

PLANNING COMMITTEE

Minutes of a Remote meeting held on 29th September, 2021.

The Committee agenda is available [here](#).

The Meeting recording is available [here](#).

Present: Councillor J.C. Bird (Chair); Councillor B.T. Gray (Vice-Chair);
Councillors: J. Aviet, R.M. Birch, P. Drake, V.P. Driscoll, S.T. Edwards, N.P. Hodges,
 Dr. I.J. Johnson, G.C. Kemp, A.C. Parker, L.O. Rowlands, N.C. Thomas, E. Williams
 and M.R. Wilson

Name of Speaker	Planning Application No. and Location	Reason for Speaking
G. John	2020/01504/FUL – Hensol Cottage, Welsh St. Donats	The applicant or their representative

409 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 live streamed as well as recorded via the internet and this recording archived for future viewing.”

410 APOLOGY FOR ABSENCE –

This was received from Councillor C.A. Cave.

411 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 1st September, 2021 be approved as a correct record.

412 DECLARATION OF INTEREST –

The following declaration was received:

Councillor Parker	2020/01504/FUL – Hensol Cottage, Welsh St. Donats	Prejudicial interest – Councillor Parker was the architect for the original scheme. Councillor Parker withdrew
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		from the meeting for the item.
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413 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.

414 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED – T H A T the applications as outlined within the report, on pages 8 through 24, under the above delegated powers be noted.

415 APPEALS (HRP) –

RESOLVED –

(1) T H A T the appeals received following the refusal of the Council to grant planning permission as detailed 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 the Planning Appeal decision as detailed in Section C of the report be noted.

(4) T H A T it be noted that no Enforcement Appeals Decisions had been received at the time of the meeting taking place.

(5) T H A T the statistics relating to appeals for the period April 2021 – March 2022 as detailed in Section E of the report be noted.

416 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 29 through 31, as determined by the Head of Regeneration and Planning under delegated powers be noted.

417 ENFORCEMENT ACTION (HRP) –

(i) Land and Buildings at Land at Heritage Business Park, Wick Road, Llantwit Major

The report sought authorisation to issue an Enforcement Notice and a Stop Notice under Sections 172 and 183 of the Town and Country Planning Act 1990 (as amended) in respect of the use of land and buildings at Heritage Business Park for a waste wood processing operation. The principal issue considered when assessing the expediency of enforcement action in this case, was the impact that this use had on the amenity of neighbouring occupiers.

RESOLVED –

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

- (i) The cessation of all wood processing operations at the site and in the buildings, including:
 - (a) The delivery of waste materials / wood;
 - (b) The processing and chipping of waste wood;
 - (c) The drying of processed wood;
 - (d) The storage of waste and processed wood and
 - (e) The exportation of processed wood.
- (ii) The removal of all waste wood, processed wood, and equipment and machinery associated with the waste wood processing operation from the site, including the wood chipper.

(2) T H A T the Head of Legal Services be authorised to issue a Stop Notice under Section 183 of the Town and Country Planning Act 1990 (as amended), to require:

- (i) The cessation of the processing and chipping of waste wood.

(3) T H A T in the event of non-compliance with either the Enforcement Notice or the Stop Notice, authorisation is also sought to take such legal proceedings as may be required.

Reasons for decisions

(1) It appears to the Council that the above breach of planning control constituting a waste wood processing operation has occurred within the last 10 years.

(2) The waste management facility, being the waste wood processing operation, fails to protect the amenity of nearby residents, it has not been demonstrated that it can operate without resulting in an unacceptable impact on people and residential amenity and it does not safeguard existing residential amenity. Therefore, the wood processing operation fails to comply with the identified requirements of Policies SP8 - Sustainable Waste Management, MD2 – Design of New Development, MD7 – Environmental Protection and MD20 - Assessment of Waste Management Proposals, as well as the guidance contained within TAN 21 – Waste and paragraph 5.12.1 of Planning Policy Wales Edition 11.

(3) 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.

418 PLANNING APPLICATIONS (HRP) –

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.

2018/01421/OUT Received on 18 June 2021

(P. 45)

APPLICANT: Wales & West Housing Association

AGENT: Asbri Planning Ltd., Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land to the North of Heol Y Pentir, Rhose

Outline planning application for 100% affordable residential development (up to 15 units) and all associated works at land to the north of Heol Y Pentir, Rhose (all matters reserved) – AMENDED LAYOUT.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2020/01371/FUL Received on 6 November 2020
(P. 74)

APPLICANT: Hanson UK Machen Quarry, Lower Machen, Caerphilly, CF83 8YP
AGENT: Graham Jenkins SLR Consulting Limited, Fulmae House, Beignon Close, Ocean Way, Cardiff, CF24 5PB

Lithalun Quarry, Ewenny

Review of Old Mining Permissions – continuation of operations and extension of time limit until end date of 30th June, 2040 for the completion of quarrying operations.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2020/01504/FUL Received on 26 February 2021
(P. 109)

APPLICANT: Mr & Mrs Lloyd C/o Agent
AGENT: Mr Luke Grattarola Geraint John Planning Ltd, Geraint John Planning, The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Hensol Cottage, Welsh St Donats

Retrospective application to regularise the "as built" development relative to planning permission ref 2019/00696/FUL for a proposed stable block / agricultural machinery store, and associated proposed additional changes, including changes to fenestration and internal changes.

APPROVED – Subject to the conditions as contained within the report, with the reason for Condition 4, which was missing due to an administrative error, being included as below:

Reason:

To protect visual amenity, the character of the open countryside and to satisfy the requirements of SP1 Delivering the Strategy, MD1 Location of New Development and MD2 Design of New Development of the adopted Local Development Plan, The Design in the Landscape SPG and TAN 12 Design.

Reason for decision

Having regard to the content of the report and discussions at the meeting.