms Conditions of this planning permission) shall be erected within the curtilage of any dwelling house hereby approved.

Reason:

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

27. Notwithstanding the provisions of schedule 2, Part 1, classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the dwellings hereby approved shall not be altered in any way and no buildings shall be erected other than those expressly authorised by this permission.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies SP1 (Delivering the Strategy) , MD2 (Design of New Developments) and MD8 (The Historic Environment) of the Local Development Plan.

28. The highways, private drives and turning areas shall be completed in accordance with the approved details prior to the occupation of any of the residential units hereby approved and shall remain available to serve the dwellings for their designated use in perpetuity.

Reason:

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

No.

29. Prior to the commencement of development, a Biodiversity Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to conserve and enhance the site, to include but not exclusively limited to: breeding birds, otter, dormouse, hedgehog, reptiles, pollinators. The scheme shall be implemented and agreed and retained in accordance with the details set out in the method statement.

Reason:

In the interests of ecology at the site and to ensure compliance with Policies SP1 (Delivering the Strategy, MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance) 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; SP9 – Minerals; SP10 – Built and Natural Environment; MG1 – Housing Supply in the Vale of Glamorgan; MG4 – Affordable Housing; MG17 – Special Landscape Areas; MG19 – Sites and Species of European Importance; MG20 – Nationally Protected Sites and Species; MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species; MG22 – Development in Minerals Safeguarding Areas; MG29 – Tourism and Leisure Facilities; MD1 - Location of New Development; MD2 - Design of New Development; 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 Local Development Plan 2012-2026; adopted Supplementary Planning Guidance documents Biodiversity and Development (2018); Minerals Safeguarding (2018); Parking Standards (Interactive Parking Standards Zones Map); Planning Obligations (2017); Public Art in New Development (2018); Residential and Householder Development (2018); Sustainable Development - A Developer's Guide; Trees, Woodlands, hedgerows and Development (2018); Technical Advice Note 5 – Nature Conservation and Planning (2009); Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010) ; Technical Advice Note 10 – Tree Preservation Orders (1997); Technical Advice Note 12 – Design (2016); Technical Advice Note 24 – The Historic Environment (2017); guidance contained within Planning Policy Wales (10th edition, 2018) and Historic England (formerly English Heritage) and endorsed by Cadw – ‘Enabling Development and the Conservation of Significant Places’ it is considered that the applicant has demonstrated a justification for the form of enabling development and that any harm associated with the development would be outweighed by the public benefit. The proposal is considered acceptable in relation to its impacts on the Grade II registered historic park and garden, Grade 1 Hensol Castle, ecology, trees, neighbouring amenity, parking and

No.

highway safety, minerals safeguarding and contaminated land.

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.

2018/01155/FUL Received on 17 October 2018

(p106)

APPLICANT: Mr. J. McQuade Oakleigh House Developments Ltd, c/o Agent

AGENT: Mr. Lloyd Jones LRJ Planning Ltd, Pen-y-Rhiw, Redbrook Road, Newport, NP20 5AB

Tregolan House, Bradford Place, Penarth

Refurbishment of existing building containing 4 No. flats to form additional 2 No. self contained flats, associated side and rear extensions, vehicular access and external works.

DEFERRED -

To negotiate amended scheme: deletion of balconies, obscured glazing where necessary and consider parking provision/layout at rear.

2019/00368/FUL Received on 28 March 2019

(p129)

APPLICANT: The Governors Stanwell School, Archer Road, Penarth, Vale of Glamorgan, CF64 2XL

AGENT: Mr Damian Barry Stanwell School, Archer Road, Penarth, Vale of Glamorgan, CF64 2XL

Stanwell School, Archer Road, Penarth

Variation to Condition 6 of Planning Permission Ref. 2014/00427/FUL to extend the use of the pitch between 7.30 am to 21:00 Monday to Fridays (during the months March to October) and 8.30 am to 17.30 Saturdays & Sundays (all year round to include the use of floodlighting)

REFUSED -

The extended hours of use would have a detrimental impact on the residential amenity of nearby properties contrary to Policy MD2(8), and MD5(6) of the Adopted Vale of Glamorgan Local Development Plan (2011-2016).