

No.

## PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 16<sup>th</sup> May, 2024.

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

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

Present: Councillor N. Thomas (Chair); Councillor M.R. Wilson (Vice-Chair);  
Councillors: J. Aviet, G. Bruce, I. Buckley, 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 and E. Williams.

Also present: Councillors S.J. Haines, H.C. Hamilton, G. John (Cabinet Member for Leisure, Sport and Wellbeing) and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
H. Cook	2022/00266/FUL – Llantwit Road, Higher End, St. Athan	Objector to the Application or their representative
J. Hurley	2022/00266/FUL – Llantwit Road, Higher End, St. Athan	The Applicant or their representative

Councillor S.J. Haines spoke on Application 2022/00266/FUL – Llantwit Road, Higher End, St. Athan in the capacity as the Vale of Glamorgan Member for St. Athan.

### 34 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”.

### 35 APOLOGY FOR ABSENCE –

This was received from Councillor C.A. Cave.

### 36 DECLARATIONS OF INTEREST –

No declarations of interest were received.

No.

37 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.

38 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 8 through 18, under the above delegated powers, be noted.

39 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 the Enforcement Appeal received as set out 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 2024 – March 2025, as detailed in Section E of the report, be noted.

40 TREES (HSD) –

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 25 through 27, as determined by the Head of Sustainable Development under delegated powers, be noted.

No.

41 ENFORCEMENT ACTION (HDS) –

(i) Land and Buildings at 6 Montgomery Road, Barry, CF62 7DA –

The report sought authorisation to issue an Enforcement Notice under section 172 of the Town and Country Planning Act 1990 (as amended) in respect of a boundary wall which had been altered to increase its height.

The report recommended that an Enforcement Notice be issued requiring the wall to be lowered to be in accordance with works which could have been undertaken under ‘permitted development’ rights. Authorisation was also sought to pursue legal proceedings in the event that the Enforcement Notice was not complied with.

RESOLVED –

(1) T H A T the Head of Legal Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) Remove all grey breeze blocks placed on top of the original red brick wall, where the wall exceeds a height of 1 metre above the adjoining ground level.
- (ii) Reinststate the boundary wall to its original form and condition prior to the commencement of works.

(2) T H A T, on the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reasons for recommendations

(1) It appeared to the Council that the above breach of planning control constituting operational development - the alterations to the boundary wall at 6, Montgomery Road, Barry had occurred within the last 4 years.

(2) The development had been undertaken to a residential property within the settlement boundary where development was expected to be of a high standard of design that positively contributed to the context and character of the surrounding natural and built environment and was of a scale, form, layout and character that was sympathetic to and respected its immediate setting and wider surroundings. The boundary wall was considered to be unacceptable as by virtue of its height and materials used, it detracted from the character of the existing property and its setting and had an adverse impact on the wider street scene. The development was therefore considered to be contrary to policies SP1, (Delivering the Strategy), SP10 (Built and Natural Environment), MD2 (Design of New Development) and MD5 (Development within Settlement Boundaries), the Residential and Householder Development SPG, PPW Edition 12 (2024) and Technical Advice Note 12: Design.

No.

(3) It was considered that the decision complied with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

42 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.

**2022/00266/FUL** Received on 12 April 2024  
(P40)

**APPLICANT:** Newydd Housing Association, 5 Village Way, c/o agent, CF15 7NE

**AGENT:** Mr Jon Hurley, Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

**Llantwit Road, Higher End, St. Athan**

Full planning application for residential development, access, drainage arrangements and other associated works

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

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