

No.

## PLANNING COMMITTEE

Minutes of a Remote Meeting held on 1<sup>st</sup> March, 2023.

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

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

Present: Councillor N.C. Thomas (Chair); Councillor S.D. Perkes (Vice-Chair); Councillors G. Bruce, I. Buckley, C.A. Cave, C.E.A. Champion, C.M. Cowpe, P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, Dr I.J. Johnson, H.M. Payne, I.A.N. Perry, C. Stallard, E. Williams and M.R. Wilson.

Also present: Councillors A. Asbrey, J. Aviet, R.M. Birch (Cabinet Member for Education, Arts and the Welsh Language), S. Campbell, J.E. Charles, V.P. Driscoll, W.A. Hennessy, J. Protheroe and S. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. Ronald Price	2019/00871/OUT - Land at Model Farm, Port Road, Rhoose	Objector to the application or their representative (his comments were read out by the Democratic and Scrutiny Services Officer).
Mr. Philip Gibbs	2019/00871/OUT - Land at Model Farm, Port Road, Rhoose	Objector to the application or their representative
Mr. Andrew McPhillips	2019/00871/OUT - Land at Model Farm, Port Road, Rhoose	Applicant or their representative

Councillor S. Campbell spoke on Application 2019/00871/OUT – Land at Model Farm, Port Road, Rhoose in her capacity as a Vale of Glamorgan Council Elected Member and as a Local Ward Member.

Councillor W.A. Hennessy spoke on Application 2019/00871/OUT – Land at Model Farm, Port Road, Rhoose in his capacity as a Vale of Glamorgan Council Elected Member and as a Local Ward Member.

Councillor J.E. Charles spoke on Application 2019/00871/OUT – Land at Model Farm, Port Road, Rhoose in her capacity as a Vale of Glamorgan Council Elected Member.

757 MINUTES –

RECOMMENDED – T H A T the minutes of the meeting held on 25<sup>th</sup> January, 2023 be approved as a correct record.

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758 DECLARATIONS OF INTEREST –

The following declarations of interest were received:

<b>Councillor</b>	<b>Agenda Item No</b>	<b>Nature of Interest</b>
C.A. Cave	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Cave had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Cave remained in the meeting for the item.
P. Drake	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Drake had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Drake remained in the meeting for the item.
A.M. Ernest	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Ernest attended a Vale of Glamorgan Council Planning Committee meeting where this application was due to be considered but was then deferred. Due to this, Councillor Ernest remained in the meeting for the item.
N.P. Hodges	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Hodges had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Hodges remained in the meeting for the item.

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Dr. I.J. Johnson	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Dr Johnson had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Dr Johnson remained in the meeting for the item.
H.M. Payne	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Payne was also a member of Barry Town Council which had previously considered and made comment on the application. Councillor Payne would be considering the application from afresh, and so would remain in the meeting during consideration of the matter.
S.D. Perkes	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Perkes was also a member of Barry Town Council which had previously considered and made comment on the application. Councillor Perkes would be considering the application from afresh, and so would remain in the meeting during consideration of the matter.
I.A.N. Perry	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that as a member of a Community Council, Councillor Perry had previously commented on the application at meetings of the Community Council. Councillor Perry indicated that he would be considering the application from afresh, and so would remain in the

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		meeting during consideration of the matter.
N.C. Thomas	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Thomas had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Thomas remained in the meeting for the item.
E. Williams	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Williams had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Williams remained in the meeting for the item.
M.R. Wilson	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Personal Interest – the nature of the interest was that Councillor Wilson had previously considered the application (at a Vale of Glamorgan Council Planning Committee) but was considering the application at this meeting with fresh eyes. Councillor Wilson remained in the meeting for the item.

759 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

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.)

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Regulations 2000, as listed in Section C of the report, be noted.

760 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED – T H A T the applications as outlined within the report, on pages 9 through 25, under the above delegated powers be noted.

761 APPEALS (HSD) –

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 2022 – March 2023, as detailed in Section E of the report, be noted.

762 TREES (HSD) –

(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 Sustainable Development under delegated powers, be noted.

763 ENFORCEMENT ACTION AUTHORISED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

(i) Land and Buildings at 5 Acres, St. Hilary, CF71 7DP

T H A T the enforcement action as outlined within the report, on pages 35 and 36, under the above delegated powers, be noted.

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(ii) Land at Hillside Cottage, Leckwith Hill, Leckwith, CF11 8AS

T H A T the enforcement action as outlined within the report, on page 36, under the above delegated powers, be noted.

764 PLANNING APPLICATION (HSD) –

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

**2019/00871/OUT**

Received on 22 April 2021

(P.38)

**APPLICANT:** Legal & General (Strategic Land) Ltd

**AGENT:** Mr Darren Parker Park House, Greyfriars Road, Cardiff, CF10 3AF

**Land at Model Farm, Port Road, Rhoose**

Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.

A vote took place in respect of a motion in support of Officer recommendations which was defeated.

It was subsequently agreed by the Committee that the application would be

DEFERRED – To allow further consideration of the reasons for refusal of the application.

Reason for decision

To enable the Planning Committee to receive advice by a Planning Expert of the reasons for refusal.