

PLANNING COMMITTEE

Minutes of a remote meeting held on 26th October 2023

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

The recording of the meeting 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, 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 G.D.D. Carroll, V.P. Driscoll, C.P. Franks, W.A. Hennessy, G. John (Cabinet Member for Leisure, Sport, and Wellbeing) and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Planning Application No. and Location	Reason for Speaking
J. Jones	2021/01046/RG3 - 10 Duffryn Close, St Nicholas.	Representative of a Town and Community Council.
J. Jones	2021/01047/RG3 - 12 Duffryn Close, St Nicholas.	Representative of a Town and Community Council.

479 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair 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.”

480 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 7th September 2023 be approved as a correct record.

481 DECLARATIONS OF INTEREST –

The following declarations of interest were received:

Councillor	Agenda Item No.	Nature of Interest
M. Cowpe	2020/01218/HYB - Leckwith Quay, Leckwith Road, Leckwith.	The nature of the personal interest was that Councillor Cowpe had previously considered the application in their role as a Dinas Powys Community Councillor as well as at Michaelston-Le-Pit and Leckwith Community Council however, they would be looking at the application and all information with fresh eyes. Councillor Cowpe remained in the meeting for the item.
S.D. Perkes	Agenda Item 10 - 2021/01046/RG3 - 10 Duffryn Close, St Nicholas.	The nature of the prejudicial interest was that Councillor Perkes had recently been appointed as the Vale of Glamorgan Council Cabinet member for Public Sector Housing and Tenant Engagement and the Vale of Glamorgan Council was the Applicant for the Application. Councillor Perkes withdrew from the meeting for the item.
S.D. Perkes	2021/01047/RG3 - 12 Duffryn Close, St Nicholas.	The nature of the prejudicial interest was that Councillor Perkes had recently been appointed as the Vale of Glamorgan Council Cabinet member for Public Sector Housing and Tenant Engagement and the Vale of Glamorgan Council was the Applicant for the Application. Councillor Perkes withdrew from the meeting for the item.
I.A.N. Perry	2021/01046/RG3 - 10 Duffryn Close, St Nicholas.	The nature of the personal interest was that Councillor Perry had

		previously considered the application in their role as a St.Nicholas and Bonvilston Community Councillor however, they would be looking at the application with fresh eyes at the Planning Committee meeting. Councillor Perry remained in the meeting for the item.
I.A.N. Perry	2021/01047/RG3 - 12 Duffryn Close, St Nicholas.	The nature of the personal interest was that Councillor Perry had previously considered the application in their role as a St.Nicholas and Bonvilston Community Councillor however, they would be looking at the application with fresh eyes at the Planning Committee meeting. Councillor Perry remained in the meeting for the item.

482 SITE INSPECTIONS (CX) –

RESOLVED – T H A T the attendance of the following Councillors at the site visit held on 7th September 2023 be noted, subject to Councillor H.M. Payne’s apologies also being noted:

Apologies were received from Councillors G. Bruce, C.M. Cowpe, P. Drake, N.P. Hodges, S.D. Perkes and M.R. Wilson.

Land at Moat Farm, Llysworney	Councillor N.C. Thomas (Chair); Councillors C.A. Cave, C.E.A. Champion, Dr. I.J. Johnson, and I.A.N. Perry.
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483 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.) Regulations 2000, as listed in Section C of the report, be noted.

484 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 13 through 38, under the above delegated powers, be noted.

485 APPEALS (HSD) –

RESOLVED –

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

(2) T H A T the Enforcement Appeal, as detailed in Section B of the report, be noted.

(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 2023 – March 2024, as detailed in Section E of the report, be noted.

486 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 44 through 48, as determined by the Head of Sustainable Development under delegated powers, be noted.

487 ENFORCEMENT ACTION (HDS) –

(i) Land and Buildings at Holiday Inn Express, Port Road, Rhoose –

It had been necessary for the Head of Sustainable Development and Operational Manager to authorise enforcement action recently in relation to the case, where the reporting to Planning Committee would have resulted in detrimental delay and details of the case were reported to the Committee for information.

The case related to the issue of a Temporary Stop Notice (TSN) under section 171E of the Town and Country Planning Act 1990 (as amended) and an Enforcement Notice (EN) under section 172 of the Town and Country Planning Act 1990 (as amended) in respect of the installation of a solar panel array on the roof of the Holiday Inn Express building in Rhoose. The issuing of a TSN and EN was considered appropriate as there was the potential for the panels (through glint and glare), to adversely affect the safety of flight operations at Cardiff Airport, which was considered unacceptable.

RESOLVED – T H A T enforcement action authorised by the Head of Sustainable Development and Operational Manager (Planning and Building control) in relation to the case, under delegated powers, be noted.

488 PLANNING APPLICATIONS (HSD) –

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.

2020/01218/HYB Received on 29 October 2020

(P.51)

APPLICANT: Mr Phil Worthing

AGENT: Mrs Emma Fortune, Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB.

Leckwith Quay, Leckwith Road, Leckwith.

Hybrid planning application for residential development for up to 228 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge.

DEFERRED For Planning Committee Site Visit.

2021/01046/RG3 Received on 14 August 2021
(P.135)

APPLICANT: Vale of Glamorgan County Borough Council, The Alps, Quarry Road, Cardiff, CF5 6AA.

AGENT: Mr John Griffiths Tecta Associates Limited, Blacksmiths Shop, The Forge, Cantref, Brecon, LD3 8LR.

10, Dyffryn Close, St. Nicholas.

Retrospective application for the reinstatement of chimney stack and replacement roof tiles.

Councillor Perkes withdrew from the meeting for the item.

Deemed planning consent be GRANTED subject to the conditions contained in the report.

Reason for decision

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

2021/01047/RG3 Received on 14 July 2021
(P.148)

APPLICANT: The Vale of Glamorgan Council The Alps, Quarry Road, Cardiff, CF5 6AA.

AGENT: Mr John Griffiths Tecta Associates Limited, Blacksmiths Shop, The Forge, Cantref, Brecon, LD3 8LR.

12, Dyffryn Close, St. Nicholas.

Retrospective planning for the reinstatement of chimney stack and replacement roof tiles.

Councillor Perkes withdrew from the meeting for the item.

Deemed planning consent be GRANTED subject to the conditions contained in the report.

Reason for decision

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

2023/00740/FUL Received on 12 July 2023
(P.161)

APPLICANT: Mr and Mrs Richard and Anne Prosser 16 Heol-y-Frenhines, Dinas Powys, CF64 4UH.

AGENT: Mr and Mrs Richard and Anne Prosser 16 Heol-y-Frenhines, Dinas Powys, CF64 4UH.

16, Heol Y Frenhines, Dinas Powys.

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 20cm.

RESOLVED – T H A T, contrary to the recommendation of officers, planning permission for the retention of the fence be granted subject to the suggested conditions.

Reason for decision

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