

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT  
FOR THE PLANNING COMMITTEE  
TO BE HELD ON 7 SEPTEMBER, 2023**

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<b>ENFORCEMENT</b>				
P.46		Land and buildings at 49, Pontypridd Road, Barry	1.	Landowners comments
<b>PLANNING APPLICATIONS</b>				
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## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 7<sup>th</sup> September 2023

<b>Enforcement File No.:</b> ENF/2021/0019/PC	<b>Case Officer:</b> Sarah Feist
<b>Location:</b> 49, Pontypridd Road, Barry <b>Proposal:</b> To issue an Enforcement Notice under section 172 of the Town and Country Planning Act 1990 (as amended) in respect of a roof terrace, raised patio area and block screen wall which have been constructed at the rear of the property.	

**From:** Alex Hinds-Payne (landowner)

### Summary of Comments:

Following confirmation sent to the landowner on 31<sup>st</sup> August 2023 regarding the recommendation to issue a further Enforcement Notice, correspondence and two further draft proposals have been received.

### Officer Response:

The first draft proposal received on 31<sup>st</sup> August 2023 is broadly the same as the previous submission on 3<sup>rd</sup> July 2023, with the roof terrace shown at a depth of 1.5m, the central wooden fence panel retained at 1.1m and a 1.1m high obscured glazed panel attached to the front wall of the extension. The only change indicated is the placement of a 1.8m high screen at both ends of the roof terrace, which is not considered to overcome officer's concerns regarding the potential for overlooking neighbouring properties and the resulting loss of privacy.

The second draft proposal received on 6<sup>th</sup> August 2023, shows the depth of the roof terrace reduced to 1.2m and 1.8m high privacy screens located to the sides of both of the French doors with a return across the front and a 1.1m high obscured screen in between. It is considered that this proposal may overcome officer's concerns, however it would need to be formally determined through a further planning application and then implemented in accordance with the approved plans in order to remedy the unauthorised development.

### Action required:

As no acceptable scheme has been formally submitted, determined and implemented which would overcome officer's concerns regarding the unauthorised development, there is no change to the recommendation, which is for a further Enforcement Notice to be issued.

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 7<sup>th</sup> September 2023

<b>Application No:</b> 2022/00792/FUL	<b>Case Officer:</b> Rob Lankshear
<b>Location:</b>	Land at Moat Farm, Llysworney
<b>Proposal:</b>	Proposed residential development of 7 dwellings and associated works

### Officer Comments / Update to the Report

Members are advised that in September 2022 a call-in request was received by Welsh Government in connection with this planning application. A letter was subsequently received dated 13 September (2022) directing the Local Planning Authority not to grant planning permission in respect of (a) application no. 2022/00792/FUL; or any development of the same kind which is the subject of the application on any site which forms part of, or includes the land to which the application relates, without the prior authorisation of the Welsh Ministers. The letter confirmed that the Direction prevents the LPA from granting planning permission; it does not prevent the LPA from continuing to process or consult on the application. Neither does it prevent the LPA from refusing planning permission.

Officers have recently written to Welsh Government to advise that the application is being reported to Planning Committee on 7 September 2023 and seeking confirmation.

As per the existing Direction the Local Planning Authority is unable to grant planning permission at this present time but members may make a minded to decision in line with the recommendation of officers or choose to refuse planning permission.

Any formal decision by the LPA issuing planning permission will only be made following appropriate mechanisms being in place to deliver the financial contribution (Section 106) and subject to the direction from WG being withdrawn.

#### Typographical error

It has been noted that there is a typographical error made on page 77. The proposal will provide 10 (not 9) car parking spaces.

#### Response from Llandow Community Council

Letters submitted in connection with correspondence between Llandow Community Council and the Vale of Glamorgan Council regarding 'Rapid Rehousing Plan referred to in their submission.

**CYNGOR CYMUNEDOL LLANDOW**  
**LLANDOW COMMUNITY COUNCIL**

2.i

*Clerk: David-Lloyd Jones*

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email: [REDACTED]  
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Overt House,  
47 Cefn Road,  
Cefn Cribwr,  
Bridgend.  
CF32 0BA.

25 June 2023

Dear Mr Punter

**Rapid Rehousing Plan. Planning applications 2021/00209/FUL and 2022/00792/FUL**

I write, on behalf of Llandow Community Council (LCC), following your letter of 23rd May (correspondence attached) and a meeting held on 9th June.

Our members welcomed the opportunity to speak with your officers about the Rapid Rehousing Plan (RRP) approved by Cabinet in April 2023, given its changes to the Local Lettings Policy (LLP) and implications for planning. We look forward to receiving the minutes of that meeting but not all issues were fully addressed and with live applications pending wish to have our concerns on the record.

The LCC fully understands the Council's need to remove any barrier to use of its existing housing stock, and that of its Housing Association partners, in the face of increasing pressures on its housing waiting list. We understand that those pressures have been exacerbated, in the short term, by the removal of subsidies on accommodation for the homeless by Welsh Government.

The RRP points to extensive new development in rural areas over the past few years, permitted under the "exception policy" (VoG Local Development Plan MD10), having led to around half of the homes being let to applicants with **lower** or **no** priority. A number of these developments have been in Llandow Ward. We realise that the LLP severely affects the Council's flexibility to provide housing to those most in need and why the Council seeks to alter it. However, it also brings into question the justification for significant further building in rural areas.

The LCC can testify to this general lack of demand for social rent housing in its rural villages as potential residents often approach us first and we have had no such requests over the past 5-10 years. We have no issue with the proposals to revise the lettings policy in respect of **existing** homes in order to make best use of the available stock, although we do, naturally, have serious misgivings about the lack of services and facilities in these villages and their adequacy for those who lack local connections and need and deserve significant support.

The Council's existing and re-placement LDP settlement strategy is for new housing to be built in sustainable places where there are schools, shops, health facilities, employment and good transport links. This focus of activity is common sense and there is no rationale for spreading development around inefficiently. The premise of planning policy MD10 is that there will always be exceptions where there is a pressing need for people to live in the countryside for their work, where they are retiring from tied properties or where family support is essential; this is only right and proper.

Given, on the Council's own admission that lots of new housing in the rural areas are not going to those in need, the LCC is concerned that the housing officer's support for more new developments in our area (Sigingstone and Llysworney) is misplaced. The purpose of MD10 is not, as suggested in your letter, aimed at satisfying the overflow from neighbouring towns (in this case Cowbridge – a key service settlement characteristically different from its surrounding villages), nor to fulfil some, as yet, unquantified hidden demand. No other housing would be justified or promoted in villages on that basis.

Nor is MD10 a policy for making villages more socially diverse or sharing different tenures around as intimated at the meeting. Whilst the LCC does not question the Council's right to promote those aims through its replacement LDP, if it feels they are appropriate, such aims contradict and stretch beyond credulity its existing exception policy and guidelines and its strategy for sustainable development.

It is not NIMBYism to expect that housing should be located where it is actually needed and where there are services and facilities to support it. More new social rent housing in the Llandow Ward, exploiting land which would not otherwise be eligible for development, does not address any legitimate local need and would result in affordable housing stock in the wrong place both for occupants and landlords.

Since the Council is both judge and jury in its own case, in the event that the Planning Authority is minded to support the two outstanding applications in Sigingstone and Llysworney, the LCC asks it to give careful consideration as to whether it is acting reasonably and without bias. It also requests that this letter be annexed to its previous letters of representation on the above applications and posted on the Council's planning website.

Yours sincerely,

A solid black rectangular box used to redact the signature of David-Lloyd Jones.

David-Lloyd Jones.

Cc Messrs Ian Robinson; Mike Ingram; Nick Jones; Chloe Jones

# CYNGOR CYMUNEDOL LLANDOW LLANDOW COMMUNITY COUNCIL

[www.llandow.org.uk](http://www.llandow.org.uk)

16 May 2023

To: Mr Miles Punter, Director of Environment and Housing (By e-mail)  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Bary  
CF63 4RU

Dear Mr Punter,

**Subject: Rapid Rehousing Plan - Implications**

Our Ward Councillor, Christine Cave, has drawn the LCC's attention to the VoG Rapid Rehousing Plan which, we understand, was approved in principle by Cabinet on 27 April 2023.

In synopsis, the plan seeks to increase the supply of homes, inter alia, by building more social housing and by altering local lettings policy to prioritise the homeless, primarily single people and couples under 40, who are presently in temporary accommodation.

The Llandow Ward has seen the recent construction of 19 new affordable homes with off-site contributions for a further 7, together with another 13 on the doorstep in Pentre Meyrick and 170 in the pipeline for Clare Garden Village, west of Cowbridge. Llandow Ward already has, as evidenced in the Council's own LHMA, the lowest demand of any Ward and that is before the 27% reduction in population size occasioned by the boundary change to exclude Ewenny. A further 17 affordable dwellings remain under planning consideration.

LDP planning policy MD10 states that affordable housing will only be allowed in rural villages where there is an identified exceptional local need. Such need has already been exhausted and, the VoG Council, in its own account, concurs that "Given the extent of developments in rural areas over the past few years, not all of the people being housed currently, have high levels of housing need".

It is for this reason that the Rapid Rehousing Plan report asserts that "Altering the local lettings policy would result in a significant number of homes being available to homeless people and those in greatest housing need". The report also predicts the sensitivity of the local response by indicating that in "recognition of concerns from Community Councils and those living in rural areas, it is proposed to continue operating the local connection rule in the first phase of lettings when the homes are first built, but, relaxing this after this for subsequent relets to be allocated in line with the standard Homes4U Policy." The report notes that temporary homeless tenancies follow a 6-month rotation, suggesting high turnover.

With applications pending, the LCC is alarmed at the prospect of the Council seeking to impose development under the cloak of the "local needs" planning exceptions policy, whilst using its housing policy to move unconnected households from elsewhere into rural areas.

Clearly the LCC is aware of the problem of homelessness and that it must be tackled, but the concentration of homes in the locality, together with likely high turnover tenancies and lack of services in our rural villages, are significant and reasonable issues of concern. Indeed, the VoG Council's own reporting agrees that "Partnerships with Community Councils and others are also key to supporting those in greatest housing need".

It is for these reasons, and the need for greater transparency in the Council's decision-making, that we would like to invite suitably senior planning and housing officers to speak with the LCC regarding the following questions:

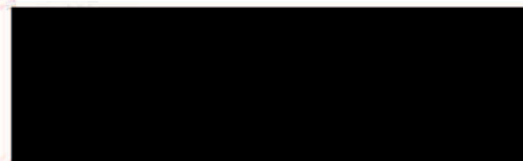
***How does the VoGC propose to reconcile the evident contradictions in Planning and Housing policy in order to win our support?***

***Will the Council bring in a new RLDP or special Planning policy to address the inconsistency i.e. replacing MD10, and so transparently identify sites for new affordable housing where it is appropriate and meets the needs of sustainable development?***

We appreciate that you and your officers have busy schedules so while a face-to-face meeting would be preferred an online / virtual session probably offers greater flexibility. Best availability for our representatives is on the following dates: June 6,7,8, and 12-15.

We look forward to hearing from you at your earliest convenience.

Yours sincerely,



Catharine Bray

Chairman, Llandow Community Council



Tel: 

Cc: Mr Marcus Goldsworthy, Director of Place, VOGC  
Mr Ian Robinson, Head of Planning, VOGC  
Councillor Christine Cave  
Councillor Janette Shaw  
David-Lloyd Jones, Clerk

Date/Dyddiad 23<sup>rd</sup> May 2023  
Ask for/Gofynnwch am Miles Punter  
Telephone/Rhif ffôn 02920 673 101  
Ffôn Ffacs  
e-mail/e-bost [M.Hobbs@valeofglamorgan.gov.uk](mailto:M.Hobbs@valeofglamorgan.gov.uk)

The Vale of Glamorgan Council  
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[www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)



Your Ref/Eich Cyf

My Ref/Fy Nrhif/ DEHS/MEP/jh/

Catharine Bray  
Chair – Llandow Community Council

E-mail response sent to: [REDACTED]

Dear Catharine

### Re: Rapid Rehousing Plan – Implications

I write further to your letter of 16<sup>th</sup> May 2023 regarding the draft Rapid Rehousing Plan.

With reference to the Llandow ward specifically, there have been two new affordable housing schemes completed over the last seven years. The development at St Canna was constructed by a private housebuilder back in 2016 and delivered 14 units of affordable housing (10 rented homes and 4 low-cost home ownership properties), via Newydd Housing Association as part of section 106 agreement. More recently, the rural exception site at Cwrt Cana comprised 13 new social rented homes for the benefit of local people.

The information collected by the Council continues to show housing need for the Llandow ward. There are currently 22 households on the housing waiting list who have expressed a first preference to live in Llandow. In addition, there are more than 300 households who have expressed a first preference to live in the Cowbridge ward. Given the close proximity of settlements in both wards, we can say with some confidence that a significant number of people who wish to live in Cowbridge would also be interested in living in Llandow. There will also be 'hidden' housing need i.e. households who need affordable housing in the local area, who have not formally applied to the Council. This is often the case because local people are aware there are limited social housing options available. When construction works start on site, we tend to see a spike in new housing applications from local people.

With regard to Planning Policy MD10, this relates to rural exception sites. These are typically smaller sites (less than 10 units of 100% affordable housing), that are outside of existing settlement boundaries and would not otherwise be considered for residential development. The scheme at Cwrt Cana is a good example of a rural exception site. There are restrictions on rural exception sites to ensure that local people are prioritised for available homes and these rules remain in place in perpetuity.

The section of the Rapid Rehousing Plan which relates to Local Lettings Policies (LLPs), refers to larger developments, typically section 106 schemes in rural areas, rather than rural exception sites. These larger developments, like Clare Gardens in

Correspondence is welcomed in Welsh or English/Croeso i'r Gohelbrieth yn y Gymraeg neu yn Saesneg

Director of Environment and Housing Services / Cyfarwyddwr Gwasanaethau'r Amgylchedd a Thai – Miles Punter



Cowbridge and Cog Road in Sully, come forward via standard planning processes. There are not restrictive clauses in the s106 legal agreements which require homes to be let via LLPs.

Custom and practise in the Vale over several years has been to let homes on the larger rural developments via LLPs. This has led to a different approach being taken to lettings. For example, older Council homes in rural areas being let via the general housing waiting list and newer Registered Social Landlord homes in rural areas being let via LLPs. This can prove confusing to applicants and mean that housing options are restricted for some of the households in greatest housing need, including homeless people. As a consequence, the use of LLPs is something we are looking to review, and the proposal is for new affordable housing in rural areas to be let via a LLP in the first phase only (with future vacancies let via the general housing waiting list).

We anticipate a slow turnover of homes in rural areas as local people are able to put down roots. I am not sure which part of the report you are referring to with regard to the six-month rotation. This is possibly the average time homeless households spend in temporary accommodation. Turnover in general needs accommodation is a lot slower with just 7% of the Council's housing stock becoming vacant each year. The average length of a tenancy is several years and there are examples of some families being tenants of the same property for over 30 years.

To help address the perceived contradiction between Planning and Housing Policy, it may be helpful to know there are large numbers of people seeking affordable housing across the Vale, and whilst this is highest in larger towns like Barry and Penarth, there are significant numbers of households seeking rehousing in rural areas. What the Rapid Rehousing Plan is seeking to do is strike a balance between the need to help people already living in rural areas with a commitment to house those in the greatest need. Under the proposal, people in rural areas with the highest need will still be rehoused, however people in lower housing needs bands would need to wait longer. It is hard to justify retaining barriers which prevent homeless families accessing social housing.

I hope this response clarifies the points raised in your letter, however if you still feel there would be a benefit for a conversation with senior staff, this is certainly something that can be arranged.

Thank you for taking the time to raise your concerns

Yours sincerely

A black rectangular redaction box covering the signature of Miles Punter.

Miles Punter  
Director of Environment and Housing Services  
Cyfarwyddwr Gwasanaethau'r Amgylchedd a Thai

**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 7 September 2023**

<b>Application No.:</b> 2023/00740/FUL	<b>Case Officer:</b> Madlen Evans
<b>Location:</b> 16, Heol Y Frenhines, Dinas Powys	
<b>Proposal:</b> Retention of a 6ft fence to the side / rear of the property to enclose the garden. The fence is set back from the boundary line approximately 20 cm	

**From:** 81 Heol y Frenhines, Dinas Powys

**Summary of Comments:**

An objection is raised on the grounds that the fence in question is more than 6ft high which is stated to restrict vision on what is already a very restricted corner on Heol-y-Frenhines.

**Officer Response:**

The comments are noted, however as set out in the Committee Report, the Highway engineer has stated that that the proposals would not have a material impact along the adjacent highway and no objection is raised In highway safety grounds.

**Action required:**

None

# Comment for planning application 2023/00740/FUL

<b>Application Number</b>	2023/00740/FUL
<b>Location</b>	16, Heol Y Frenhines, Dinas Powys
<b>Proposal</b>	Retention of a 6ft fence to the side / rear of the property to enclose the garden. The fence is set back from the boundary line approximately 20 cm
<b>Case Officer</b>	Madlen Evans
<b>Organisation</b>	
<b>Name</b>	
<b>Address</b>	
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	The fence in question is more than 6ft high. It also restricts vision on what is already a very restricted corner on Heol-y-Frenhines. The VoG officer needs to drive this route at a busy time 0700-0900 or 1500-1800 in order to fully assess the hazard.
<b>Received Date</b>	31/08/2023 14:13:25
<b>Attachments</b>	