

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 8 JUNE, 2022

REPORT OF THE HEAD OF REGENERATION AND PLANNING

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2020/0611/BN	A	7, Cae Rex, Llanblethian, Cowbridge, CF71 7JS	Addition of second storey (partially in a dormer style) to existing bungalow along with rear single storey extension.
2021/0921/BN	A	49, Lon Yr Eglwys, St. Brides Major. CF32 0SH	Internal alterations, 2 dormers to rear and porch to front
2022/0002/PV	AC	45, Wick Road, Ewenny, CF35 5BL	Rear and side extension
2022/0007/PO	AC	45, Clos Brenin, Pontyclun, CF72 9GA	Proposed double storey extension to the rear
2022/0008/PO	AC	15, Harrismith Road, Penylan, Cardiff, CF23 5DG	Single storey flat roof rear kitchen
2022/0009/PO	AC	43, Ty Wern Road, Rhiwbina. CF14 6AB	Demolish existing conservatory build new single storey pitch roof extension
2022/0026/RG	A W	2, The Grange, Earl Road, Penarth, CF64 3UT	Single storey extension to rear
2022/0138/BN	A	24, Mill Road, Dinas Powys. CF64 4BU	Loft conversion and general refurbishment works internally
2022/0192/BN	A	73, Cedar Way, Penarth, CF64 3PW	Rear extension and garage rebuild

2022/0201/BN	A	54, Rhodfar Morwydd, Penarth. CF64 2UD	Double storey extension to enlarge the house and internal development to adjust existing room and create new ones
2022/0206/BN	A	20, Penlan Road, Llandough, CF64 2LT	Small single storey extension
2022/0209/BN	A W	6, Wimbourne Close, Llantwit Major, CF61 1QW	Two storey extension and loft conversion
2022/0215/BN	A	51, Pantycelyn Road, Llandough, Penarth, CF64 2PF	Removal of chimney place, removal of wall between kitchen and dining room and removal of kitchen door, window and wall beneath window and replacement with French doors. Moving an internal door.
2022/0229/BN	A	Holmesdale, Cross Common Road, Dinas Powys, CF64 4TP	build side extension to property for extended living space
2022/0232/BN	A	34, Ffordd Cwm Cidi, Barry, CF62 6LJ	Knock through
2022/0233/BN	A	37, Fontygary Road, Rhoose, CF62 3DS	Reroof and sun tunnel
2022/0234/BN	A	25, Clisson Close, Cowbridge, CF71 7FP	Single storey extension to kitchen
2022/0235/BN	A	7, The Grove, Barry, CF62 6RD	Knock through
2022/0236/BN	A	17, Harriet Street, Cogan, Penarth, CF64 2JY	Dormer loft conversion and internal alterations
2022/0237/BN	A	19, Croffta, Dinas Powys, CF64 4UN	Disabled adaptation works to the Bathroom
2022/0238/BN	A	HSBC, 85 Holton Road, Barry, CF63 4HG	Replace glazing pane to shopfront and remove all fixtures and fittings.
2022/0239/BN	A	2, Glascoed Cottages, Sully Road, Penarth, CF64 2TQ	Conversion and extension of existing outbuilding (no sleeping accommodation)

2022/0240/BN	A	19, Clos Y Wiwer, Llantwit Major, CF61 2SG	Knock through
2022/0241/BR	AC	10, Plas Gwernen, Barry, CF63 1AR	Extension on top of garage
2022/0242/BR	AC	Lower House Farm, Rhoose Road, Rhoose, CF62 3EP	Alterations to existing house
2022/0244/BN	A	98, South Road, Sully, CF64 5SN	Single storey side and rear extension
2022/0245/BN	A	Old Post Inn, Bonvilston, CF5 6TQ	Replace the roof, new windows and doors, refurbishment of the external walls and new electrics
2022/0246/BN	A	2, Hellas Drive, Barry, CF62 8AW	Refurbishment of existing conservatory
2022/0247/BN	A	Glebe Farm, St Andrews Major, Dinas Powys, CF64 4HD	Upgrade existing cesspit to Klargester BB Biodisc Gravity discharge tank
2022/0248/BN	A	18, Fairfield Rise, Llantwit Major, CF61 2XG	Re roof
2022/0249/BN	A	1, Cwrt Dyfed, Barry, CF63 1DZ	Single storey side extension, first floor extension over existing garage, and replacement porch canopy.
2022/0250/BN	A W	24, Wordsworth Avenue, Penarth, CF64 2RL	Demolition of existing garage and construction of two storey rear extension, single storey side extension and loft conversion.
2022/0251/BR	AC	15, Millbrook Close, Dinas Powys, CF64 4DD	Internal Structural Alterations
2022/0252/BN	A	41, Cae Canol, Penarth, CF64 3RL	Single storey extension.
2022/0254/BN	A W	32, Maes Y Gwenyn, Rhoose, CF62 3LA	Single storey rear extension

2022/0256/BR	AC	Brynglas, St Andrews Road, Dinas Powys, CF64 4AT	Small Kitchen side and rear extension and internal remodelling
2022/0257/BN	A	Hillside, St Mary Church, Cowbridge, CF71 7LT	Garage conversion
2022/0258/BN	A	95, Dobbins Road, Barry, CF63 2NP	Single storey extension over garage less than 10m2
2022/0259/BR	AC	Belle Vue Park, Albert Crescent, Penarth	Construction of new shared use community building
2022/0260/BN	A	53, Hillside Drive, Cowbridge, CF71 7EA	Installation of bi fold doors
2022/0261/BR	AC	14, Tair Onen, St Hilary, Cowbridge, CF71 7UA	Single storey extension
2022/0262/BR	AC	5, Meadow View Court, Sully. CF64 5AY	3 Storey extension
2022/0265/BN	A	Lane End, Michaelston Le Pit. CF64 4HE	Two storey extension to main house and single storey garden room extension and separate plant room and garage
2022/0266/BR	AC	Ground Floor Flat, 11, Westbourne Road, Penarth. CF64 3HA	Replacement of dilapidated single storey rear kitchen annexe
2022/0267/BN	A	40, Britway Road, Dinas Powys, CF64 4AF	Replacement tiled roof to conservatory
2022/0268/BN	A W	42, Grange Gardens, Llantwit Major, CF61 2XB	Single storey side extension
2022/0269/BN	A	10, White House, Barry, CF62 6FB	Single storey extension to rear
2022/0270/BN	A	39, Cwm Barry Way, Barry, CF62 6LA	Dormer loft conversion
2022/0271/BN	A	Sealands Farm, St Brides Major, CF32 0RR	Conversion of three barns into holiday lets
2022/0272/BN	A	19, Clive Place, Penarth. CF64 1AU	Single storey extension to rear and side of Victoria semi. Removal of chimney breast (retaining stack above roof level)

2022/0274/BN	A	50, Fairfield Road, Penarth, CF64 2SL	Single storey extension to rear of property. Removal of single skin load bearing internal wall and install steel beam
2022/0275/BN	A	7, Somerset View, Ogmore By Sea. CF32 0PP	Rebuilding of front parapet wall including installation of new stainless steel lintel over existing window. Installation of glass guarding to roof terrace on front elevation, re roof and cladding to the existing building
2022/0276/BN	A	52, Romilly Road, Barry, CF62 6LF	Deck on top of existing garage
2022/0277/BR	AC	Eastdown Farm Cottage, St Hilary, Cowbridge, CF71 7DP	Extension and link block to create additional living accommodation
2022/0278/BN	A	17, Sully Terrace, Penarth, CF64 3DS	Ground floor rear extension, rear roof dormer, internal alterations including removal of living room wall and insertion of RSJ. Lowering of internal ceiling to first floor to allow for loft room
2022/0279/BN	A	21, Highwalls Road, Dinas Powys, CF64 4AJ	Demolish single storey extension and construction two storey extension
2022/0281/BN	A	19, Sully Terrace, Penarth, CF64 3DS	Internal ground floor alterations. Rear dormer extension
2022/0282/BN	A	Aldbourn House, 1, Cotterell Drive, Bonvilston, CF5 6TY	Renewal of thermal element
2022/0283/BR	AC	Badgers Hollow, Graig Penllyn, Cowbridge, CF71 7RT	Proposed single storey extension
2022/0284/BN	A	15, Berkley Drive, Penarth, CF64 3DW	Single storey extension to enlarge kitchen dining / area, knock through and new WC to ground floor

2022/0285/BN	A	6, Tair Gwaun, Penarth, CF64 3RG	Single storey flat roof extension
2022/0286/BN	A	35C, Albert Road, Penarth, CF64 1BY	Converting shop to habitable space (not a new dwelling)
2022/0288/BN	A	153, Pontypridd Road, Barry, CF62 7LW	Knock through
2022/0289/BN	A	29-34 Station Road, Rhoose, Barry, CF62 3EY	EWI and re roof
2022/0290/BN	A	21-27, Lougher Place, St Athan, CF62 4PW	EWI and flat roof covering
2022/0291/BN	A	37-43 Lougher Place, St Athan, CF62 4PW	EWI and flat roof
2022/0292/BN	A	45-51, Lougher Place, St Athan, CF62 4PW	EWI and flat roof
2022/0293/BN	A	53-59, Lougher Place, St Athan, CF62 4PW	Loft insulation, EWI and flat roof
2022/0294/BN	A	10-12, Wimborne Crescent, Sully, CF64 5SR	EWI, loft insulation, windows and flat roof
2022/0295/BN	A	27-29, Wimborne Crescent, Sully, CF64 5SR	EWI, loft insulation and windows
2022/0296/BN	A	19-25, Wimborne Crescent, Sully, CF64 5SR	Re roof and loft insulation
2022/0297/BN	A	1-10, Loveluck Court, Spitzkop, Llantwit Major, CF61 1UY	EWI
2022/0298/BN	A	16-27, Cae Stumpie, Cowbridge, CF71 7DL	Loft insulation and EWI
2022/0299/BN	A	5-11, Sir Ivor Place, Dinas Powys, CF64 4QZ	Re roof, roof insulation and EWI
2022/0300/BN	A	15-21, Porth-y-green Close, Llanblethian, Cowbridge, CF71 7JR	EWI and, flat roof covering
2022/0301/BN	A	34-40, Torbay Terrace, Rhoose, CF62 3HA	Re roof, EWI and windows
2022/0302/BN	A	46-48, Torbay Terrace, Rhoose, CF62 3HA	Re roof, EWI and flat roof windows

2022/0303/BN	A	8-14, Rhoose Road, Rhoose, CF62 3EP	Re roof, Windows and EWI
2022/0304/BN	A	35-39, Crawshay Drive, Boverton, Llantwit Major, CF61 2LH	Re-roof, flat roof, EWI and windows
2022/0305/BN	A	39-45, Plas Essyllt, Dinas Powys, CF64 4QS	Re-roof and EWI
2022/0306/BN	A	Pwll Y Wrach Cottage, Colwinston, Cowbridge, CF71 7NJ	Renovation of cottage within curtilage of Grade 2 listed property
2022/0307/BN	A	98, Dochdwy Road, Llandough, CF64 2PE	Two rooms into one
2022/0308/BR	AC	Stanwell Comprehensive School, Salisbury Avenue, Penarth, CF64 2XL	Minor alterations to first floor offices
2022/0309/BR	AC	7, Nyth Yr Eos, Rhoose, CF62 3LG	First floor single storey extension to form new bedroom and balcony
2022/0310/BN	A	Vale House, Penllyn, Cowbridge, CF71 7RQ	Two knock throughs, remove balcony, replace sliding door, remove utility window/door/kitchen and brick up doors to window
2022/0312/BR	AC	Barry Island Junior and Infant School, Clive Road, Barry, CF62 5UZ	Wooden cabin for outdoor learning area
2022/0313/BN	A	13, Earl Road, Penarth, CF64 3UN	Re roof
2022/0314/BN	A	10 Caer Odyn, Dinas Powys, CF64 4UF	Knock through
2022/0316/BR	AC	26, Nailsea Court, Sully, CF64 5SQ	Single storey front extension, internal alterations including new staircase, replacement windows, first floor ensuite. Removal of chimney stack
2022/0317/BN	A	1 Clos Yr Onnen, Llantwit Major, CF61 1TT	Two rooms into one
2022/0318/BR	AC	Whitewebbs, Penllyn, Cowbridge, CF71 7RQ	New front porch

2022/0319/BN	A	1-4, Caernarvon Gardens, Barry, CF62 9XJ	EWI, flat roof works for balcony and balcony door replacement
2022/0320/BN	A	5-8, Caernarvon Gardens, Barry, CF62 9XJ	EWI, flat roof works for balcony and balcony door replacement
2022/0321/BN	A	13-16, Caernarvon Gardens, Barry, CF62 9XJ	EWI, flat roof works for balcony and balcony door replacement
2022/0322/BN	A	17-20, Caernarvon Gardens, Barry, CF62 9XL	EWI, flat roof works for balcony and balcony door
2022/0323/BN	A	21-24, Caernarvon Gardens, Barry, CF62 9XJ	EWI, flat roof works for balcony and balcony door
2022/0324/BN	A	25-28, Caernarvon Gardens, Barry, CF62 9XJ	EWI, flat roof works for balcony and balcony door
2022/0325/BN	A	29-32, Caernarvon Gardens, Barry, CF62 9XL	EWI, flat roof works for balcony and balcony door
2022/0326/BN	A	12-18, Glanmor Crescent, Barry, CF62 7JB	EWI
2022/0327/BN	A	20-26, Glanmor Crescent, Barry, CF62 7JB	EWI
2022/0328/BN	A	28-34, Glanmor Crescent, Barry, CF62 7JB	EWI
2022/0329/BN	A	36-42, Glanmor Crescent, Barry, CF62 7JB	EWI
2022/0330/BN	A	1-4, Parkland Walk, Barry, CF62 6LL	Re-roof, EWl, flat roof works for balcony and balcony door replacement
2022/0331/BN	A	5-8, Parkland Walk, Barry, CF62 6LL	Re-roof, EWl, flat roof works for balcony and balcony door replacement
2022/0332/BN	A	9-12, Parkland Walk, Barry, CF62 6LL	Re-roof, EWl, flat roof works for balcony and balcony door replacement
2022/0333/BN	A	13-16, Parkland Walk, Barry, CF62 6LL	Re-roof, EWl, flat roof works for balcony and balcony door replacement

2022/0334/BN	A	17-20, Parkland Walk, Barry, CF62 6LL	Re-roof, EWI, flat roof works for balcony and balcony door replacement
2022/0335/BN	A	21-24, Parkland Walk, Barry, CF62 6LL	Re-roof, EWI, flat roof works for balcony and balcony door replacement
2022/0336/BN	A	25-28, Parkland Walk, Barry, CF62 6LL	Re-roof, EWI, flat roof works for balcony and balcony door replacement
2022/0337/BN	A	29-32, Parkland Walk, Barry, CF62 6LL	Re-roof, EWI, flat roof works for balcony and balcony door replacement
2022/0338/BN	A	33-36, Parkland Walk, Barry, CF62 6LL	Re-roof, EWI, flat roof works for balcony and balcony door replacement
2022/0340/BR	AC	National Police Air Service, Batslays, Bro Tathan South, St. Athan, CF62 4AG	Single storey operations office extension and refurbishment works
2022/0341/BN	A	18, Robinswood Close, Penarth. CF64 3JG	Replacement of existing roof
2022/0342/BN	A	46, Heol Collen, Culverhouse Cross. CF5 5TX	Single storey extension to rear
2022/0343/BN	A	24, Somerset View, Ogmere By Sea, CF32 0PP	Removal of two load bearing walls
2022/0344/BN	A	10, Wordsworth Avenue, Penarth, CF64 2RL	Loft conversion, change of hipped roof to gable as well as full rear dormer
2022/0350/BN	A	1, Porlock Close, Ogmere By Sea, CF32 0QE	Single storey extension and part garage conversion
2022/0352/BN	A	8, West Terrace, Penarth, CF64 2TX	Loft conversion with dormer

(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2022/0219/BN	R	4, Blyth Close, Barry. CF62 9HG	Dormer loft conversion with Juliette balcony
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2022/0230/BN	R	9, Nantlais, Corntown, CF35 5SA	Garage conversion
2022/0253/BN	R	40, Ceri Road, Rhoose, CF62 3HF	Wrap around extension single front and rear and double side extension
2022/0263/BN	R	Beudyr Bwythyn, Llanquian Road, Aberthin. CF71 7HE	Proposed single storey extension and internal alterations
2022/0264/BN	R	Ty Bugail, Monknash. CF71 7QQ	Proposed alterations and extension to existing property to provide specialist medical facilities
2022/0280/BN	R	24, Britten Road, Penarth, CF64 3QJ	Re roof
2022/0311/BN	R	26, Cwrt y Vil Road, Penarth, CF64 3HP	Single storey rear extension, loft conversion, new garden room plus associated works

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2022/0058/AI	A	Cardiff and Vale NHS Trust, University Hospital Llandough, Penlan Road, Llandough. CF64 2XX	Installation of a new sub- station and associated work
2022/0059/AI	A	13, Eastgate, Cowbridge, CF71 7EL	Single storey rear orangery extension with GRP roof
2022/0060/AI	A	4, Plover Way, Penarth, CF64 5FU	Construction of single storey rear extension including a Warm Roof System
2022/0061/AI	A	Stanford Cottage, Bonvilston. CF5 6TQ	Replacement of existing conservatory roof with a Warm Roof System (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2022/0062/AI	A	85, Holton Road, Barry, CF63 4HG	Relocation – Fit Out

2022/0063/AI	C	74, Clos Yr Wylan, Barry, CF62 5DB	Construction of single storey side extension including a Warm Roof System
2022/0064/AI	A	10, Sherbourne Close, Barry, CF62 8AQ	Garage conversion with elevated flat roof and window/door installation
2022/0065/AI	A	1, Wharton Close, Rhoose, CF62 3EG	Single storey rear extension
2022/0066/AI	A	12, Countess Place, Penarth. CF64 3UJ	Hip to gable flat roof dormer loft conversion with ensuite
2022/0067/AI	A	Land of Porthkerry Road, Rhoose. CF62 3BT	380 new residential dwellings
2022/0068/AI	A	8, Bradenham Place, Penarth. CF64 2AG	Change of use from dwelling to Day Nursery with single storey side and rear extension, internal structural alterations and refurbishment (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2022/0069/AI	A	1, Blaen Dewi, Wick, Cowbridge, CF71 7QG	Single storey side and rear extension
2022/0070/AI	A	44, Rhodfar Morwydd, Penarth, CF64 2UD	Garage conversion
2022/0071/AI	A	23, Seaview Place, Llantwit Major, CF61 1TF	Two storey rear extension
2022/0072/FUL	A	5, Eagle Road, St Athan, CF62 4NR	Single storey front and single storey rear extension
2022/0073/AI	A	103, St David's Crescent, Penarth, CF64 3NA	Upgrade of thermal element (walls and roof) to existing porch and utility area, new insulation and boarding to loft floor and enlarge existing loft access hatch
2022/0074/AI	A	12, Fulmar Close, Penarth, CF64 5FE	Single storey ground floor extension to two storey property

2022/0075/AI	A	Millands Farm, Llanmaes, Llantwit Major, CF61 2XR	130 residential unit(s)
2022/0076/AI	A	Doghill Farm, Dyffryn, CF5 6SU	New detached dwelling
2022/0077/AI	R	National Police Air Service, Batslays, Bro Tathan South, St Athan, CF62 4AG	Single storey modular extension to the North-East elevation of the existing building including refurbishment works
2022/0078/AI	A	Tusker Coach House, Main Road, Ogmore By Sea, CF32 0PW	Single story side extension and entrance lobby consisting of a warm flat roof
2022/0079/AI	A	127, Minehead Avenue, Sully, CF64 5TL	Replacement of existing conservatory roof with a Warm Roof System
2022/0080/AI	A	132, Fontygary Road, Rhoose, CF62 3DU	Ground and first floor extensions including internal alterations
2022/0081/AI	A	Cei'r Dwyrain, Barry, CF62 5EA	36 residential unit(s)
2022/0082/AI	A	36, Castle Street, Barry, CF62 6JR	Formation of a structural opening to accommodate installation of a lift
2022/0083/AI	A	18, Hywel Crescent, Barry, CF63 1DL	Single storey rear extension
2022/0084/AI	A	South Wales Equine Vets, Duffryn Bach, Clawddcoch, CF71 7UP	Internal alterations and refurbishment to ground and first floor of existing Equine unit, including the fit out of the adjacent newly created shell unit formed by the landlord.
2022/0085/AI	A	35, Uplands Crescent, Llandough, CF64 2PR	Construction of a single storey rear extension to existing dwelling plus upgrading of existing loft insulation and loft floor structure
2022/0086/AI	A	26B, Heol Y Fro, Llantwit Major. CF61 2SA	Replacement of existing conservatory roof with a Warm Roof System (works to incorporate material

2022/0087/AI A 6, Buttrills Road, Barry.
CF62 8EF

alterations to structure,
controlled services, fittings
and thermal elements)

Single storey rear
extension (works to
incorporate material
alterations to structure,
controlled services, fittings
and thermal elements)

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 8 JUNE, 2022

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

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

2014/00229/3/N MA	A	Land at Barry Waterfront adjacent to Dock No. 1, Barry	Non material Amendment - Variation of Condition 20 as per cover letter. Planning approval 2014/00229/EAO - Discharge of Condition 44 Deletion of Conditions 1 and 2, Variation of Conditions 3, 5, 19 and 20 of 2009/00946/OUT for the development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1), community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle
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			access, including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision
2018/00123/1/N MA	A	2, Waycock Road, Barry	Non Material Amendment - Proposed roller shutter door to rear of garage omission of side door to garage. Extension to front of garage (area approved as covered area with ramp and posts to front of garage). Planning approval 2018/00123/FUL - Repositioning and resizing of detached garage as approved 2011/00972/FUL
2019/01385/1/N MA	A	Land off Cory Way, East Quay, Barry Waterfront, Barry	Non Material Amendment - Amend the wording of Condition 1 of RM ref. no. 2019/01385/RES, to enable the Affordable Housing Layout Plan and Materials Strategy Plan to be substituted. Planning approval 2019/01385/RES - Reserved matters submission for 56 dwellings at East Quay, Barry Waterfront (2009/00946/OUT)
2020/01419/FUL	A	53, Eastgate, Cowbridge	Proposed conversion of offices into 4 No. flats with proposed single storey rear extension, Juliet balcony and alteration works
2021/00676/1/N MA	A	2, Cae Gwyn, Penarth	Non Material Amendment - Reduce size of extension with new decking veranda / steps retained - to omit glazed gable frontage. Planning approval

			2021/00676/FUL - Extend to rear of dwelling, new kitchen/breakfast room with decking veranda / steps
2021/00684/LAW	A	17, Court Close, Aberthin	Create split level garden, relocate garden shed to left corner and summer house to right corner. Install rear post and rail with feather edge fence for added security along boundary with adjoining field
2021/01103/1/N MA	A	291, Gladstone Road, Barry	Non Material Amendment - Introduction of piers between approved fenestration. Planning approval 2021/01103/FUL - Demolition of existing rear flat roof structure. Proposed single storey rear extension(s) with hip to gable roof extension and alterations to fenestration design and all associated external works
2021/01140/FUL	A	3, Old Barry Road, Penarth	Variation of Condition 2 (Approved Plans and Documents) of Planning Permission 2018/01416/FUL: Erection of 2no. three storey side extensions, change of use to 5no. new dwellings and associated groundworks
2021/01208/FUL	A	2, Hayes Cottage, Methodist Lane, Llantwit Major	Proposed alterations and two storey extension with Juliet balcony to existing cottage
2021/01210/FUL	A	Ty Bugail, Monknash	Proposed alterations and two storey extensions with Juliet balcony to existing dwelling to provide specialist medical facilities

2021/01294/RES	A	East Quay, Barry Waterfront, Barry	Amended proposal: Variation of condition 1 and removal of Conditions 8 and 9 of Planning Permission 2019/01393/RES: Residential development for 58 units, together with single retail unit and all associated engineering works
2021/01353/FUL	R	30, Evenlode Avenue, Penarth	Two storey side extension. Enlarged dormer to side elevation, 1.5 storey double garage with a single storey rear extension and enlarged balcony to the front elevation
2021/01427/FUL	A	Y Rhodfa, Barry	Proposed temporary sales area in relation to the new Taylor Wimpey Residential Development at East Quay, Barry Waterfront
2021/01486/FUL	A	Hafod, 34, Robinswood Crescent, Penarth	Proposed ground floor extension to garage / front entrance hall; conversion of existing garage with first floor extension above forming new bedroom
2021/01491/FUL	A	The Gallery, 2, Broad Street, Barry	Change of use to enable weddings to be held at the venue. The use will also allow ceremonies to be held out in the rear garden. The music associated with the weddings will only be played on the ground floor
2021/01558/FUL	A	12, Llanmaes Road, Llantwit Major	Four detached bungalows with car parking served off private driveway
2021/01633/OBS	P	Pioneer, Talygarn, Pontyclun, Rhondda Cynon Taf	Proposed aggregates Recycling Facility

2021/01641/FUL	A	11, St. Teilo Close, Dinas Powys	Double storey side and single storey rear extension and separate single storey detached garage with retaining wall
2021/01669/FUL	A	23, Berkley Drive, Penarth	Proposed first floor extension over existing single storey extension to side, change tile cladding to Cedar Weatherboard cladding
2021/01682/LBC	A	Albert Primary School and Nursery, Albert Road, Penarth	The existing western boundary random stone wall to be taken down, as structurally inadequate, and rebuilt to match the existing structure, possibly at a reduced height
2021/01684/FUL	A	Sheriton, Cross Common Road, Dinas Powys	Single storey extension to front of property (previously approved but not built within five years)
2021/01691/FUL	A	30, Eagle Road, St. Athan	Single storey extension to rear of property to create kitchen and dining area
2021/01737/FUL	A	38, Eagleswell Road, Boverton	One storey extension
2021/01747/FUL	A	81, Arlington Road, Sully	Proposed extension to existing garage complete with dropped kerb (unclassified road)
2021/01783/FUL	A	Slab 5, Rotary Zone, Bro Tathan, Llantwit Road, St. Athan	Construction of a hangar building for employment uses and taxiway extension, with all associated works
2021/01795/FUL	A	5, Flanders Meadow, Llantwit Major	Proposed demolition and rebuild of existing extensions and alterations to roof and fenestration

2021/01796/FUL	A	35, High Street, Cowbridge	The proposed development involves the change of use of the ground floor level from class A1 (dry cleaners) to A3 (food & drink) and the change of use of part of the pavement to allow for the installation of an outdoor seating area, along with associated works.
2021/01797/LBC	A	35, High Street, Cowbridge	The proposed development involves the change of use of the ground floor level from class A1 (dry cleaners) to A3 (food & drink) and associated works.
2022/00013/FUL	A	20, Caynham Avenue, Penarth	The proposal is for a rear ground floor extension, to attach at the base of the existing lean-to roof
2022/00019/FUL	A	White Gate Lodge, A48, St. Nicholas	Double storey extension and extension of annex
2022/00025/FUL	R	The Park PH, Park Crescent, Barry	Erection of a timber framed shelter in existing beer garden; installation of some fixed seating beneath shelter; construction of timber bin enclosure; forming of new door end gable
2022/00026/FUL	A	19, Lakeside, Barry	The provision of two parking spaces at the front left of the curtilage of the property with new adjacent path
2022/00032/LBC	A	The Old School, Llysworney, Cowbridge	Replacement of windows with new like for like wooden windows including 4/6/4 slim spec low sight line, double glazed units

2022/00041/FUL	R	19, Canon Walk, Llandough, Penarth	Construction of new single garage with single storey and flat roof to the side of property
2022/00045/FUL	A	Sunny Bank, Cross Common Road, Dinas Powys	Construction of pre-fab double garage
2022/00051/FUL	A	9, Walston Road, Wenvoe	Extension to the existing property on one side of the house
2022/00056/FUL	A	Ysgubor Ty To Maen, Llancarfan	Demolition of existing conservatory and construction of rear single storey extension including replacement of all existing doors and windows
2022/00060/FUL	A	3, Harbour View Cottages, Northcliffe Drive, Penarth	Variation of Condition 2 of Planning Approval 2020/00702/FUL: Amendment to basement footprint and roof covering
2022/00071/FUL	A	100, Stanwell Road, Penarth	To replace the original single glazed timber windows in two rooms at the front of the house with new double glazed windows in an identical design
2022/00075/FUL	A	White Lion Hotel, Cowbridge Road, Ystradowen	Construction of further bedroom accommodation with parking plus re-arrangement of existing car parking
2022/00078/FUL	A	5, Badgers Brook Close, Ystradowen	Erection of a single storey rear extension with a window seat and side doors
2022/00080/FUL	A	104, Redlands Road, Penarth	Single storey side and rear extension plus associated works

2022/00085/FUL	A	45, Boverton Brook, Boverton, Llantwit Major	Existing master bedroom window to be replaced with double doors and Juliette balcony with half window either side of door
2022/00094/FUL	A	11, Ceiriog Close, Penarth	Single storey rear extension
2022/00095/FUL	A	7, Dunraven Street, Barry	Proposed loft conversion with rear dormers and rooflights to front of property
2022/00096/FUL	A	Llanfrynach Farm, Llanfâl Lane, Cowbridge	Replacement above earth banked nutrient store to comply with Environmental Permitting Regulations and SSAFO Regulations, and proposed Welsh Agricultural Pollution Regulations
2022/00097/FUL	A	Llanfrynach Farm, Cowbridge	Proposed Silage Clamp to comply with Environmental Permitting Regulations and SSAFO Regulations, and proposed Welsh Agricultural Pollution Regulations
2022/00099/FUL	A	The Old Post Office, Rock Road, St Athan	Change of Use from A3 coffee shop/tea room to a shop offering food and drink home delivery service with restricted hot food takeaway (Sui Generis/Use Class A3)
2022/00101/FUL	A	311, Gladstone Road, Barry	Single storey rear extension incorporating enlarged dining room, shower and utility rooms
2022/00102/FUL	A	The Vines, Llanbethery	Variation of Condition 1 of Planning Approvals 2012/00776/FUL and 2017/00115/FUL - To extend 5 year time limit: Erection of 2 storey rear

			extension following demolition of existing rear extension.
2022/00110/FUL	A	13, River Walk, Llantwit Major	Proposed garage conversion with pitched roof and ground floor extension
2022/00111/FUL	A	32, South Road, Sully	Extension and remodel of existing dwelling to include 2 storey side and rear extension, roof terrace and Juliette balconies to the rear, new flat roof dormer to front of property, internal alterations plus all associated works - including new access point of existing highway
2022/00115/FUL	A	13, Countess Place, Penarth	Proposed single storey rear extension and rear facing dormer loft conversion
2022/00118/FUL	A	40, Golwg Y Coed, Barry	Conversion of garage to habitable space plus single storey rear extension and all associated works
2022/00123/FUL	A	188, Redlands Road, Penarth	Ground floor extension to front and side of property
2022/00128/FUL	A	14, Cornerswell Place, Penarth	Alterations to roof to accommodate loft conversion to provide additional accommodation
2022/00132/FUL	A	16, Penarth Portway, Penarth	Modify and upgrade outside deck area- same footprint as existing. Construct walkway from deck to boat mooring on marina- same version walkway as neighbours. Extend front balcony. Replace door / window units. Internal garage conversion into kitchen.

			Convert garage door to double door- new door entrance into utility room
2022/00134/FUL	R	103, Ffordd Y Dociau, Barry	Installation of steel roller garage doors, at the front and back of the existing carport. The back garage door will replace an existing timber fence. The front garage door will be installed flush with the front wall of the house. Construction of parking space - convert a strip of land within the land boundary to the west of the building into a parking space
2022/00139/FUL	A	20, Clive Place, Penarth	Two number single storey rear extensions, alterations to existing rear elevation, window replacement to rear and side elevations, demolition of garage and new rear boundary wall
2022/00141/FUL	A	12, Britten Road, Penarth	Erection of part single storey, part two storey rear extension with alterations to the roof, erection of front dormer, as well as creation of new driveway and crossover.
2022/00142/FUL	A	Robin Hill, St. Hilary	Extension and alterations to the existing dwelling
2022/00148/FUL	A	3, Cosmeston Cottages, Lavernock Road, Penarth	Replace current stone wall at the bottom of the embankment to the rear of the property with a retaining wall and associated ground works.
2022/00149/FUL	A	Langholm, The Common, Dinas Powys	Demolition of a number of single storey rear extensions and replacement with rear

			extension containing single storey and 2 storey elements with a Juliet balcony. Removal of front porch and replacement with a dual pitched porch. Alterations to the ground floor windows on front elevation.
2022/00153/FUL	A	Ty Wynfawr, 3, Bridgeman Road, Penarth	The replacement of existing windows and wall tile hanging and changing of balcony finish, together with internal alterations
2022/00154/FUL	A	21, Baron Road, Penarth	Single storey rear extension and dormer addition
2022/00157/FUL	A	5, Powys Place, Dinas Powys	Demolition of existing single storey rear conservatory and construction of new single storey extension. Changes to rear fenestration and render to existing dormer. New side access door and window and extension to front porch with pitched roof. Internal remodelling as required to suit exterior changes.
2022/00158/FUL	A	3 Ty Draw Road, Llandow, Cowbridge	Demolition of existing side porch and construction of a single storey side extension to similar footprint, demolition of existing chimney, provision of PV solar array on south facing roof, alterations to fenestration and changes to exterior finishes
2022/00162/FUL	A	1, Badgers Brook Rise, Ystradowen, Cowbridge	Installation of replacement conservatory

2022/00169/FUL	A	Clawdd Coch Cottages, Pendoylan	Proposed single storey extension to form new kitchen
2022/00173/FUL	A	18, Hywel Crescent, Barry	Proposed single storey rear extension
2022/00184/FUL	A	20, Trem Y Bae, Penarth	Loft conversion. Internal conversion of existing loft including 6 no. skylights and 1 no. window, 2 no. bedrooms and 1 no. bathroom
2022/00185/FUL	A	Jordan Civils LTD, Tumulus Way, Vale Business Park, Llandow, Cowbridge	Variation of condition 2 of planning permission 2016/01322/FUL to 'update drawings to as built'
2022/00186/LBC	A	Dyffryn Gardens, Duffryn Lane, Dyffryn	Repairs to flat roofs to prevent water ingress.
2022/00190/RG3	A	Cowbridge Comprehensive School, Aberthin Road, Cowbridge	The construction of new office and pupil pastoral care accommodation
2022/00192/FUL	A	30, Clive Place, Penarth	Demolition of single storey rear extension. Construction of single storey rear extension and single storey side extension
2022/00194/FUL	A	11, Aneurin Road, Barry	Proposed single storey extension to side of existing domestic dwelling
2022/00206/FUL	A	12, Purcell Road, Penarth	Remove existing detached garage structure. Proposed single storey rear and side extension with front porch structure and all associated external works, including replacement roof covering
2022/00208/FUL	A	Howe Motors, Powell Duffryn Way, Barry	Replacement garage

2022/00209/FUL	A	The Deck Restaurant, Penarth Portway, Penarth Marina, Penarth	The construction of a new single storey glazed extension on the existing raised balcony
2022/00211/LAW	A	36, Wimborne Crescent, Sully	Proposed single storey rear extension and alterations
2022/00216/FUL	A	22, The Heathers, Barry	Proposed single storey extension to the rear of existing domestic dwelling
2022/00218/FUL	A	33, Murch Road, Dinas Powys	Single storey rear extension to semi detached property
2022/00219/FUL	A	21, Peterswell Road, Barry	Loft conversion to make one additional bedroom with ensuite bathroom. Dormer and hip to gable conversion
2022/00231/FUL	A	27, Burdons Close, Wenvoe	Construct single storey orangery rear extension
2022/00233/FUL	A	1, Dannog Y Coed, Barry	Single storey infill between house and garage
2022/00236/LBC	A	Penllyn Castle, Penllyn	Alterations to existing cottage and rebuilding and extension of lean to greenhouses. Rebuilding of former glasshouse and construction of adjacent summer house
2022/00237/FUL	A	Penllyn Castle, Penllyn	Alterations to existing cottage and rebuilding and extension of lean-to greenhouses. Rebuilding of former glasshouse and construction of adjacent summer house
2022/00242/FUL	A	5, Rhodfar Mor, Rhoose	Installation of first floor balcony to front of property, accessed by replacing existing window with a new doorway. Existing ground

			floor window to be replaced with new doorway, leading to new paved area with glass balustrade surround. Replacement of existing windows
2022/00245/FUL	A	10, Wordsworth Avenue, Penarth	Loft conversion to include change of hipped roof to gable, alteration to side elevation window, as well as full rear dormer, to create master bedroom
2022/00246/FUL	A	58, Llanmead Gardens, Rhoose	Remove the existing front dormer and build on top of ground floor walls to form a first floor extension; Build new single storey rear extension
2022/00250/FUL	A	The Anchorage, 15, Plas St. Andresse, Penarth	Metal powder coated balcony with associated glass balustrade
2022/00252/FUL	A	Tusker Coach House, Main Road, Ogmore By Sea	Single storey side extension
2022/00255/FUL	A	Crossways, 82, Westward Rise, Barry	To scratch render the entire house which is currently red brick. To replace the existing wooden garage with a brick built white rendered garage to match the house
2022/00256/FUL	A	67, Plassey Street, Penarth	Proposed single storey ground floor rear extension and internal alterations
2022/00258/FUL	A	Ash Hall, Ystradowen	Replacement and enlargement of rear porch veranda
2022/00261/ADV	A	Tesco, Stirling Road, Barry	Retrospective application to Install 1x42" LCD Media Screen 3 x 1250mm x 700mm Flag Pole Signs with overall height 2450mm

2022/00269/FUL	A	9, Goldsland Walk, Wenvoe	Conversion of existing integral single garage into a living space
2022/00270/FUL	A	Robinswood, Bridgeman Road, Penarth	Replace current roof with new roof tiles
2022/00273/FUL	A	Time House, 168B, Regent Street, Barry	Change of roof material from corrugated cement fibre board to cement fibre slates. Roof is currently in need of repair/ replacement
2022/00276/FUL	A	14, Harbour View Road, Penarth	Single storey flat roof extension to side return facing Plassey Square. Loft conversion to include new cabrio roof windows to front and flat roof dormer to rear
2022/00277/FUL	A	White Lodge, Ystradowen	Proposed garden lodge and sauna
2022/00279/FUL	A	Bondehurst, Greenfield Way, Llanblethian, Cowbridge	Variation of Condition 2 (Plan Specification) of Planning Approval 2021/00934/FUL: A single storey side extension to create a kitchen/diner. Single storey rear extension to create another bedroom at a mezzanine level. Dormer off the existing roof to maximise the ceiling height to create an en suite.
2022/00288/LAW	A	The Beeches, A48, St. Nicholas	Residential garden
2022/00290/FUL	A	3, Edith Road, Dinas Powys	Replacement of existing hipped roof to gable roof. Loft conversion with rear flat roof dormer

2022/00296/FUL	A	Highwall Cottage, 18, Highwalls Avenue, Dinas Powys	Erection of timber cabin on concrete base primarily for office. Provision of safe access from rear yard. Regrading of lawn
2022/00304/PNA	R	Cae Hafan Fields, Adjacent to A4050, Wenvoe	Wooden shed for agricultural storage purpose
2022/00307/FUL	A	17, Old Port Road, Wenvoe	Replacement of conservatory with oak framed extension, extending existing lean to entrance lobby
2022/00308/FUL	A	13, Mountjoy Crescent, Penarth	Single storey side and rear extension plus all associated works
2022/00310/FUL	R	50, Clive Place, Penarth	Create a driveway from Clive Place to front of house
2022/00315/FUL	A	3, Church View Close, Llandough	Single storey rear extension
2022/00318/FUL	A	2, Drylla, Dinas Powys	Single storey side extension
2022/00320/FUL	A	24, Powys Gardens, Dinas Powys	Two storey side extension comprising of hall, WC kitchen and 2 no. bedrooms
2022/00324/FUL	A	2, Lord Street, Penarth	Proposed ground floor side extension, first floor rear extension and loft conversion
2022/00333/FUL	A	34, Tennyson Road, Penarth	Erection of a single-storey rear extension and two-storey side extension. Demolition of existing conservatory
2022/00346/FUL	A	Duffryn House, The Causeway, Llanblethian, Cowbridge	Construction of a timber framed modular garden studio measuring 3m (W) x 2.5 (D) built on an

			adjustable steel frame which sits on concrete pad stones on mini piles, height will not exceed 2.5m
2022/00350/FUL	A	The Old Dairy, Llandow	Installation of ground mounted domestic solar panels (PV), on an area of unused land, to supply The Old Dairy
2022/00352/FUL	A	55, Westbourne Road, Penarth	Two storey and single storey rear extensions with addition of single storey porch including associated works and widening of existing vehicular access
2022/00361/FUL	A	Duffryn Llof Farm, Tredodridge	Two storey rear extension
2022/00363/PND	A	5, Llandough Trading Estate, Llandough, Penarth	Demolition of ancillary accommodation block abutting the front elevation of the warehouse
2022/00364/LAW	A	19, Sully Terrace, Penarth	Proposed rear loft dormer extension
2022/00367/FUL	A	9, Pembroke Close, Dinas Powys	Increase the internal height of a bedroom at rear of existing first floor extension by raising the roof line. to be replaced by a hipped roof, alterations to windows, extension to front of the property and bay window to the front room
2022/00371/FUL	A	Land off Spitzkop Road, Llantwit Major	Variation of Condition 2 of planning permission 2020/00360/FUL to include a single storey rear extension to Plot 1
2022/00373/FUL	A	11, Knowbury Avenue, Penarth	New 2 storey extension to rear with solar panels to the roof

2022/00374/OBS	N	Land South of Creigiau (Planning reference number for Cardiff 19/02523/MJR)	AMENDED PLANS - Outline planning application with all matters reserved except for strategic access, for the development approximately 650 dwellings, including open space (including play areas and areas of informal recreation), landscaping, sustainable drainage systems, vehicular accesses, improvement works to the existing highway network, pedestrian and cycle accesses and related infrastructure and engineering works
2022/00377/FUL	A	Splott Farm, St. Donats	Extension to existing grain store
2022/00385/FUL	A	Santa Clara, 20, Evenlode Avenue, Penarth	First floor extension to front
2022/00407/FUL	A	Tennis Club, St. Andrews Road, Dinas Powys	Rear single storey flat roof extension to reposition changing rooms and provide disabled facilities and access
2022/00414/FUL	A	West Down, Cross Common Road, Dinas Powys	Replacement agricultural building
2022/00417/FUL	A	2, Sullivan Close, Penarth	Single storey extension incorporating a kitchen, utility and WC
2022/00427/LAW	A	2, Royal Close, Penarth	Conversion of existing (internal) garage to office/study
2022/00430/FUL	A	8, Castle Green, St. Georges Super Ely	Demolition and rebuilding of the rear extension

2022/00432/FUL	A	Bryn Glas, 39, Broadway, Llanblethian, Cowbridge	Proposed 2 storey side extension and proposed single storey rear extension
2022/00459/OBS	B	Ty Maen and White Lodge, Ystradowen	Proposed overhead line works
2022/00485/OBS	S	Land East of St. Athan (CAS-01847-Z9D2Q2)	Ground mounted photovoltaic (PV) solar farm with an electrical generating capacity of approximately 20 MW and battery storage
2022/00509/OBS	P	Land at Fforest Wood Quarry, Cowbridge Road, Talygarn, Pontyclun	Construction of Aggregates Recovery Facility

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 8 JUNE 2022

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2021/00684/LAW
Appeal Method: Written Representations
Appeal Reference No: CAS-01783-P9Y7H4
Appellant: Mrs Sharon Campbell
Location: 17, Court Close, Aberthin
Proposal: Appeal against non-determination to create split level garden, relocate garden shed to the left corner and summerhouse to the right hand corner. Install a rear post and rail with featheredge fence for added security along the boundary with the adjoining field.
Start Date: 20 April 2022

(b) Enforcement Appeals Received

None.

(c) Planning Appeal Decisions

LPA Reference No: 2021/00684/LAW
Appeal Method: Written Representations
Appeal Reference No: CAS-01783-P9Y7H4
Appellant: Mrs Sharon Campbell
Location: 17, Court Close, Aberthin
Proposal: Appeal against non-determination to create split level garden, relocate garden shed to the left corner and summerhouse to the right hand corner. Install a rear post and rail with featheredge fence for added security along the boundary with the adjoining field.
Decision: Appeal Withdrawn
Date: 28 April 2022
Inspector: N/A
Council Determination: Delegated

LPA Reference No:	2020/01428/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-01361-Y0C7V3
Appellant:	Mrs Audrey Harding
Location:	Lily Cottage, The Butts, rear of 10, Westgate, Cowbridge
Proposal:	Conversion of existing holiday let into separate dwelling
Decision:	Appeal Dismissed
Date:	17 May 2022
Inspector:	I Stevens
Council Determination:	Delegated

Summary

The main issue was considered to be whether the proposed development would provide acceptable living conditions for existing and future occupants with regard to amenity space.

The appeal site was a two-storey detached building converted into a holiday let and was located in the rear garden of no. 10 Westgate, a two-storey terraced dwelling within the Cowbridge and Llanblethian Conservation Area. The proposal was to convert the building into permanent residential use and would divide the garden of no. 10 in two, thereby providing a garden for the proposed dwelling while retaining separate reduced, garden space for no. 10. A 1.8m close boarded post and rail fence would separate both gardens.

The Inspector identified that Policy MD2 of the LDP states that proposals should provide private amenity space in accordance with the Council's design standards set out in its Residential & Householder Development SPG. This recognises that amenity space provides a number of important functions which contribute towards a resident's enjoyment of a property including space for relaxation, entertainment and play; gardening and cultivation; clothes washing and drying; DIY; and waste, cycle and other domestic storage.

Design Standard 4 in the SPG states that for houses, a minimum of 20 sqm amenity space per person should be provided and the majority should be private garden space. The Inspector noted that the Council's figure of 26 sqm was based on a measurement of the site plan and on that basis, the shortfall in provision would be significant and less than half of the amount required in the SPG based on a two-bedroom house. The proposed dwelling would have adjoining garden space, accessed from the shared footpath with no. 10, however while the rectangular shape would provide a useable space for the occupants, the Inspector considered that it would be a particularly small space for a private garden.

The creation of separate amenity space for the proposed dwelling would result in a smaller amenity space for no. 10 and the amount of remaining amenity space, at 36 sqm, would also be significantly less than that required by the SPG. The submitted plan indicated that part of the upper garden would also be given to no. 10, however this area would have less of a practical

function because it included a narrow pathway from the rear gate and a small space between the retaining wall and proposed fence divide.

Whilst the Inspector recognised that the appeal site was located in an urban area with access to public open spaces nearby, several of the functions of private amenity space would not be available in public open spaces, such as clothes drying, domestic and refuse storage and private relaxation space and these spaces did not therefore compensate for a significant shortfall in amenity space. The Inspector considered two examples of residential schemes in Cowbridge where the appellant contended that the SPG amenity space standards had not been fully met. The Council's evidence that the provision of amenity space either met the standards or fell just short was however accepted and it was concluded that they were not therefore comparable to the proposal where the shortfall in amenity space would be significant.

The appellant contended that the appeal proposal would provide a more affordable housing solution, however the Inspector failed to see how that would justify a relaxation of the amenity space standards to the extent proposed. Individuals or young couples without children would still have the need for amenity space and the SPG standards were based on the number of likely occupants and did not differentiate by their demographics or likely use of the space.

The Inspector therefore conclude that the proposal would fail to provide acceptable living conditions for existing and future occupants with regard to amenity space and consequently, the proposal would be contrary to Policy MD2 of the LDP and the amenity standards set out in the Residential and Householder Development SPG and that the appeal should therefore be dismissed.

(d) Enforcement Appeal Decisions

None.

(e) April 2022 – March 2023 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	1	-	1	-
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		1 (100%)	- (0%)	1	-
Committee Determination		-	-	-	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	1
Enforcement Appeals	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		-	-	-	-
All Appeals (excludes non validation appeals)	W	1	-	-	1
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		1 (100%)	- (0%)	1	1

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist - Tel: 01446 704690

Officers Consulted:

HEAD OF REGENERATION AND PLANNING

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 8 JUNE, 2022

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications, please contact the Department.

Decision Codes

A - Approved

R - Refused

E Split Decision

2022/00010/TPO	A	127, Pontypridd Road, Barry	Work to Tree(s) covered by Tree Preservation Order No. 4 1991, Take down and removal of Beech tree, located on front driveway of property - ID: T01
2022/00130/TPO	R	7, Tarrws Close, Wenvoe	Work to Tree(s) covered by Tree Preservation Order - No. 04, 1951 -Carry out pruning work to the two mature Horse Chestnuts situated at the bottom of the rear garden, in the adjoining park. Prune back all lower young growth on both trees overhanging the garden. Reduce heavier higher lateral branches by 25% back to suitable pruning points.
2022/00180/TPO	A	Wick Chapel, Chapel Road, Wick	Works to Trees under TPO - No. 02, 1976 -Routine pruning works to one protected Sycamore and one protected Sycamore coppice stump
2022/00221/TPO	A	St. Bleddian Church, Church Road, Llanblethian, Cowbridge	Work to trees covered by Tree Preservation Order 1973, No. 7 - Various Trees - See form

			for full details The trees are located in the churchyard of St. John the Baptist Llanblethian.
2022/00243/TPO	E	Church Lane, Llantwit Major	To fell a total of three trees - one Ash tree and two Sycamore trees
2022/00262/TCA	A	31, Victoria Road, Penarth	Work to Tree(s) in a Conservation Area: T.1 - Robinia - Fell X 2 smaller stems to ground level, reduce remaining larger stem, just low over extended limb over garden area. T.2 - Smaller Bay tree - Fell and grind stump. T.3 - Larger Bay tree - Fell and grind stump
2022/00301/TCA	A	104, Plymouth Road, Penarth	Work to Tree(s) in a Conservation Area: Dismantling and removal of 2 Conifers by wall in rear garden. Dismantling and removal of Bay tree in rear garden
2022/00383/TCA	A	Court House, Llanbethery	Work to trees in a Conservation Area: Removal of 1x Sycamore (T1) located in rear garden
2022/00384/TCA	A	Bridge House, 95, Broadway, Llanblethian, Cowbridge	Work to Trees in Llanblethian Conservation Area: Remove Laurel at roadside
2022/00466/TCA	A	Glan Yr Afon, Llancarfan	Work to Tree(s) in a Conservation Area: T001- Norway Spruce to be removed. T002-Lleylandii Cypress to be removed. T003- Ash to be removed. T004-Apple height to be reduced below pocket of decay at union. G001- 6x Immature Ash to be removed

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **8 JUNE, 2022**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. GENERAL PLANNING MATTERS

Meeting of:	Planning Committee
Date of Meeting:	Wednesday, 08 June 2022
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Public Rights of Way Sub-Committee Membership
Purpose of Report:	To confirm the appointment of a Public Rights of Way Sub-Committee.
Report Owner:	Director of Place.
Responsible Officer:	Phil Chappell, Operational Manager, Regeneration.
Elected Member and Officer Consultation:	None.
Policy Framework:	None.
Executive Summary: <ul style="list-style-type: none">• Appointment of the Public Rights of Way Sub-Committees is required for each Municipal Year. The Public Rights of Way Sub-Committee (comprising five Members) was included in the "Political Balance" table which was used at the Annual Meeting on 23rd May 2022 in terms of the appointment of Committees generally.• Based on "Political Balance" the membership of the Sub-Committee is to comprise 2 Labour Group Members, 1 Conservative Group Member, 1 Plaid Group Member, 1 Llantwit First Group Member.• The report seeks to confirm the appointment to the 5 positions of the Sub-Committee.	

Recommendations

1. That the Public Rights of Way Sub-Committee comprising 5 Members as set out in paragraph 2.2 of the report (2 Labour, 1 Conservative, 1 Plaid and 1 Llantwit First) be appointed.

Reasons for Recommendations

1. To confirm the appointment of the Public Rights of Way Sub-Committee for 2022/23.

1. Background

1.1 The Committee is required to confirm the appointment of any Sub- Committees required for each Municipal Year. The Public Rights of Way Sub- Committee (comprising five Members) was included in the "Political Balance" table, which was used at the Annual Meeting on 23rd May 2022, in terms of the appointment of Committees generally.

1.2 The requirements of the Local Government and Housing Act 1989 require the Council, as far as is practicable, to reflect in the allocation of seats across all Committees the overall representation of each Political Group on the Council. As part of this exercise, it is often necessary for a Group or Groups, to have to make certain adjustments to their seat numbers indicated in order to give effect to the requirements of the Act.

2. Key Issues for Consideration

2.1 The Terms of Reference of the Sub-Committee are as follows:

(1) To consider and determine under delegated powers applications for Orders to divert, create and extinguish public rights of way, made under Sections: 25, 26, 118 and 119 of the Highways Act 1980 where opposition has been raised as a result of pre-order consultation and remains unresolved.

(2) To consider and determine under delegated powers applications for Orders to divert, create and extinguish public rights of way affected by development under Section 257 of the Town and Country Planning Act 1990 where opposition which has been raised as a result of pre-order consultation remains unresolved.

(3) To consider and determine under delegated powers applications made under made under Sections 53(3)(b), 53(3)(c) and 54 of the Wildlife and Countryside Act 1981 in respect of modifications of the Definitive Map.

2.2 Prior to the Annual Meeting, the respective Group Leaders provided the following names of Members to be appointed to the Sub-Committee:

Labour (2): Councillors P. Drake and N.C. Thomas

Conservative: (1): Councillor G. Bruce

Plaid: (1) Councillor N.P. Hodges

Llantwit First Independents: (1): Councillor E. Williams

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

3.1 The Well-being of Future Generations (Wales) Act sets out effective transparency as a key part of improving the delivery of public bodies.

3.2 The Act requires public bodies to communicate and explain the processes of selecting its well-being objectives and how these objectives have been chosen, how decisions are taken in line with these objectives and what difference these objectives have made.

3.3 The importance of presenting the report is to ensure that transparency has taken place and to inform the Council and the public of the above arrangements which are required to be undertaken annually to comply with the Council's Constitution.

4. Resources and Legal Considerations

Financial

4.1 None.

Employment

4.2 None.

Legal (Including Equalities)

4.3 None.

5. Background Papers

[Public Rights of Way Sub-Committee Membership – September 2021](#)

[Council Constitution – section 14 – responsibility for functions](#)

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **8 JUNE, 2022**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

6. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.