

PLANNING COMMITTEE

Minutes of a meeting held on 26th June, 2019.

Present: Councillor J.C. Bird (Chairman); Councillors L. Burnett, 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: Councillors Mrs. J.M. Norman, K.F. McCaffer, M.J.G. Morgan and S.T. Wiliam.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mrs. E. Schroeter	2019/00007/FUL – 4 Thorn Grove, Penarth	Objector to the application or their representative
Mrs. A. Campbell	2019/00007/FUL – 4 Thorn Grove, Penarth	Objector to the application or their representative
Miss. K. Williams	2019/00280/RG3 – Ysgol Bro Morgannwg, Barry	Applicant or their representative
Mr. C. Hike	2019/00459/FUL – 15 Romilly Road, Barry	Objector to the application or their representative
Mr. C. Jones	2019/00459/FUL – 15 Romilly Road, Barry	Applicant or their representative
Mr. S. Leeke	2019/00532/FUL – Hensol Castle, Hensol Castle Park, Hensol	Applicant or their representative

Councillor K.F. McCaffer spoke on the following application in her capacity as Local Ward Member, 2019/00007/FUL – 4 Thorn Grove, Penarth.

Councillor S.T. Wiliam spoke on the following application in his capacity as Local Ward Member, 2019/00459/FUL – 15 Romilly Road, Barry.

Councillor M.J.G. Morgan spoke on the following application in his capacity as Local Ward Member, 2019/00532/FUL – Hensol Castle, Hensol Castle Park, Hensol.

88 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.”

89 APOLOGY FOR ABSENCE –

This was received from Councillor B.T. Gray (Vice-Chairman).

90 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 29th May, 2019 be approved as a correct record.

91 DECLARATIONS OF INTEREST –

Councillor A.C. Parker declared an interest in respect of Agenda Item No. 8(ii) Tree Preservation Order No. 1, 2019 for Trees at The Herberts, Farmhouse, St. Mary Church. The nature of the interest was that Councillor Parker was the architect for the land owner. Councillor Parker declared a prejudicial interest and withdrew from the meeting while this matter was being considered.

Councillor G.C. Kemp declared an interest in respect of application number 2019/00459/FUL, 15 Romilly Road, Barry. The nature of the interest was that a close family member to Councillor Kemp lived in close proximity to the property in question. Councillor Kemp withdrew from the meeting while this item was being considered.

Councillor N.P. Hodges declared an interest in respect of application number 2019/00459/FUL, 15 Romilly Road, Barry. The nature of the interest was the Councillor Hodges lived four doors down from the property and his wife was a member of the Barry Town Council Planning Committee. Councillor Hodges declared a prejudicial interest and left the meeting while this matter was being considered.

Councillor Mrs. C.A. Cave declared an interest in relation to Agenda Item No. 8(ii) Tree Preservation Order No. 1, 2019 for Trees at The Herberts, Farmhouse, St. Mary Church. The nature of the interest was that a family member owned The Herberts Farmhouse. Councillor Mrs. Cave declared a prejudicial interest and took no part in the consideration of this matter.

Councillor L. Burnett declared an interest in respect of application number 2019/00280/RG3, Ysgol Bro Morgannwg, Barry. The nature of the interest was that as Cabinet Member for Education, Councillor Burnett had made media comments welcoming the development and so declared a prejudicial interest. Councillor Burnett withdrew from the meeting when this was being considered.

92 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the site visits indicated below on 29th May, 2019 be noted:

Apologies for all Site Visits were received from Councillors L. Burnett, Mrs. P. Drake, Dr. I.J. Johnson, G.C. Kemp and M.R. Wilkinson.

Apologies for Sites (b) and (c) were received from Councillors V.P. Driscoll and P.G. King.

(a) Tregolan House, Bradford Place, Penarth, CF64 1AG	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors V.P. Driscoll, S.T. Edwards, P.G. King, A.C. Parker and N.C. Thomas.
(b) Hensol Castle, Hensol Castle Park, Hensol, CF72 8JX	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards, A.C. Parker and N.C. Thomas.
(c) Opposite Hensol Villas, CCFC Training Centre, Hensol	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards, A.C. Parker and N.C. Thomas.

93 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 Building Act, 1084 as listed in Section D of the report be noted.

94 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

2013/01143/1/C D	A	Tyr Ardd, Llandough	Discharge of Condition 3- Permitted Development - For Walls, Gates, etc. Planning Ref 2013/01143/FUL. Two storey extension providing bathroom and additional kitchen area.
2014/00831/1/N MA	A	Plot 148, Heritage Gate, Llantwit Major	Non-Material Amendment - To include rear conservatory extension to Plot 148. Planning Permission Ref. 2014/00831/FUL : Construction of 149 dwellings, informal and formal open space, new means of vehicular and pedestrian access from Cowbridge Road and associated infrastructure.

2015/00572/1/N MA	A	Pen Y Bryn Barns, Llanmaes	Non Material Amendment - Amendments to wording/ trigger of conditions 10 and 12 to allow discharge following commencement. Planning permission 2015/00572/FUL [Conversion of existing barns into single dwelling (Change to Planning Permission 2012/00941/FUL granted for the conversion of the existing barns into two dwellings)].
2016/00174/1/N MA	A	142, Fontygary Road, Rhoose	Non Material Amendment - Garden wall alterations to enable cars to enter and leave the site in forward gear. Planning permission ref. 2016/00174/FUL - Conversion of existing barn to a dwelling.
2016/00433/1/C D	A	81, Brookfield Avenue, Barry	Discharge of Condition 3 Planning permission ref: 2016/00433/FUL - Two storey extension including balcony.
2017/00334/1/C D	A	4, Glan-y-Mor, Barry	Discharge of Condition 4 - Programme of Archaeological Work. Planning Permission ref. 2017/00334/FUL: Two storey extension to rear of existing property.
2017/00863/1/C D	A	Ty Twyn, Mill Road, Dinas Powys	Discharge of Condition 3 - Material Details - Permission ref: 2017/00863/FUL - Replacement of failed front garden wall with new two tiered retaining wall.

2017/01351/LBC	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.
2018/00039/LAW	R	The Coach House, Gileston Manor, Gileston Road, Gileston	Use of part of ground floor and upper floor of the Coach House building as a single dwellinghouse.
2018/00042/1/C D	A	Land adjoining Aberthin Lane, Aberthin	Discharge of Conditions 4- Landscaping Scheme, 6- Levels and 7-Drainage.
2018/00747/1/C D	A	Bargain Booze, 27, Eastgate, Cowbridge	Discharge of Condition 3 - Further details. Planning Permission ref. 2018/00747/FUL: A change of use from a vacant A1 retail unit to residential C3 use with external alterations and associated works.
2018/00747/1/N MA	A	Bargain Booze, 27, Eastgate, Cowbridge	Non Material Amendment: Vary the wording of condition 3 of Planning Ref: 2018/00747/FUL – A change of use from a vacant A1 retail unit to residential C3 use with external alterations and associated works.
2018/00757/1/C D	A	Former Lafarge Redlands Ltd. Site, Atlantic Way, Barry Docks, Barry	Discharge of Conditions 5 - Drainage Details and 8 - Ground Gas Assessment. Planning permission ref: 2018/00757/FUL: Extend existing building, installation of associated plant and machinery and other ancillary development including parking and storage.

			Provision.
2018/00757/1/N MA	A	Former Lafarge Redland Limited Site, Atlantic Way, Barry Docks, Barry	Non-Material Amendment - Variation of the wording of conditions 5 and 8 of Planning Permission ref. 2018/00757/FUL : Extend existing building, installation of associated plant and machinery and other ancillary development including parking and storage provision.
2018/00841/FUL	A	33, Wick Road, Ewenny	Two storey side and rear extension, and single storey rear extension.
2018/00909/1/N MA	A	118, Morel Street, Barry	Non-Material Amendment - Swap the two patio doors approved on original application to one 4 metre bi-fold door. Planning Permission ref. 2018/00909/FUL: Single storey rear extension, including the provision of a WC and a raised deck area.
2018/00915/1/N MA	A	Arosfa, 77, Cog Road, Sully	Demolition of garage and construction of two storey extension.
2018/00929/1/N MA	A	Hillrise, 100, Crompton Way, Ogmore By Sea	Change of the roof from the pitched tiled roof with 2 velum windows in a vaulted ceiling to a double hipped glass and aluminium framed roof with boxed guttering.
2018/00965/1/C D	A	Llwynhelig Cottage, Llwynhelig, Cowbridge	Discharge of Conditions 4 - Levels, 9 - Building Recording and 10 - Programme of Archaeological Work. Planning permission ref. 2018/00965/FUL :

			Replacement dwelling.
2018/00965/2/C D	A	Llwynhelig Cottage, Llwynhelig, Cowbridge	Discharge of Condition 3 - Material Specification. Planning permission ref: 2018/00965/FUL - Replacement dwelling.
2018/00967/1/C D	A	1 and 2, Stone House, Dyffryn	Discharge of Condition 5 - Car Parking. Planning Permission ref: 2018/00967/FUL: Conversion of two semi- detached properties into a single detached property and erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works.
2018/00967/1/N MA	A	1 and 2, Stone House, Dyffryn	Amendment to wording of Condition 6 of Planning Permission ref. 2018/00967/FUL: Conversion of two semi- detached properties into a single detached property and erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works.
2018/00967/2/C D	A	1 and 2, Stone House, Dyffryn	Discharge of Condition 7 - Drainage. Planning Permission ref. 2018/00967/FUL : Conversion of two semi- detached properties into a single detached property and erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works.

2018/00988/LBC	A	Cwrt Yr Ala House, Michaelston Le Pit, Dinas Powys	Conversion and minor alteration of existing garage into 1 no. 2 bedroom dwelling, conversion and alteration of 2 no. existing external store rooms within the Old Dairy into 1 no. bedroom and en-suite and reinstatement of missing boathouse construction atop existing stone plinth / base walls
2018/01196/FUL	A	Church Farm, Welsh St. Donats, Cowbridge	Erection of a principal dwelling for a Farm Manager.
2018/01226/FUL	A	1-3, Adenfield Way, Rhoose	Change of use from commercial to residential and construction of 1 no. detached and 2 no. semi-detached 3/4 bedroom dwellings.
2018/01358/1/C D	A	The Goods Shed, Hood Road, Innovation Quarter, Barry	Discharge of Conditions 6-CEMP, 10 - Contamination 1, 11 - Contamination 2 and 15 - Foul, Land and Surface Drainage. Details Of Planning Permission 2018/01358/FUL: Change of use, conversion and alterations to the Goods Sheds to provide a mixed use scheme comprising 11 live-work units (sui generis/ Class C3 use), restaurant (Class A3 use), technology hub/community workshop (Class A1, A2, B1 and/or D1 use) and flexible events space (Class A1, A2, A3 and/or D1 use), erection of entrepreneurial incubator business units not exceeding 68 units (converted shipping containers) (Class A1, A3, B1, D1 and/or D2 use),

			drive-thru coffee shop (Class A3), outdoor cinema (Class D2), farmers market/pop-up street food area (Class A1 and/or Class A3), children's playground (Class D2), access and servicing arrangements, car parking and associated works at The Goods Shed, Hood Road, The Innovation Quarter, Barry.
2018/01368/FUL	A	Land to rear of Westgate (East of Eagle Lane), Cowbridge	Retention and completion of development by variation of Application ref. 2016/00809/FUL including amendment to layout and addition of one car parking space.
2018/01436/FUL	R	42, Stanwell Road, Penarth	Alteration to existing lower rear dormer to provide a reduced sized dormer on the roof of the existing rear annexe.
2019/00004/FUL	A	The Croft, 17, South Road, Sully	Proposed new single and double storey extensions and loft conversion.
2019/00091/1/C D	A	Barry Dock Conservative Club, 17, Station Street, Barry	Discharge of Condition 3 - Finished Levels, 8 - Hard Landscaping, 15 - Access/Lighting/Drainage, 17 - Drainage.: Planning permission ref. 2019/00091/FUL. Proposed demolition of existing buildings and construction of 21 self-contained affordable apartments with on-site parking and amenity facilities.
2019/00107/FUL	A	Meadow View, Crossways, Cowbridge	Proposed two storey extension with balcony to front.

2019/00111/RES	A	Land to the South of Cog Road, Sully	The development of 325 new homes, new public open space, landscaping, ecological area, access points and highways infrastructure, pursuant to Outline Planning Permission 2013/01279/OUT.
2019/00134/1/N MA	A	Pebbles, 3, Weston Avenue, Sully	Non-Material Amendment - Minor window/door alterations. Planning Permission ref. 2019/00134/FUL : Enlargement to front porch, front dormers, rear dormer, single storey rear extension and balcony to rear.
2019/00136/FUL	A	19, Eastgate, Cowbridge	Demolish existing rear addition. Construct new two storey rear annex and single storey addition.
2019/00150/1/N MA	A	3, Lucas Close, Barry	Non Material Amendment - Change of the external wall material from render to facing bricks to match the existing brick. Planning permission ref. 2019/00150/FUL: Single storey rear ground floor extension.
2019/00157/FUL	A	12, Crescent Close, Cowbridge	Two storey extension to side of existing house.
2019/00182/LAW	A	3, Clive Crescent, Penarth	Use of lower ground floor flat, also known as the garden flat, as separate residential dwelling.
2019/00193/FUL	A	45, Murlande Way, Rhoose	Single storey extension to comprise dining room and entrance porch.

2019/00199/FUL	A	49 - 50, Glebe Street, Penarth	Loft conversion including rear / side dormers to provide 1 no. additional dwelling to existing development .
2019/00203/FUL	A	Pentwyn, Leckwith Road, Llandough	Alterations and extensions to Pentwyn, Llandough.
2019/00215/LAW	A	Clych Meithrin Y Bontfaen, The Broad Shoard, Cowbridge	Continued use of building as 'Cylch Meithrin' nursery school.
2019/00251/FUL	A	25, Murch Crescent, Dinas Powys	Single storey rear extension.
2019/00255/FUL	A	141, Plymouth Road, Penarth	Ground and first floor rear extensions and first floor side extension and attic conversion with rear dormer.
2019/00260/FUL	A	104, Lavernock Road, Penarth	Demolition of existing garage and dilapidated conservatory, construction of single storey rear / side extension, garage, loft conversion to include rear dormer to roof, raised terrace to rear and other external alterations.
2019/00265/FUL	A	34, Eastgate, Cowbridge	Change of use from A1, last occupied as a hairdresser, to A2, financial services retail premises, Insurance brokers.
2019/00269/FUL	A	29, Castle Avenue, Penarth	Double storey rear extension.
2019/00277/FUL	A	Cwmeldeg, Llancadle	Double garage to front of property.
2019/00282/FUL	A	Ashwood, Beach Road, Marcross	Single storey extension to create new entrance hall and living room.

2019/00284/FUL	A	Glebelands, 27, Rectory Close, Wenvoe	2 Storey side extension to replace the existing single storey side extension.
2019/00285/FUL	A	14, Plassey Street, Penarth	Extension to rear of existing property.
2019/00289/FUL	A	57, The Parade, Barry	Garage conversion with infill side extension. First floor extension. Removal of chimney.
2019/00296/FUL	A	6, Bittern Way, Penarth	Proposed two storey rear extension, single storey side extension, new first floor windows, together with alterations and garage conversion.
2019/00297/FUL	A	3, Maughan Terrace, Penarth	Proposed Ground Floor Side Kitchen Extension and First Floor Rear Study Extension (above existing ground floor kitchen).
2019/00298/FUL	A	Llanerch Vineyard, Hensol	Proposed new entrance area and covered walkway.
2019/00304/FUL	A	Tudor Lodge, Cowbridge Road, Ystradowen	Demolition of Substandard 4 bed detached dwelling with replacement upgraded 4 bed roomed detached dwelling.
2019/00305/FUL	A	18, St. Owains Crescent, Ystradowen	Demolition of dilapidated single storey rear extension and replacement with a slightly larger single storey rear extension.
2019/00308/FUL	A	17, Eastgate, Cowbridge	Rear two storey extension.
2019/00313/FUL	A	43, Cae Leon, Barry	Extension to rear of bungalow.
2019/00315/FUL	A	37, Brean Close, Sully	Two storey side extension.
2019/00316/FUL	A	140, South Road, Sully	New detached garage.

2019/00317/FUL	A	Pen Y Bryn, Llanmaes	Realignment and amendment to the track layout of the private use narrow gauge (609mm) railway approved under Planning Permission ref. 2016/00323/FUL, together with additional siding capacity to provide improved safe operation and storage capacity for rolling stock.
2019/00326/FUL	A	44, Bendrick Road, Barry	Ground floor extension to rear of property.
2019/00327/FUL	R	St. Brides Court, St. Brides Major	Proposed demolition of existing dwelling and construction of replacement two storey detached dwelling.
2019/00328/FUL	A	Ambury, Nash	Two storey extension to the East elevation.
2019/00329/FUL	A	Hendre Alcam, Wick Road, Llantwit Major	Provision of three stables (retrospective) associated yard area with field shelter and ménage (private use).
2019/00330/FUL	A	75, Redlands Road, Penarth	Proposed two storey side extension with new hipped roof.
2019/00333/FUL	A	22, Cornerswell Road, Penarth	Change of use from residential to D1 tutor centre.
2019/00336/FUL	A	16, Rhodfar Morwydd, Penarth	Extend the attic with a dormer and stairs going to the attic.
2019/00341/FUL	A	8, Old Village Road, Barry	Remove existing lean-to roof. Part demolish existing rear pitched roof. Construct new single storey side extension. Construct new first floor over existing ground floor rear lean-to.

2019/00342/FUL	R	Rythdale, 35, Station Road, Dinas Powys	Proposed double storey extension to include kitchen and living area at ground floor and bedroom and bathroom at first floor.
2019/00343/FUL	A	21, Glastonbury Road, Sully	Two storey side extension.
2019/00346/FUL	A	57, John Batchelor Way, Penarth	Proposed balcony to first floor front elevation.
2019/00348/FUL	A	13, Perclose, Dinas Powys	Replacement of a single storey attached garage with two storey side extension. Single storey rear extension and front entrance porch.
2019/00355/FUL	A	Winton, 40, Forrest Road, Penarth	Demolition and reconstruction of a new three storey house.
2019/00356/FUL	A	43, Tan Y Fron, Barry	Erection of a side extension and rear infill alteration, in conjunction with alterations and extension to existing porch.
2019/00357/CAC	A	43, Tan Y Fron, Barry	Erection of a side extension and rear infill alteration, in conjunction with alterations and extension to existing porch.
2019/00362/FUL	A	24, Elm Grove Road, Dinas Powys	Single storey rear extension, and two storey infill extension to the side return with windows added to side elevation.
2019/00363/FUL	A	Tymynydd Isaf, Grants Field, The Downs. St. Nicholas	Double storey rear extension to include kitchen and dining area at ground floor and two bedrooms at first floor.
2019/00364/FUL	A	22, Chamberlain Row, Dinas Powys	Demolition of existing rear extension and construction

			of new extension with conservatory including all associated roof works, building works, windows and external doors and buildings services.
2019/00365/FUL	A	33, Castle Avenue, Penarth	Proposals to include a two storey rear extension with Juliette balcony, single storey side extension, new entrance porch and a detached sun room in rear garden. New render and windows to existing.
2019/00367/FUL	A	18, Whitcliffe Drive, Penarth	Single storey side and rear extensions.
2019/00369/LAW	A	21, Grove Place, Penarth	Loft Conversion comprising of a full width flat roof dormer, tiled to match existing material, two Velux windows to front elevation.
2019/00371/FUL	A	18, Vale View Crescent, Llandough, Penarth	Roof works and first floor window to side elevation.
2019/00372/FUL	A	Clych Meithrin Y Bontfaen, The Broad Shoard, Cowbridge	Small extension to the front of the building.
2019/00373/FUL	A	Ty Garreg, Llangan	Glazed linked extension between existing annexe and bungalow and alterations to existing bungalow and annexe.
2019/00374/FUL	A	8, Larchwood, Wenvoe	Bespoke single storey orangery extension to the rear of the existing dwelling.
2019/00377/FUL	A	22, Nailsea Court, Sully	Demolition of existing detached garage, erection of a single storey extension.
2019/00380/FUL	A	7, Lower Morel Street, Barry	Sub-division of a dwelling to form two self-contained

			apartments and associated external alterations.
2019/00381/FUL	A	93, Wordsworth Avenue, Penarth	Demolition of flat roofed single storey extension and replacement with pitched roof rear extension. Minor alterations to existing single storey portion of the house.
2019/00382/FUL	A	14, Mountjoy Place, Penarth	Proposed single storey rear extension and internal alterations.
2019/00383/FUL	A	2, Highwalls Avenue, Dinas Powys	Single storey side/rear accessible wet-room extension.
2019/00384/FUL	A	2, Mill Park, Cowbridge	Two storey side extension with balcony, remodelling of front elevation and the erection of a garden studio.
2019/00391/FUL	A	104, Redlands Road, Penarth	Loft conversion to include hip to gable extension to side elevation plus flat roof dormer to rear.
2019/00392/FUL	A	22, St. Ambrose Close, Dinas Powys	Proposed single storey extension to front. Existing car port to be converted into habitable usage.
2019/00393/FUL	R	Cartref, Ty Draw Farm, Llantrithyd Road, Llantrithyd	Proposed part first floor roof extension.
2019/00394/LBC	R	Cartref, Ty Draw Farm, Llantrithyd Road, Llantrithyd	Proposed part first floor roof extension.

2019/00396/FUL	A	Rhyd Forge / Pont Y Rhyd, Llansannor	Extension to south elevation of existing barn/forge building. Change existing window to doorway on west elevation. Provision of hardstanding to west of barn/forge building.
2019/00397/FUL	A	60, Westward Rise, Barry	Proposed garden store to rear of garden.
2019/00399/FUL	A	16, Plas Pamir, Penarth	Proposed balcony to first floor south elevation and conversion of garage to entrance hallway.
2019/00400/LAW	A	4, Erwr-Delyn Close, Penarth	Single storey extension to replace existing conservatory and internal alterations. Conversion of existing front garage into play room, garage door to be removed and replaced with UPVC window to match existing, opening blocked up and false stone cladding replaced with render finish.
2019/00402/FUL	A	Arcadia, Port Road West, Barry	Demolish existing garage and construct replacement outbuilding, replacement dwarf wall to boundary and changes in levels.
2019/00403/FUL	A	25, Heol Leubren, Barry	Conversion of garage to habitable room. New window to front elevation in place of garage door.
2019/00409/FUL	A	19, Laburnum Way, Penarth	Proposed rear single storey and two storey extensions.
2019/00412/ADV	A	8, Romilly Buildings, The Sir Samuel Romilly, Broad Street, Barry	Two fascia signs.

2019/00413/FUL	A	Amelia Trust Farm, A4226 Sycamore Cross A48 to Whitton Mawr Cross Roads, Bonvilston	Conversion of an existing car park grass field to hard standing to provide improved access for service users and visitors with mobility issues and to prevent vehicles getting stuck in mud.
2019/00414/FUL	A	34, Marine Drive, Barry	Proposed ground floor, first floor and roof extensions. Creation of terrace and other alterations to property (revised scheme following approval 2018/00781/FUL).
2019/00415/FUL	A	9, Robin Hill, Dinas Powys	Proposed entrance porch. Proposed single storey rear extension.
2019/00416/FUL	A	Midwell, West End, Llantwit Major	Remove existing conservatory and construct new extensions to rear of dwelling to provide sun lounge, extended lounge and new bedroom.
2019/00419/FUL	A	Ewenny Garden Centre, Wick Road, Ewenny	Variation of Condition 1 of 2014/00442/FUL (Renewal of consent) for new access for existing garden centre.
2019/00422/FUL	A	Stanwell Comprehensive School, Salisbury Avenue, Penarth	The erection of a 20m long 6m high netting fence to prevent balls exiting the site.
2019/00423/FUL	A	79, Penlan Road, Llandough, Penarth	Single storey extension to rear elevation.
2019/00425/FUL	A	4, Sunnycroft Rise, Dinas Powys	Demolish existing single storey structure and construct new two storey extension to rear of dwelling. New dormer to first floor roof (to side elevation).

2019/00426/FUL	A	Gelert West, 2 St. Augustines Crescent, Penarth	Construct single storey sun room to rear.
2019/00431/FUL	A	3, Clos Y Fulfran, Barry	Proposed conservatory to rear elevation.
2019/00432/FUL	A	Lingfield, 34, Old Port Road, Wenvoe	Extension of existing detached garage.
2019/00434/FUL	A	19, Uppercliff Drive, Penarth	Change of use to C2, single storey extension and conversion of garage to residential accommodation in conjunction with this use.
2019/00441/PND	A	Barry Power Station, Sully Moors Road, Sully	The proposed demolition works will involve, but are not limited to, the following items being demolished and removed from Area A shown on attached plan 11281-0001-04: 60m high stack, gas above ground installation, turbine hall, admin. block, water treatment plans and fuel oil tanks. Built elements within Area B are not to be demolished as part of this application.
2019/00454/FUL	A	Coed Masarnen, 3, Sycamore Hill, Colwinston	Alterations to front roof form.
2019/00465/FUL	A	26, John Batchelor Way, Penarth	Proposed glass infinity balcony.
2019/00466/FUL	A	27, John Batchelor Way, Portway Marina, Penarth	Proposed glass infinity balcony.
2019/00535/PNA	A	Land off Llan Road, Marcross	Proposed steel portal frame grain store building.

95 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 decisions 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.

96 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

2019/00176/TPO	A	South of St. Cattwg Church, Llanmaes	Works to trees covered by TPO No. 1 1977.
2019/00279/TPO	A	9, Tenby Close, Dinas Powys	Work to tree covered by TPO No. 3 of 2002: Fell one Oak Tree.
2019/00312/TPO	A	The Bower House, Pen Y Lan, Cowbridge	Works to trees covered by TPO No. 20 of 2007.
2019/00339/TPO	A	Open Space, Grange Avenue – Play Area, Wenvoe	Work to Trees covered by TPO No. 4 of 1951: Remove 1 Horse Chestnut and 1 Corsican Pine.

2019/00379/TPO	A	Open Space, Grange Avenue – Play Area, Wenvoe	Work to Trees covered by TPO No. 4 of 1951: Removal of 1 Ash, 1 Corsican Pine, 1 Horse Chestnut and 1 Cherry.
2019/00404/TPO	R	27, Pwll Y Min Crescent, Peterston Super Ely	Work to Trees covered by TPO No. 2 of 1959; Removal of two mature Scots Pine trees T1 and T2.
2019/00410/TCA	A	5, Westbourne Road, Penarth	Work to trees in Penarth Conservation Area: Removal of a semi-mature Ash tree.
2019/00437/TPO	A	21, Pwll Y Min Crescent, Wyndham Park, Peterston Super Ely	Work to Trees covered by TPO No. 2, 1959: i) Monterey Cypress – Front Garden; Crown lift off garden by 2m. Remove existing bracing and install new; ii) Birch – Front Garden; Remove branch overhanging telephone line.
2019/00446/TPO	A	Cog Moor WWTW, Green Lane, Cardiff Road, Dinas Powys	Work to trees covered by TPO No. 5 of 1996: Trim back overhanging branches to allow demolition of digester tanks.
2019/00458/TCA	A	Station House, Peterston Super Ely	(A) Felling of a group of Beech trees on the Northern boundary. (B) Felling and replacement of 7 Leylandii along the Southern boundary. (C) Felling and replacement of a group of Lawson Cypress along the Eastern boundary.

2019/00477/TCA	A	22, Archer Road, Penarth	Work to tree in Penarth Conservation Area: Dismantle Sycamore in rear garden, grind stump and replant with specimen tree.
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(ii) To Confirm Tree Preservation Order No. 1 2019 for Trees at The Herberts Farmhouse, St. Mary Church –

The principal issue in relation to the report was whether the trees under consideration provided sufficient public amenity to warrant the serving of a Tree Preservation Order (TPO). The report assessed the objections received relating to the placement of a TPO on two Sycamore trees to the front of the site.

An initial site visit was carried out on 17th December, 2018 and a Tree Evaluation Method for Preservation Order (TEMPO) assessment had been undertaken for each of the trees in order to assess a contribution to visual amenity. TEMPO was a standardised method to assess if a tree merited a TPO. A further site visit was undertaken when the trees were in leaf, on 30th April, 2019.

At the time of writing of the report, the Local Planning Authority was in receipt of a full planning application on the site (Application reference 2019/00388/FUL) which could potentially cause harm to the trees. Consequently, following officer concerns that the works could result in harm to the trees, they were under consideration in the report for the confirmation of the TPO served on the site in January 2019.

The TEMPO assessment identified the condition of the trees, the retention span, its visibility to the public, as well as the level of threat to the trees, and any other factors. The TEMPO assessment for tree T1 resulted in a score of 16, meaning that the tree definitely merited a TPO. The TEMPO assessment tree T2 resulted in a score of 14, meaning that a TPO on that tree was defensible, and it could therefore be subject to a TPO.

A letter of rejection from Mr. Parker, the architect for the land owner, contained comments regarding a previous application on The Herberts Farmhouse site, which stated the reason for the objection to the TPO as being that the trees did not contribute in any way to the overall quality of the landscape in The Herberts. The Local Planning Authority did not share this view, and considered the trees to add to the important landscape character of The Herberts area and provide sufficient public amenity to warrant the confirmation of the TPO.

Whilst there was no immediate threat to the two Sycamore trees, it was noted that there was a foreseeable threat with the current planning application proposing a new double garage within close proximity to the trees, which could result in their removal or at least damage. It was therefore considered acceptable and appropriate to confirm the protection of the trees with a TPO.

It was therefore

RESOLVED – T H A T the Order be confirmed.

Reason for decision

Having regard to the Authority's response.

97 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.

2019/00007/FUL

Received on 7 January 2019

(P. 38)

APPLICANT: Mr. and 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.

DEFERRED

For further amendment to remove proposal for two-storey extension at the rear or alternatively, if the applicant is unwilling to amend further, refuse for the following reason:

By virtue of its size and proximity to neighbouring properties, the first floor extension at the rear of the property would unreasonably affect the living conditions of neighbouring houses by harmfully enclosing their outlook to an unreasonable degree and reducing the amount of natural sunlight reaching their property. The proposal is therefore contrary to Policy MD 2 of the Vale of Glamorgan Local Development Plan and the adopted Residential and Household Development Supplementary Planning Guidance.

2019/00280/RG3

Received on 12 March 2019

(P. 55)

APPLICANT: Vale of Glamorgan Council Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry, Vale of Glamorgan, CF62 8YU

AGENT: Ms. Kathryn Williams, KEW Planning, KEW House, 14 Grantham Close, Cardiff, CF5 2EX

Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry

Erection of extensions to the school for a new Sports Block with link to existing building; Design and Technology Block; new Reception Area; creation of a Plant Room; new Muga and 3G All-weather Pitch as well as external alterations to the facade treatment.

Deemed planning consent be GRANTED 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:

200 P4, 201 P4, 202 P4, 203 P4, 251 P5, 252 P5, 253 P6, 254 P6, 256 P5, 257 P2, 258 P2, 900 P17, 925 P2, 928 P2, 940 P1 and 630-3001 Rev T00.

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. Prior to their use, 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 thereafter be completed in accordance with the approved details.

Reason:

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

4. Notwithstanding the submitted plans, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any element of the development hereby approved. 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) and MD2 (Design of New Developments of the Local Development Plan.

5. 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) and MD2 (Design of New Developments) of the Local Development Plan.

6. Notwithstanding the submitted plans, the development shall not be brought into beneficial use until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site 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.

7. No part of the development hereby approved shall be brought into beneficial use (and no hard surfaces shall be laid- including the MUGA and 3G sports pitch) until 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 first beneficial use of the development and retained in perpetuity.

Reason:

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

8. The 3G pitch shall only be open for use between the following hours:

08:00 until 22:00 on Mondays to Fridays

09:00 until 17:00 on Saturdays and Sundays

and the associated flood lights shall also only be operational within those hours.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

9. Prior to their first operational use, further details of the floodlights and measures to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The lights shall thereafter only be operated in accordance with the approved details.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

10. Prior to the laying of any new hard surfaces (including the 3G pitch) an Ecological Design Strategy to conserve and enhance biodiversity must be submitted to the Local Planning Authority and approved in writing. The scheme shall include, but not exclusively limited to:

Method Statement for conserving reptiles during and after construction
Ecological enhancements
(Bat) provision of dark, vegetated flight lines,
Gaps under fences.

The development shall thereafter be carried out in accordance with the strategy and any measures/recommendation in the strategy shall be implemented and retained at all times.

Reason:

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

11. The development shall be carried out at all times in accordance with the Aecom Travel Plan: March 2019.

Reason:

In the interests of sustainable travel and to ensure compliance with Policies MD2 and MD5 of the LDP.

12. Prior to the first beneficial use of the development hereby approved, the new parking and drop off areas shall be constructed and laid out in full, and they shall be retained at all times thereafter to serve the school.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1, MS2 and MD5 of the LDP.

13. Notwithstanding the submitted plans and prior to the first beneficial use of the development hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:
1. Further details of pedestrian and cycle accesses into the school and the network of pedestrian and cycle routes/provision within the site.
 2. Further details of parking areas, circulation spaces, turning areas and laybys, including signage to direct users as to their purpose.

The development shall thereafter be implemented in accordance with the approved plans / details, prior to the first beneficial use of the development.

Reason:

In the interests of highway safety, to ensure that the development site is adequately served by facilities to encourage a range of transport modes and to ensure compliance with Policies MD2 and MD5 of the LDP.

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, MG6 – Provision of Educational Facilities, MG7 – Provision of Community Facilities, MG16 – Transport Proposals, MD2 – Design of New Development, MD5 – Development within Settlement Boundaries, MD7 – Environmental Protection and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 11, 12, 16 and 18 and the Council's Supplementary Planning Guidance on Biodiversity and Development, Parking Standards, Sustainable Development – A Developer's Guide, Travel Plans and Trees, Woodlands, Hedgerows and Development, the proposed development is considered acceptable in terms of design, impact on residential amenity, highway safety, traffic, parking, drainage, play/sport space and ecology.

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.

2019/00459/FUL

Received on 1 May 2019

(P. 83)

APPLICANT: Mr. Chris Jones, Flat 5, Kinsheron Place, 2, Pemberton Road, East Molesey, KT8 9LH

AGENT: Mr. Chris Jones, Flat 5, Kinsheron Place, 2, Pemberton Road, East Molesey, KT8 9LH

15, Romilly Road, Barry

Change of Use from C3 to C4 House of Multiple Occupation totalling 6 people.

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:

Ground floor plan received on 24 April 2019.

First floor plan received on 24 April 2019.

Second floor plan received on 24 April 2019.

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. Full details of waste / recycling storage on the site to serve the future occupiers shall be submitted to and approved in writing by the Local Planning Authority and the storage shall thereafter be provided in accordance with the approved details prior to beneficial occupation of the use hereby approved.

Reason:

In the interests of residential amenity, and to ensure compliance with the terms of Policy 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, MD2 – Design of New Development, and MD5 – Development Within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on, Residential and Householder Development (2018) and Parking Standards; and national guidance contained in Planning Policy Wales, and TAN12 – Design; it is considered that the proposal is an acceptable use in this location, that would have no significant detrimental impact to the character of the area or the amenities of neighbouring occupiers. The proposal is also considered acceptable in respect of amenity and parking provision. The proposals therefore comply with the relevant planning policies and supplementary planning guidance.

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.

98 MATTER WHICH THE CHAIRMAN HAD DECIDED WAS URGENT –

RESOLVED – T H A T the following matter which the Chairman had decided was urgent for the reason given beneath the minute heading be considered.

99 PLANNING APPLICATION NUMBER 2019/00532/FUL – HENSOL CASTLE, HENSOL CASTLE PARK, HENSOL ((HRP) –

Urgent by reason that this application would normally be determined under Delegated Powers but has been “called-in” by the Local Member. The Council has entered into a Planning Performance Agreement to ensure the application is dealt with promptly in light of the potential economic benefits it provides, and as all matters have been considered to enable a recommendation to be made, it is considered expedient to report the matter to the first available Committee to prevent unnecessary delay

2019/00532/FUL

Received on 23 May 2019

APPLICANT: Mr Stephen Leeke J H Leeke & Sons Ltd., Hensol Castle, Hensol Castle Park, Hensol, Vale of Glamorgan, CF72 8JX

AGENT: Mr Stephen Leeke J H Leeke & Sons Ltd., Hensol Castle, Hensol Castle Park, Hensol, Vale of Glamorgan, CF72 8JX

Hensol Castle, Hensol Castle Park, Hensol

Change of use of part of the approved bar / restaurant building for the hotel, for use as a gin distillery.

APPROVED subject to the following conditions:

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:

- PHC0001/DGLP3 Rev C (Location Plan);
- PHC0001/19021 Rev A (Lower Ground Floor);
- e-mail from Mr Stephen Leek to Vale of Glamorgan Council (subject: 'Hensol Castle change of use', date: 10 May 2019, time: 15:43);
- e-mail from Mr Stephen Leek to Vale of Glamorgan Council (subject: 'Hensol Castle change of use', date: 05 June 2019, time: 15:49).

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 application site (identified by the red outline on drawing 'PHC0001/DGLP3 Rev C', dated 09.05.2019) shall be used only as a gin distillery (production and storage). No other land uses, including those in use classes B2 and B8 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any piece of legislation that might replace it, are permitted. At all times, the gin distillery must be ancillary to the use of Hensol Castle as a tourism / leisure / hospitality facility.

Reason:

The application site is not a sustainable location for new, standalone employment-generating or tourism uses, and a different use of the basement might have an unacceptable effect on highway safety, traffic levels, and the living conditions of neighbours. This approach is required by policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), MD13 (Tourism and Leisure), and MD14 (New Employment Proposals) of the Vale of Glamorgan Local Development Plan 2011 – 2016 (June 2017).

4. Before the approved distillery is brought into use, details of any extraction equipment to be installed in or on the building shall be submitted to, and approved in writing by the local planning authority. These details shall show where in or on the building the equipment would be installed, and shall account for noise levels outside the building. The approved equipment shall be installed before the distillery is brought into use. The equipment shall thereafter be retained and maintained at all times in accordance with the approved details.

Reason:

To protect the character and appearance of a historic asset (Hensol Castle), and to safeguard existing public and residential amenity, in accordance with policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), and MD8 (Historic Environment) of the Vale of Glamorgan Local Development Plan 2011 – 2016 (June 2017).

5. Before the approved distillery is brought into use, details of arrangements for the disposal of any liquid waste produced by the distillery shall be submitted to, and approved in writing by, the local planning authority (LPA). The liquid waste produced by the distillery shall thereafter be disposed of in accordance with the approved details for as long as the distillery exists.

Reason:

To ensure that the approved development would not have an unacceptable impact on people, residential amenity, or the natural environment, in accordance with policy MD7 (Environmental Protection) of the Vale of Glamorgan Local Development Plan 2011 – 2016 (June 2017).

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), SP10 (Built and Natural Environment), SP11 (Tourism and Leisure), MG17 (Special Landscape Areas), MG29 (Tourism and Leisure Facilities), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), MD8 (Historic Environment), MD9 (Promoting Biodiversity), MD13 (Tourism and Leisure), and MD14 (New Employment Proposals), the LPA concludes that the development proposal is acceptable.

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.