

PLANNING COMMITTEE

Minutes of a meeting held on 25th September, 2019.

Present: Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll, 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 K.P. Mahoney and R.A. Penrose.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mrs. Amanda Davies	2018/01330/FUL – Site of Public Car Park Adjacent to the Market Place Restaurant, Cowbridge.	The applicant or their representative
Mr. Geoff Webber	2018/01330/FUL – Site of Public Car Park Adjacent to the Market Place Restaurant, Cowbridge.	The applicant or their representative
Mr. Jon Hurley	2018/01420/FUL – 561 Windsor Road, Penarth	The applicant or their representative
Ms. Jane Lorimer	2019/00765/FUL – 5 Albert Crescent, Penarth	The applicant or their representative

Councillor R.A. Penrose spoke on the following application in his capacity as Vale of Glamorgan Member for Sully, 2019/00917/FUL – 29 Clevedon Avenue, Sully.

332 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”.

333 APOLOGIES FOR ABSENCE –

These were received from Councillors L. Burnett and S.T. Edwards.

Councillor Mrs. M.R. Wilkinson gave her apologies for application 2019/00917/FUL – 29 Clevedon Avenue, Sully only as it was necessary for her to leave the meeting prior to the application being considered.

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334 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 4th September, 2019 be approved as a correct record.

335 DECLARATIONS OF INTEREST –

Councillor Mrs. C.A. Cave declared a personal interest in relation to Application No. 2018/01330/FUL – Site of Public Car Park Adjacent to the Market Place Restaurant, Cowbridge. The nature of the interest was that Councillor Cave rented an office in Cowbridge high street.

336 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the site visits held on 4th September, 2019 be noted:

Apologies for both site visits (a) and (b) were received from Councillor J.C. Bird (Chairman); Councillors Mrs. C.A. Cave, V.P. Driscoll, Dr. I.J. Johnson, G.C. Kemp and Mrs. M.R. Wilkinson.

(a) 2018/013734/FUL - Greenfield, East Street, Llantwit Major	Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards, A.C. Parker and N.C. Thomas. Also present: Councillors Mrs. S.M. Hanks and G. John
(b) 2019/00734/FUL - No. 3, Heol y Mynydd, Welsh St. Donats	Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards, A.C. Parker and N.C. Thomas.

337 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.

338 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 AND 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

2015/00163/1/C A 1, Rectory Road, Penarth D Discharge of Condition 9 - Rooflights Details, 10 - Window(s) Details, 11 - Gate Details and 12 - Roof Slate Details. Planning Ref 2015/00163/FUL: Partial demolition and rebuild of coach house to form residential unit

2016/00219/4/C A United Reformed Church, Windsor Road, Barry D Discharge of Conditions 8 - Enclosure; 10 - Hard Landscaping; 17 - Travel Plan; 18 - Cycle Parking and 19 - Lighting; : Planning permission ref. 2016/00219/FUL : Conversion and minor extension to the existing church and school buildings to create live-work units (C3), office space (B1a) and associated works

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2016/00723/2/C D	A	University Hospital Llandough, Penlan Road, Llandough	Discharge of Condition 4 - Schedule of Materials in Construction (incl. samples). Planning application reference 2016/00723/FUL: Extensions to existing building for use by Specialist Rehabilitation Services, plus observation building, and highway improvements, and landscape works
2016/01070/2/C D	A	Waterfront Retail Park, Heol Ceiniog, Barry	Discharge of Conditions 4 - Parking Circulation, 5 - Landscaping Scheme, 7 - Materials in Construction, 10 - Lighting, 11 - Plant and Extraction Details and 13 - Delivery Management Plan of planning permission reference. 2016/01070/FUL
2017/00712/1/C D	A	Disused Farm Complex, Pwll y Myn Farm, Main Avenue, Peterston Super Ely	Discharge of Condition 12 - Tree Protection Details and Condition 20 - Construction Environment Management Plan. Planning permission reference: 2017/00712/FUL : Demolition of existing stone and brick built farm building, construction of 2 two storey detached dwellings (H1 and H2), reconstruction and modification of single storey outbuildings to provide covered car parking spaces. Class B1 business accommodation, stables and workshop / domestic storage ancillary to dwelling H1, construction of single storey detached garage / domestic storage ancillary

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			to dwelling H2, formation of new residential curtilages for the two dwellings and accompanying hard and soft landscaping schemes
2017/00778/1/C D	A	Holiday Inn Express, Port Road, Rhoose	Discharge of Condition 3 - Landscaping Details. Planning permission reference 2017/00778/FUL : Replacement car parking in an alternative location
2018/00092/3/C D	A	Provincial House, Kendrick Road, Barry	Discharge of Conditions 6 (cycle and parking) and 7 (travel plan). Planning permission reference 2018/00092/FUL: Change of use and conversion of building to provide 32 affordable residential units, external alterations and associated works
2018/00246/1/N MA	A	Barry Waterfront Waterside POS in so far as it relates to the Barratt Section of South Quay Waterside	Non-Material Amendment to the layout and landscaping detail within the Waterside Public Open Space, so far as it relates to Barratt Home's parcel at South Quay, Waterside, Barry Docks. Planning Permission reference 2018/00246/RES
2018/00256/1/N MA	A	Barry Waterfront Waterside POS in so far as it relates to the Taylor Wimpey Section of South Quay Waterside	Non-Material Amendment to the layout and landscaping detail within the Waterside Public Open Space, so far as it relates to Taylor Wimpey's parcel at South Quay, Waterside, Barry Docks

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2018/00562/1/C D	A	26, Hickman Road, Penarth	Discharge of Condition 2 - Privacy Screen. Planning permission reference 2018/00562/FUL: The change of use of part of the existing building from commercial / financial services to residential accommodation with a ground floor extension to the existing building
2018/00818/1/C D	A	10, Stradling Close, Cowbridge	Discharge of Condition 3 - Materials Details. Planning Permission reference 2018/00818/FUL: Single storey side extension and front and rear Dormer extension with Juliet balconies to the rear
2018/01119/FUL	A	Site behind 34/36, High Street, Cowbridge	New dwelling in an existing parking area including the demolition of existing garage
2018/01180/FUL	R	3, Hill Terrace, Twyn Yr Odyn	Change of use of land to domestic use
2018/01226/1/C D	A	1-3, Adenfield Way, Rhoose	Discharge of Condition 9 - Construction Environment Management Plan (CEMP). Planning Permission reference. 2018/01226/FUL: Change of use from commercial to residential and construction of 1 no. detached and 2 no. semi-detached 3/4 bedroom dwellings
2018/01359/2/C D	A	Land East of the Goodsheds, Hood Road, Innovation Quarter, Barry	Discharge of Condition 5 – Materials / Samples. Planning permission ref. 2018/01359/FUL : Erection of five storey residential block to comprise 23 affordable and 19 market units with undercroft car parking & associated works

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2018/01368/1/C D	A	Land to rear of Westgate (East of Eagle Lane), Cowbridge	Discharge of Condition 16 - Noise Limit. Planning Permission reference 2018/01368/FUL: Retention and completion of development by variation of application reference 2016/00809/FUL including amendment to layout and addition of one car parking space
2019/00041/FUL	R	2, Evenlode Avenue, Penarth	Construction of four bedroom detached house with attached single garage and formation of driveway and parking
2019/00063/1/C D	A	Ewenny Priory House, Abbey Road, Ewenny	Discharge of Condition 2 - Contact and 4 - RWG Details. Planning reference 2019/00063/LBC - Porch roof structure improvements, widening and raising of porch roof gutters (behind porch parapets) and replacement of porch roof coverings. Porch rainwater goods to be replaced and (provisionally) soil vent pipe to be partly replaced and reduced in height. Render and leadwork to porch to be renewed and / or repaired like-for-like
2019/00160/FUL	A	New Broad Street Motors, Ty Verlon Industrial Estate, Barry	Change of use of part of the property from car sales (sui generis) to B8 warehousing and distribution
2019/00228/FUL	A	Llantwit Major Tennis Courts, Illtyd Avenue, Llantwit Major	Installation of LED floodlighting to Llantwit Major Tennis Courts

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2019/00249/FUL	A	34A, Tynewydd Road, Barry	Change of use from clinic D1 to residential (1 bed flat)
2019/00311/1/N MA	A	UWC Atlantic College, St. Donats Castle, East Drive, St. Donats	Non-Material Amendment to remove 'dark rustic bricks patterning' to North-East and North-West Elevations. Planning application reference 2019/00311/FUL - Variation of Conditions 2 and 7 of planning application 2018/00133/FUL
2019/00315/1/N MA	A	37, Brean Close, Sully	Non-Material Amendment - We are seeking to change the proposed first floor rear window to a glazed door with Juliet balcony. Planning permission reference 2019/00315/FUL: Two storey side extension
2019/00459/1/C D	A	15, Romilly Road, Barry	Discharge of Condition 3 - External Waste / Recycling Storage Details. Planning reference 2019/00459/FUL: Change of use from C3 to C4 house of multiple occupation totalling 6 people
2019/00461/FUL	A	Hand Car Wash, Broad Street, Barry	To position a Portacabin along the rear boundary wall at the South East corner of the site. The Portacabin to be used as an office and storage space
2019/00508/FUL	A	Land South of Weycock Cross Waste Water Treatment Works, Barry	Installation of 2 no. pipe bridges, 5.3 square metres of concrete hardstanding to be surrounded by 9.5 metres of stock proof fencing and 1 no. access

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			gate extending to a height of 1.2 metres.
2019/00566/FUL	A	Acorn Camping And Caravanning, Ham Lane South, Llantwit Major	Proposed construction of 7 self contained holiday log cabins and associated works
2019/00640/FUL	A	Robert James, 6, Glebe Street, Penarth	Change of use of Unit 1 of the building (ground and first floor) to A3 cafe use with outdoor seating (no hot food to be cooked on the premises)
2019/00644/FUL	A	St. Marys Church, Holton Road, Barry	Replacement of (largely collapsed) northern boundary wall with new fence and proposed car park
2019/00646/LBC	R	Navron, Boverton Road, Boverton	Reconstruction of the stone boundary wall of a lower height, to improve accessible car parking and safer passage for pedestrians
2019/00649/FUL	A	36, Laburnum Way, Penarth	Double storey rear extension plus all associated works
2019/00652/FUL	A	33, Hanover Court, Barry	Conversion of a two storey three bed roomed house into two separate one bed roomed flats, one flat on each floor with separate entrances
2019/00655/FUL	A	42, Purcell Road, Penarth	Rear two storey extension with new front porch
2019/00656/FUL	R	Land at Romilly Park Road, Barry	Proposed construction of 2 x 1 bed units with onsite parking
2019/00662/FUL	A	Westlands, Dimlands Road, Llantwit Major	Single storey rear extension

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2019/00663/FUL	A	22, Rhodfa Felin, Barry	Porch extension to enlarge entrance hall
2019/00669/FUL	A	6, Stacey Road, Dinas Powys	Demolition of the existing rear annex and the replacement with a new single storey utility, WC and garden room structure
2019/00674/FUL	R	16, Croffta, Dinas Powys	Detached garage
2019/00675/FUL	A	Glen Tarran, Llangan	Removal of Condition 1 of Planning reference 1977/01668/FUL
2019/00682/FUL	A	12, Whitcliffe Drive, Penarth	Alteration and extension to an existing three bedroom, two storey residential property to add a fourth bedroom over the existing garage, a new entrance lobby, extended utility and sun room and extend first floor balcony
2019/00687/FUL	A	32, Clos Yr Wylan, Barry	Convert existing garage to leisure / play room
2019/00694/FUL	A	Seawinds, 18, Fairfield Rise, Llantwit Major	Single storey extension to the side and rear, to incl. a link extension to side with access ramp. Proposed roof conversion to include two side dormers and the removal of two chimneys. Alterations to the front to include two bay windows, widening of the access to the driveway and a roof overhang to the garage
2019/00696/FUL	A	Hensol Cottage, Welsh St. Donats	Proposed stable block
2019/00698/FUL	A	5, Lord Street, Penarth	Extent decking over existing flat roof to rear of the house. Fencing would be provided on either side to allow for privacy to neighbours

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2019/00699/FUL	A	Danes Lodge, Highlight Lane, Barry	Rear single storey kitchen extension with roof terrace above
2019/00705/FUL	A	Marcross Court, Marcross	Proposed stable block
2019/00709/FUL	A	77, Enfield Drive, Barry	Single storey rear extension and conversion of garage to disabled access living accommodation
2019/00714/ADV	R	2, Denys Close, Dinas Powys	1 No. hoarding sign. Directional sign to show homes and sales centre
2019/00717/FUL	A	16, Plymouth Road, Penarth	Proposed single storey extension to the rear, material alterations and window replacement
2019/00718/FUL	A	22, Uppercliff Close, Penarth	Moving glass balustrade out to edge of existing wall from location already approved
2019/00723/FUL	A	Seaview Cottage, St Athan	Installing rooflights into rooms with either no natural light or inadequate natural light
2019/00726/FUL	A	Briscombe Cleaning Services, Cardiff Road, Barry	Proposed extension and subdivision of existing single storey retail unit (A1 use) to form one retail unit (A1 use) and one Sui Generis unit (veterinary) - Minor amendments to the elevations and introduction of 3 No. additional parking spaces
2019/00729/FUL	A	23, Clevedon Avenue, Sully	Rear / side ground floor single storey extension and side dormer extension to attic room. Proposed balcony to the rear elevation

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2019/00730/FUL	A	St. Quentins House, Castle Hill, Llanblethian	Proposed rear conservatory
2019/00732/FUL	A	4, Llwyn Passat, Penarth	Proposed balcony at first floor to front elevation
2019/00740/FUL	A	12, Upper Cosmeston Farm, Penarth	To construct a first floor side extension, to create a larger bedroom and a larger master bedroom with en-suite facilities
2019/00744/FUL	A	Sunny Bank, Cross Common Road, Dinas Powys	Construction of double garage with Dormer bedroom with balcony
2019/00745/FUL	A	2, Pinklands, Church Road, Llanblethian, Cowbridge	New single storey and two storey extension to rear and new porch to front
2019/00751/FUL	A	35, Perclose, Dinas Powys	Single storey side and rear extension
2019/00757/FUL	A	24, Mill Park, Cowbridge	Two storey extension. Alterations to lower ground floor, extension of ground floor and creation of room at first floor
2019/00758/FUL	A	5, Pembroke Terrace, Penarth	Demolition of single storey store and construction of single storey side extension to existing kitchen
2019/00764/FUL	A	23, Castle Avenue, Penarth	Proposed two storey rear extension to replace single storey conservatory with side single storey utility room extension
2019/00768/FUL	A	1, Heol Neuadd, Cogan, Penarth	Proposed single storey extension to the rear of the property
2019/00770/FUL	A	14, Gileston Road, St. Athan	Demolition of existing porch. Construction of single storey front extension

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2019/00773/FUL	R	Land at the rear of No. 27, High Street, Cowbridge	Construction of a detached building to provide office space
2019/00778/FUL	A	7, Plas Taliesin, Penarth	Proposed first floor front balcony, proposed window alterations and internal room changes
2019/00790/FUL	A	43, Glebe Street, Penarth	Proposed garage
2019/00795/FUL	A	31, The Verlands, Cowbridge	Erection of porch to front of building with pitched roof over existing flat roof
2019/00801/FUL	A	17, Penarth Portway, Penarth	Replace several current windows and French doors
2019/00809/FUL	A	69, Plymouth Road, Penarth	Replacement of current wooden sash windows on the street aspect of the property with white sliding pvc sash units
2019/00817/FUL	A	8, Plas Taliesin, Penarth	Proposed first floor front balcony and new window
2019/00828/FUL	A	Ty Dafydd, Westgate, Cowbridge	Proposed single storey side and rear extension
2019/00833/LBC	A	Cogan Railway Station, Station Approach Road, Penarth	Repairs and alterations to footbridge at Cogan Railway Station
2019/00846/LAW	A	19, Millbrook Close, Dinas Powys	Single storey rear extension
2019/00879/LAW	A	Old Cogan Hall Cottages, 2, Sully Road, Penarth	Widening patio doors at the rear of house. Existing doors are 2700mm wide, new doors will be 3700mm wide.

339 APPEALS (HRP) -

RESOLVED –

- (1) T H A T the planning appeals received following the refusal of the Council to grant planning permission as set out in Section A of the report be noted.
- (2) T H A T the enforcement appeal received as set out in Section B of the report be noted.
- (3) T H A T it be noted that no Planning Appeal decisions had been received.
- (4) T H A T it be noted that no Enforcement Appeal 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.

340 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

2019/00661/TPO	A	Stanwell Road Baptist Church, Stanwell Road, Penarth	Work to trees covered by Tree Preservation Order No. 10, 1998 - Reduce the height of 2 Yew trees by crowning
2019/00711/TPO	A	Wisteria Lodge, 7 The Mount, Dinas Powys	Work to tree covered by Tree Preservation Order No. 12 1995 - Sycamore (Acer Pseudoplatanus) - 25% crown reduction
2019/00756/TPO	A	The Firs, 6, Church Rise, Wenvoe	Work to trees covered by Tree Preservation Order No. 4 1951 - T2 Beech, T4 dead Sycamore, T5 Sycamore, T6 Sycamore

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2019/00759/TCA	A	Gweled Y Glyn, St. Hillary	Work to trees in a Conservation Area: T1- Oak - Reduce by approximately 30%
2019/00815/TCA	A	Station House, Peterston Super Ely	Work to trees in a Conservation Area - Felling and removal of overgrown Hazel in interior of garden
2019/00880/TCA	A	Laurence House, Duffryn Lane, St Nicholas	Removal to ground level of one row of Leylandii trees (G1)
2019/00916/TCA	A	Homeside House, Bradford Place, Penarth	Work to trees in Penarth Conservation Area. T1 Whitebeam, left of reception - Fell to ground level and treat stump; T2 Ash, front right hand corner - Fell to ground level; T4 Fallen sycamore, rear lawn - Cut up and remove

341 GENERAL PLANNING MATTERS (HRP) –

(i) Annual Performance Report of the Vale of Glamorgan Local Planning Authority for 2018/19 –

The Operational Manager for Planning and Building Control presented the report, the purpose of which was to apprise Members of the Planning Committee of the content of this year's Annual Performance Report (APR) which was submitted annually to Welsh Government in October.

The Officer began by drawing Member's attention to the Vale of Glamorgan Annual Performance Report which was attached at Appendix A to the papers and advised that the Council was required to submit an Annual Performance Report to Welsh Government each autumn, setting out how the Council had performed as a local Planning Authority in terms of a range of key performance indicators. The indicators covered all areas of the planning function including policy, development management, appeals, enforcement and sustainable development indicators such as Section 106 income.

The report set out the Council's performance across a range of indicators, and demonstrated how the Council compared to other local Planning Authorities in Wales during the same period (2018/19) and how the Council compared against the Welsh Government's benchmarks, where they had them. Generally, the Council was performing very well across the range of performance indicators. In

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particular the Council's performance against the policy indicators had improved in the report following the adoption of the Local Development Plan.

The Officer advised that the Council was rated 'Good' (Green) for the majority of indicators with only three indicators being graded as 'Fair' (Yellow). The Officer was also pleased to report that the Vale of Glamorgan did not have any indicators rated for 'Improvement' (Red).

The first indicator rated as fair for the Council related to the average time taken to determine all applications in days. However, the Officer highlighted that the Authority's performance of 70% was still under the Welsh average for 2018/19 which was 77%.

The second indicator rated fair related to percentage of Listed Buildings Consent applications determined within time periods required. The Vale of Glamorgan had a significant number of Listed Buildings and determined 35 Listed Buildings Consent applications in 2018/19. Given the complexities of the applications and the specialist input required from the Council's Conservation Officer, the Council deliberately focused on quality rather than speed in the determination of the applications.

The final indicator rated fair related to the percentage of Member made decisions against officer advice and the Officer advised that in 2018/19, the Council's Planning Committee made 35 planning application decisions during the year, which equated to 3% of all planning applications determined. Across Wales, 6% of all planning application decisions were made by Planning Committee. 6% of the Member made decisions went against officer advice and this compared to 9% of Member made decisions across Wales. This equated to 0.2% of all planning application decisions going against officer advice; 0.5% across Wales.

A Member then referred to page 42 of the officer's report and indicator 13; Percentage of Member made decisions against officer advice. The Member noted that the Authorities' performance was set out as a percentage however, it would be useful for members to have sight of the actual number of decisions made against officer's recommendation in comparison to the total number of planning applications made during the year.

RESOLVED – T H A T the content of the Annual Performance Report attached at Appendix A be endorsed for submission to Welsh Government in October 2019 subject to the report being amended to include additional details regarding Member decisions against officer recommendations and the number of enforcement cases and that the amended version of the report submitted to Welsh Government be circulated to Members of the Planning Committee for information.

Reason for decision

To inform Members of the Planning Committee of the content of the Annual Performance Report attached at Appendix A and to satisfy the Council's obligation to submit the APR to Welsh Government including input from the Council's Planning Committee.

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342 PLANNING APPLICATIONS (HRP) –

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

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

2018/01330/FUL Received on 16 January 2019

(p48)

APPLICANT: Mrs Amanda Davies The Exchange Cowbridge Ltd., Waterton Lodge, Colwinston, CF71 7NL

AGENT: Mr Elio Leo 35a Albert Road, Penarth, CF64 1BY, Vale of Glamorgan

Site of public car park adjacent to The Market Place Restaurant, Cowbridge

Proposed community cafe and provide a permanent covered site for the farmers' market and other events

REFUSED

1. The proposal by virtue of its siting and design (having particular regard to the shallow roof form and span of the roof), will result in a building of significant massing and impact, which would be considered out of keeping with the established building form and pattern of development of the frontages on Westgate and High Street. The proposal would therefore fail to preserve the character and appearance of the Cowbridge Conservation Area. Furthermore, the proposal is also considered to negatively impact on the setting of the adjacent Grade 2 Listed Building at The Market Place, by virtue of the proximity, height and depth of the proposed building. The development is considered to be contrary to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment); MD2 (Design Of New Development); MD5 (Development Within Settlement Boundaries); and MD8 (Historic Environment) of the Vale of Glamorgan Local Development Plan (2011 - 2026); the Cowbridge with Llanbelthian Conservation Area Appraisal and Management Plan and national guidance for development in conservation areas including Planning Policy Wales (Edition 10), Technical Advice Note 12: Design and Technical Advice Note 24: The Historic Environment.

Reason for decision

The decision to recommend refusal of 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

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Glamorgan Adopted Local Development Plan 2011-2026.

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

2018/01420/FUL Received on 31 December 2018
(p72)

APPLICANT: X-Stream Properties Limited C/o Agent

AGENT: Miss Louise Darch WYG, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

56a, Windsor Road, Penarth (Former Monty Smith Ltd)

Demolition of the former garage and erection of a 4-storey building comprising 21 residential units with undercroft parking, access arrangements, and associated works

RESOLVED – T H A T subject to the applicant first entering into a Section 106 Agreement to secure the following:

- Provide an off-site contribution of **£54,172** towards affordable housing.

APPROVED subject to the following condition(s):

1. The development shall begin no later than two years from the date of this decision.

Reason:

To ensure that development commences in a timely manner in light of viability matters and 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:

- (05) 110 A - Proposed Site Plan
- (05) 110 A Proposed Site Plan
- (05) 111 B - Proposed Lower Ground Floor Plan
- (05) 112 C - Proposed Upper Ground Floor Plan
- (05) 113 C - Proposed First Floor Plan
- (05) 114 C - Proposed Second Floor Plan
- (05) 115 C - Proposed Third Floor Plan
- (05) 116 B - Proposed Roof Plan
- (05) 117 - Proposed Section A-A and B-B
- (05) 118 B - Proposed Elevations Sheet 1 of 3
- (05) 119 B - Proposed Elevations Sheet 2 of 3
- (05) 120 A - Proposed Elevations Sheet 3 of 3

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Planning, Design & Access Statement
Transport Statement
Design Statement
Environmental Noise Assessment
Bat Roost Assessment March 2019
Ecology Addendum Note September 2016
Ecology Briefing Note August 2016

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the development hereby approved (including samples) shall be submitted to and approved in writing by the Local Planning Authority, prior to their use on site. The development shall be completed in accordance with the approved details and thereafter retained and maintained.

Reason:

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

4. Before the commencement on the construction of development, full engineering details of the widening of the lane off Railway Terrace; footway replacement from the access onto Railway Terrace (up to the junction with Windsor Road) and frontage of the site (adjacent to Windsor Road) and extensions of double yellow lines 1.5m to the north of the access on Railway Terrace, has been submitted to and approved in writing by the Local Planning Authority. The details shall also include the land within the application site, which shall be dedicated to the Highway Authority. The engineering details as approved shall be fully completed before the first beneficial use of any of the flats hereby approved.

Reason:

To ensure the means of access to the site and works within the existing adopted highway is provided in accordance with the Council's standard details for adoption and 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.

5. Notwithstanding the submitted plans, details of the exact location and specification of a street lighting column at the entrance to the lane from Railway Terrace shall be submitted to and agreed in writing with the Local

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Planning Authority. The agreed scheme of street lighting shall be implemented in full accordance with the agreed location and specifications and shall be operational prior to the first beneficial use of any of the residential units.

Reason:

In the interests of highway safety as required by Policies MD2 (Design of New Development) and SP1 (Delivering the Strategy) of the Local Development Plan.

6. The flats hereby approved shall not be occupied until the access, car parking, cycle parking and bin stores shown on drawing number 18098 (05) 111 B, have been completed in full accordance with the approved details and shall remain available for their designated use in perpetuity.

Reason:

To ensure the provision on site of parking, turning facilities and 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.

7. No works of drainage shall take place on site, until details of a scheme of foul, land and surface water drainage (to include an assessment of the potential to dispose of surface and land water by sustainable means) 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 any part 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.

8. If infiltration techniques are used in the scheme submitted in discharge of Condition 7, then the plan shall include the details of field percolation tests. Any calculations for onsite attenuation or discharge should also be included together with the details on the management of the drainage system. The approved scheme must be implemented prior to beneficial occupation and as built drawings should be submitted to the LPA for approval in writing.

Reason:

To enable a more sustainable form of drainage, and to prevent hydraulic overloading of the public sewerage system, pollution of the environment

No.

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.

9. No development should commence, including any works of demolition, until a Demolition and Construction Environment Management Plan (DCEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The DCEMP 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 demolition and construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of demolition and construction; noting there shall be no burning of waste or any other materials on site.
- ix) lighting; including the use of security lighting on site outside normal construction hours
- x) management control and mitigation of noise and vibration; including the use of generators on site outside normal construction hours
- 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
- xiv) a system for the management of complaints from local residents which will incorporate a reporting system.

The DCEMP shall also include details of the risk of asbestos containing building materials during the demolition works with appropriate surveying and removal being undertaken.

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

No.

(Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. Demolition and construction works shall only take place within the following hours of operation (to include deliveries) :

Monday – Friday 8:00 until 18:00
Saturday 8:00 until 13:00
With no Sunday or Bank Holiday working

Should there be a requirement to undertake foundation or other piling or drilling on site to accommodate on site surface water drainage or other works it is advised that these operations are restricted to:

Monday – Friday 8:30 until 17:30
Saturday and Sunday Nil

Reason:

To ensure that the amenities of neighbouring occupiers is safeguarded and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

11. The construction shall be carried out with reference to the Environmental Noise Assessment prepared by Acoustic Consultants Limited and the noise mitigation measures set out within that report to ensure that noise levels in living rooms do not exceed a maximum of 35dB with no frequency (Hz) predominant by day and noise levels in bedrooms, by night do not exceed a maximum of 30dB nor 45dBLAmax again with no frequency (Hz) predominant.

Reason:

In order to ensure that future occupants of the residential development are not affected by unacceptable levels of road noise to meet the noise impacts as set out in TAN 11 and to ensure compliance with policies MD2 and MD7 of the Local Development Plan.

12. Prior to occupation, a post development noise assessment shall be undertaken by a suitably qualified acoustician and shall be submitted for approval to the Local Planning Authority. The noise assessment shall demonstrate that sufficient noise insulation is in place to account for both airborne and impact noise, in line with the levels specified in BS 8233:2014 `Sound insulation and noise reduction for buildings - Code of Practice` and shall include any remedial action to meet the required noise insulation. None of the relevant flats hereby approved shall be occupied until the Local Planning Authority have approved the post development noise assessment and the fabric/mitigation measures within the building shall thereafter be retained at all times.

No.

Reason:

In order to ensure that future occupants of the residential development are not affected by unacceptable levels of road noise to meet the noise impacts as set out in TAN 11 to ensure compliance with policies MD2 and MD7 of the Local Development Plan.

13. Prior to the commencement of the construction of development an assessment of the nature and extent of contamination shall be 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) Code of Practice for the Investigation of Potentially Contaminated Sites 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,
 - groundwaters 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 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.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal

No.

Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason:

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

14. 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 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.

15. The remediation scheme approved by Condition 14 above 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.

No.

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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

16. 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.

17. 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

No.

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.

18. 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.

19. The recommendations made with respect to biodiversity consideration during demolition, construction and post- construction (enhancement) shall be implemented in full accordance with the Bat Roost Assessment report of March 2019 by WYG. The swift boxes shall be erected within 6 months of the completion of construction of the development or substantial occupation (whichever is the sooner). Within one month of the erection of the swift boxes a report shall be submitted to the LPA which to evidence with erection of the boxes (to include photographs to show the boxes in situ) and the swift boxes shall thereafter remain in situ for a minimum of 10 years.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity of the Local Development Plan).

20. No development (construction) 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:

No.

To ensure that the amenities of the 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.

21. Notwithstanding the submitted plans, details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) earthworks showing existing and proposed finished levels or contours;
- ii) means of enclosure and retaining structures;
- iii) other vehicle and pedestrian access and circulation areas;
- iv) hard surfacing materials;

Soft landscape works shall include planting plans; written specifications; schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant)].

Reason:

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

22. The landscaping works as approved under condition 21 which relate to soft landscaping, shall be carried out in accordance in accordance with the approved details during the first planting season immediately following completion and or occupation] of the development which ever is the sooner. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or 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) and MD2 (Design of New Developments) of the Local Development Plan.

23. Any part of the windows shown dotted (key ref 12) on the proposed elevation drawings shall be obscure glazed below 1.7m in height above the level of the floor in the room they serve, to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation. Any windows that are shown as high level shall have a minimum cill height of 1.7m above the level of the floor in the room that they serve. These windows as specified shall be retained at all times thereafter.

No.

Reason:

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

24. The amenity space hereby approved shall be completed (in respect of any areas of hard surfacing) prior to first beneficial occupation of any of the residential units.

Reason:

In the interests of amenities of future occupiers to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

25. The courtyard amenity space and the external terrace area serving Penthouse 2 shall not be brought into beneficial use until such time as the 1.8m high fence/screen and obscure glass screen have been erected on the site as detailed on the approved plans. Once erected, the privacy screens shall thereafter be retained in perpetuity.

Reason:

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

26. Notwithstanding the submitted plans, further details and sections (as appropriate) of ceramic wall louvres, glass balustrades, balcony screens, fences, Juliet balconies, railings and green walls shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to its first beneficial use and thereafter be so retained.

Reason:

To safeguard the amenities of the area and residential amenity as required by Policies MD2 (Design of New Development), and SP1 (Delivering the Strategy) 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.

No.

Having regard to Policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG7 – Provision of Community Facilities, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities and MD7 - Environmental Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Supplementary Planning Guidance relating to Residential and Householder Development, Affordable Housing, Parking Standards and Sustainable Development - A Developer's Guide and Planning Policy Wales (Edition 10) and Technical Advices Note 2 – Planning and Affordable Housing (2006), TAN Note 11 – Noise (1997), TAN 12 – Design (2016) and TAN 18 – Transport (2007), the proposed residential redevelopment of this brownfield site is considered acceptable in respect of the scale and design of the building, its impact on the character of Windsor Road and the wider character of the area, access and provision of parking, ecology and impact on the amenities of nearby residential occupiers.

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.

2019/00247/FUL Received on 2 July 2019
(p117)

APPLICANT: Mr. & Mrs. Richard Parsons 10, Stradling Close, Sully, Vale of Glamorgan, CF64 5HU

AGENT: Architect.Fitz 63, Colcot Road, Barry, Vale of Glamorgan, CF62 8HL

10, Stradling Close, Sully

Proposed first floor to existing bungalow, to include heightening of the existing ridge and the addition of a dormer to the south elevation

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:

10.s.01 To 02 Existing & Proposed Ground Floor Plan
10.S.003A and 004A Proposed Elevations and first floor plan amended
07.08.19

No.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

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

Reason:

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

Reason for decision

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

Having regard to Policy SP1 –Delivering The Strategy, Policy MD 2 – Design Of New Development and Policy MD 5 – Development Within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development and Parking Guidelines, Planning Policy Wales 10th Edition and Technical Advice Note 12- Design, the development is considered acceptable in terms of its scale, design, impact on neighbours, parking and impact on amenity space provision.

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

2019/00765/FUL Received on 12 July 2019
(p127)

APPLICANT: Miss Jane Lorimer 5, Albert Crescent, Penarth, CF64 1DA

AGENT: Mr Elio Leo Elio Leo Architects, Old Hall , High Street, Cowbridge, CF71 7AH

5, Albert Crescent, Penarth

Proposed granny apartment extension to rear garden

No.

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:

Dwg No.P.01 - Site Location Plan
Dwg No.P.03 - Proposed Site Plan
Dwg No.P.04 - Proposed Ground Floor Plan
Dwg No.P.05 - Proposed Roof Plan
Dwg No.P.06 - Proposed Elevation 1
Dwg No.P.07 - Proposed Elevation 2
Dwg No.P.08 - Proposed Elevation 3

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 annexe building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 5, Albert Crescent.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 Location of New Development and MD2 Design of New Developments of the Local Development Plan.

Reason for decision

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

Having regard to Policies SP1 – Delivering the Strategy, SP10 – Built and Natural

No.

Environment, MD2 - Design of New Development, MD5 - Development Within Settlement Boundaries and MD8 – Historic Environment, of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the Council's Supplementary Planning Guidance on the Penarth Conservation Area Appraisal and Management Plan, Planning Policy Wales 10th Edition, Technical Advice Note 12 – Design (2016) and Technical Advice Note 24 – The Historic Environment (2017), the proposal is considered acceptable in terms of its scale, design, impact on neighbours and impact on the Conservation Area.

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.

2019/00917/FUL Received on 16 August 2019

(p138)

APPLICANT: Mr. & Mrs. R. Thomas 29, Clevedon Avenue, Sully, Vale of Glamorgan, CF64 5SX

AGENT: Mr. Ben Wright B W Architectural Services Ltd, 48, Smithies Avenue, Sully, Vale of Glamorgan, CF64 5SS

29, Clevedon Avenue, Sully

The proposal is for a garden room with storage to be installed in the place of a static caravan that was being used as a shed/ for storage

APPROVED subject to the following condition(s):

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

Proposed elevations (received: 16/08/2019)

Proposed floor plan (received 16/08/2019)

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.

- (2) The development hereby approved shall only be used for purposes ancillary to the dwelling house that is 29 Clevedon Avenue, and not for any business use or as a separate dwelling.

Reason:

In order to control the nature of the use of the building, and in order to ensure compliance with Policies MD2 and MD5 of the LDP.

No.

- (3) Notwithstanding the submitted plans, within 2 months of the date of this planning permission, samples of the metal sheeting for the roof and the cladding for the external elevations, shall be submitted to the Local Planning Authority for approval. Within 4 months of the approval of samples, the development shall be completed in accordance with the approved materials, and it shall be so maintained at all times thereafter.

Reason:

In the interests of visual amenity and to ensure compliance with Policy MD2 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 Policy SP1 – Delivering the strategy, Policy MD2 - Design of New Development, and Policy MD5 - Development Within Settlement Boundaries, of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development, Parking Standards, Chapter 3 –Strategic and Spatial Choices, Chapter 6 – Distinctive and Natural Places, of Planning Policy Wales Edition 10 (2018), Technical Advice Note 12- Design, Technical advice note 14 – Coastal Planning, the development is considered acceptable in terms of its scale, design, impact on the existing dwelling house, the street scene and visual amenity.

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.