

No.

## PLANNING COMMITTEE

Minutes of a Remote Meeting held on 26<sup>th</sup> January, 2022.

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, C.A. Cave, 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.

Also present: Councillor J.W. Thomas.

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Richard Locke	2021/00894/FUL – Arwelfa, Wallas Barns, Wick Road, Ewenny	Objector to the application or their representative
Robert Hathaway	2021/00894/FUL – Arwelfa, Wallas Barns, Wick Road, Ewenny	Applicant or their representative
James Lawer	2021/01363/FUL – Land adjacent to 12 Oyster Bend, Sully	Applicant or their representative
Shirley Dodd-Clark	2021/00345/FUL – Gileston Manor, Gileston	Objector to the application or their representative
Geraint John	2021/00345/FUL – Gileston Manor, Gileston	Applicant or their representative

Councillor J.W. Thomas spoke on application 2021/00345/FUL – Gileston Manor, Gileston in his capacity as the Vale of Glamorgan Member for the St. Athan Ward.

### 791 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”.

### 792 APOLOGY FOR ABSENCE –

This was received from Councillor M. Wright.

No.

793 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 15<sup>th</sup> December, 2021 be approved as a correct record.

794 DECLARATIONS OF INTEREST –

Councillor J. Bird	2021/00345/FUL - Gileston Manor, Gileston Road, Gileston	Personal and Prejudicial Interest – Councillor Bird had business interests which were in competition to the nature of the business relevant to the application. He therefore withdrew from the meeting and took no part in the debate or vote.
Councillor R. Birch	2021/01095/FUL and 2021/01519/CAC – 39 Clive Place, Penarth	Personal and Prejudicial Interest – Councillor Birch had close connections to the applicant. She withdrew from the meeting and took no part in the debate or vote.
Councillor C. Cave	2021/00894/FUL - Arwelfa, Wallas Barns, Wick Road, Ewenny.	Personal and Prejudicial Interest – Councillor Cave had close connections to the applicant, so she withdrew from the meeting and took no part in the debate or vote.
Councillor A. Parker	2021/00894/FUL - Arwelfa, Wallas Barns, Wick Road, Ewenny.	Personal and Prejudicial Interest – Councillor Parker was the architect and withdrew from the meeting and took no part in the debate or vote.
Councillor N. Thomas	2021/01095/FUL and 2021/01519/CAC – 39 Clive Place, Penarth	Personal and Prejudicial Interest – Councillor Thomas had close connections to the applicant. He withdrew from the meeting and took no part in the debate or vote.
Councillor M. Wilson	2021/01095/FUL and 2021/01519/CAC – 39 Clive Place, Penarth	Personal and Prejudicial Interest – Councillor Wilson had close connections to the applicant. He therefore withdrew from the meeting and took no part in the debate or vote.

No.

795 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.

796 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 10 through 25, under the above delegated powers be noted.

797 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 it be noted that no Enforcement Appeals had been received at the time of the meeting taking place.
- (3) T H A T the Planning Appeal Decisions, as detailed in Section C of the report, be noted.
- (4) T H A T it be noted that no Enforcement Appeal 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.

798 TREES (HRP) –

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report on pages 32 to 34, as determined by the Head of Regeneration and Planning under delegated powers, be noted.

No.

799 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.

**2021/00894/FUL**

Received on 29 July 2021

(P. 35)

**APPLICANT:** Mr. and Mrs. Watson C/o Agent

**AGENT:** Mr. Andrew Parker Andrew Parker Associates, The Old Farmhouse, Trerhyngyll, Vale of Glamorgan, CF71 7TN

**Arwelfa, Wallas Barns, Wick Road, Ewenny**

Proposed new stable block, hay store and tack room including amendments to existing access.

APPROVED – Subject to the amendment of Condition 1 of the report and the addition of Conditions 5 and 6 (shown below for clarity), and the other conditions as contained within the report.

Amended Condition 1. Notwithstanding the provisions of Condition 6, the development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan submitted 3.12.21

Amended Plan: 833/P/11 - Proposed stable block

Amended Plan: 833/P/01 Rev A - Proposed site layout

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.

Additional Conditions:

Condition 5. Notwithstanding the submitted plans, full details of the location and provisions for temporary manure storage shall be submitted to and approved in writing by the Local Planning Authority. Mucked out manure shall thereafter only be stored in the approved area, which shall be provided on site in accordance with the approved details prior to the first beneficial use of the stable.

Reason:

To safeguard residential amenity as required by Policies MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

No.

Condition 6. Notwithstanding the submitted plans and prior to the commencement of the construction of the stable, a revised rear elevation drawing shall be submitted to and approved in writing by the Local Planning Authority. The stable shall thereafter only be constructed in accordance with the approved details.

Reason:

For avoidance of doubt as to the approved development and to safeguard visual amenity, as required by Policies MD2 (Design of New Development) and SP10 (Built and Natural Environment) of the Local Development Plan.

Reason for decision

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

**2021/01082/RG3** Received on 24 August 2021

(P. 52)

**APPLICANT:** Visible Services and Transport, Clive Moon, The Alps, Wenvoe, CF5 6AA

**AGENT:** Mr Athan Tzovaras 1 Callaghan Square, Cardiff, CF10 5BT

**Llanmaes, Llantwit Major**

This scheme is a Flood Alleviation Scheme for Llanmaes Village

Deemed planning consent be GRANTED 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.

**2021/01095/FUL** Received on 16 September 2021

(P. 73)

**APPLICANT:** Martin Smith and Ruba Sivagnanam 39, Clive Place, Penarth, CF64 1AW

**AGENT:** Mr Nigel Humphrey 51 Clive Place, Penarth, CF64 1AX

**39, Clive Place, Penarth**

Demolition of the existing garage and replacement with ancillary accommodation and storage

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.

No.

**2021/01519/CAC** Received on 28 October 2021

(P. 83)

**APPLICANT:** M. Smith and R. Sivagnanum 39, Clive Place, Penarth, CF64 1AW

**AGENT:** Nigel Humphrey 51, Clive Place, Penarth, CF64 1AX

**39, Clive Place, Penarth**

Demolition of the existing garage and replacement with ancillary accommodation and storage

APPROVED.

Reason for decision

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

**2021/01185/FUL** Received on 6 September 2021

(P. 91)

**APPLICANT:** Mr Gavin Rose 9, Heol Glannant, Bettws, Bridgend, CF32 8RW

**AGENT:** Mr Gavin Rose 9, Heol Glannant, Bettws, Bridgend, CF32 8RW

**Rose Paddock, adjacent to and west of Cnepyn House, Pont Sarn Lane, Peterston Super Ely**

Retention of existing timber outbuildings and other ancillary including a small caravan and lockable container

REFUSED AND AUTHORISE ENFORCEMENT ACTION

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 demolition of the timber structures, with the exception of the stable building,
  - (ii) The cessation of the use of the land for the siting of a caravan, lorry body and a football goal post and the storage of, trailers, Volkswagen car body, timber pallets and timber material.
  - (iii) The removal from the land of the caravan, lorry body, football goal post, trailers, Volkswagen car body, timber pallets and timber material.
  - (iv) The reinstatement of the land to its former condition, by the laying of topsoil and the sowing of grass seed.
  
- (2) T H A T in the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

No.

### Reasons for dual recommendation

1. The caravan, buildings and associated development and use of land represents unacceptable and unjustified development in the countryside that does not respond appropriately to the rural context and character of the immediate site and its countryside surroundings. The visual impact and the urbanising effect on the site are considered to be demonstrably harmful to the appearance and character of the immediate surroundings and the wider countryside setting. It is therefore contrary to policies MD1 (Location of New Development) and MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice in the Council's approved Supplementary Planning Guidance on Design in the Landscape and National guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12-Design.

The decision to recommend refusal of 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 MD1 (Location of New Development) and MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice in the Council's approved Supplementary Planning Guidance on Design in the Landscape and National guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12-Design, the development does not respond appropriately to the rural context and character of the immediate site and its countryside surroundings. The visual impact and the urbanising effect on the countryside are considered to be demonstrably harmful to the appearance and character of the immediate surroundings and the wider countryside setting.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

**2021/01363/FUL** Received on 28 September 2021  
(P. 109)

**APPLICANT:** Donna Ovenstone The Cwtch Caravan, Oyster Bend, Sully,  
CF64 5LW

**AGENT:** Mr Tasos Asprou Studio 2, The Coach House, Stanwell Road, Penarth,  
CF64 3EU

**Land adjacent to 12, Oyster Bend, Sully**

No.

The erection of a new two storey three bedroom dwelling.

RESOLVED – T H A T subject to the interested parties first entering into a Section 106 Legal Agreement to pay an affordable housing contribution of £27,770.40 or otherwise demonstrate the self-build exemption applies.

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.

**2020/00351/OUT** Received on 1 April 2020  
(P. 134)

**APPLICANT:** Welsh Ministers c/o Agent

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

**Land East of B4265 - Site A - Western Parcel, Llanmaes**

Outline planning permission with all matters reserved (other than existing access from Ffordd Bro Tathan) for residential development of up to 140 homes and associated development

RESOLVED –

(1) T H A T subject to the applicant first entering into a Section 106 Legal Agreement to cover the following:

- Provide and maintain in perpetuity 35% of the total number of units as affordable housing (at least 70% of which shall be social rented);
- To pay £1,165,000 (minus the cost of two dropped kerbs on Eglwys Brewis Road) as a contribution towards 'Facilities or services to meet the needs of the residents of the development in respect of education, community facilities and/or public open space'.
- The payment of the balance (between bullet point 2 above and £1,165,000) for the provision of two dropped kerbs on Eglwys Brewis Road.

(2) T H A T in the event that the development is not completed within 32 months of commencement, the trigger of a development viability review mechanism.

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.

No.

**2020/00352/OUT** Received on 1 April 2020  
(P. 194)

**APPLICANT:** Welsh Ministers c/o Agent

**AGENT:** Miss. Louise Darch WYG Planning and Environment, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

### **Land North of West Camp - Site B - Eastern Parcel, Llanmaes**

Outline planning permission with all matters reserved (other than existing access from Ffordd Bro Tathan) for residential development of up to 100 homes and associated development

RESOLVED –

(1) T H A T subject to the applicant first entering into a Section 106 Legal Agreement to cover the following:

- Provide and maintain in perpetuity 35% of the total number of units as affordable housing (at least 70% of which shall be social rented).

(2) T H A T in the event that the development is not completed within 25 months of commencement, the trigger of a development viability review mechanism.

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.

**2021/00345/FUL** Received on 4 May 2021  
(P. 257)

**APPLICANT:** Ms Lorraine Garrad-Jones, Gileston Manor, Gileston Road, Gileston, CF62 4HX

**AGENT:** Mr Geraint John Geraint John Planning Ltd, Office 16 (House 1, 2<sup>nd</sup> Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

### **Gileston Manor, Gileston Road, Gileston**

Variation of Condition 13 of Planning Permission 2018/00382/FUL relating to the use of the site only as a wedding and conference venue

APPROVED – With factual updates to be made prior to decision notice being issued and an amended Condition 13 (shown below for clarity) and subject to the other conditions as contained within the report.

Amended Condition 13:

The land and buildings within the application site shall be used only as a wedding,

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conference and event venue and for no other purpose (**including Clay Pidgeon shooting** and any other purpose in class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification). Events (over and above, and distinct from the weddings and conferences) catering for over 60 people P.270 will be ticketed and no more than 200 attendees shall be permitted on the site at any one time. Reason: To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD8 (Environmental Protection) ] of the Local Development Plan.

Reason for decision

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