

No.

## PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 10th April, 2025.

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

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

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

Also present: Councillors C. Franks, W.A. Hennessy and R. Sivagnanam (Cabinet  
Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Mr. G. Powys Jones	2024/01104/FUL - Land to south of The Westra, Dinas Powys	For the Applicant or their representative.

Councillor Franks spoke in relation to Application No. 2024/01104/FUL - Land to south of The Westra, Dinas Powys in his capacity as a Vale of Glamorgan Council Member for Dinas Powys.

### 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”.

### DECLARATION OF INTEREST –

Councillor C.M. Cowpe declared a personal and prejudicial interest in relation to Application No. 2024/01104/FUL - Land to south of The Westra, Dinas Powys. The nature of the interest was that Councillor Cowpe was a local resident. Although resident on the road in question, Councillor Cowpe said she was not directly affected by the application but had a right to a view as a homeowner. She had not and would not make a personal objection to the application but reserved the right to do so in future. Councillor Cowpe said she was not consulted as a local resident on the affected road but had already considered the application as a Member of the Dinas Powys Planning Committee and the matter of the access lane had been discussed by Dinas Powys Community Council where Councillor Cowpe declared an interest.

No.

and left the room for the discussion. Councillor Cowpe said that Committee should be aware that an email had been sent to her asking her to withdraw the call-in and had been copied to some Councillors and Officers, but not to all, the content of which could be seen as inappropriate and Councillor Cowpe was seeking advice on those matters as she had been elected to carry out a role for her constituents. The call-in was legitimate and withdrawal was not possible of in the public interest. Councillor Cowpe had received strong local objections and had been mindful of the guidance for call-ins and abided by that guidance. Advice had been sought from the Monitoring Officer and Councillor Cowpe had been advised she was able to speak on the item and then leave the room for the discussion and vote. Councillor Cowpe left the meeting during the duration of the application.

#### 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 application, 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.
- (4) T H A T Section 32 of the Building Act, 1984 be implemented in order to serve notices in respect of plans which are three or more years old and that the serving of such notices, as listed in Section (d) of the report, be noted.

#### 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 5 through 14, under the above delegated powers, be noted.

#### TREES (HSD) –

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 15 through 17, as determined by the Head of Sustainable Development under delegated powers, be noted.

No.

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.

**2024/01104/FUL** Received on 25 November 2024  
(P. 19)

**APPLICANT:** Erica Chapman Overoak House, Pen-y-Turnpike Road, Dinas Powys, CF64 4HG

**AGENT:** Gwilym Powys Jones 17 Yorath Road, Cardiff, CF14 1QB

**Land south of The Westra, Dinas Powys**

Proposed erection of stables and creation of ménage.

After discussion of the Application, Members also requested that the Applicant be advised of an Additional Informative to the Note within the report concerning the Public Right of Way No.13 St. Andrews Major (status – Footpath) which crossed diagonally through the field of the proposed works, which was agreed with the Officer would be added to the Note.

- Public Right of Way No.13 St. Andrews Major (status – Footpath) crosses diagonally through the field of the proposed works.
- The path must be kept open and available for safe use by the public at all times. No barriers, structures or any other obstructions should be placed across the legal alignment of the path. Please ensure your builders and delivery drivers are aware that members of the public might be crossing the site.
- No adverse effect should result to the path, the applicant should ensure that materials are not stored on the path and that any damage to the surface as a result of the development is made good at their own expense.
- Should the Public Right of Way require temporary closure to assist in facilitating works an order should be sought under the Road Traffic Regulation Act 1984. Temporary closure should not be sought in order to allow construction of permanent obstructions.

**APPROVED subject to the following condition(s):**

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

No.

2. The development shall be carried out in accordance with the following approved plans and documents:

Westra24 Location 1 5000  
Proposed Site Plan 568 - P02  
Proposed Floorplan 568 - P03  
Proposed Elevations 568 - P04  
Proposed Elevations 568 - P05  
Westra24 Planning Statement  
Design and Planning Statement  
Highway/Traffic Statement  
Sylvan Preliminary Ecology Appraisal Survey Report  
Sylvan Great Crested Newt Survey Report  
BUSINESS PLAN AND FORECASTS Channel Stud

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The Green Infrastructure enhancement measures set out in document ref: Green Infrastructure Statement shall be carried out in full within the next available planting season (October 2025 - March 2026) and thereafter retained in accordance with the approved details whilst the development remains in existence. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

4. Prior to the first beneficial use of the development, a Biodiversity Enhancement Strategy addressing enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved strategy and timings set out within and thereafter retained in accordance with the approved details whilst the development remains in existence. The Strategy shall include the following:

- a) Details of any bird/bat box provision
- b) Details of any additional ecological enhancements

No.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

5. Notwithstanding the submitted plans, the internal access and turning/parking area shall be finished in a permeable material.

Reason:

To safeguard the natural environment as required by Policies MD1 (Location of New Development) and Policy MD7 (Environmental Protection) of the Local Development Plan.

6. Prior to its installation on site, full details of the proposed cesspit/cesspool to meet the requirements of British Standard BS 6297 (to be fitted with a level sensor attachment to ensure sufficient emptying) shall be submitted and approved in writing by the Local Planning Authority. The agreed details shall be fully functional prior to the first beneficial use of the WC and Tee room and shall thereafter be so maintained thereafter.

Reason:

To ensure that the cesspit/cesspool is installed and maintained correctly and to ensure compliance with Policies MD1 (Location of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

7. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

8. No development or site clearance shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:
  - proposed routes for construction and delivery vehicles
  - type and size of vehicles to be used

No.

- timings of construction / delivery traffic
- how vehicles will safeguard existing hedgerows and trees along the private access lane
- how the line of the PROW will be safeguarded
- details of the parking of vehicles of site operatives
- areas for loading and unloading of plant and materials
- storage of plant and materials used in constructing the development; wheel washing facilities;
- measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- hours of construction;
- construction lighting (if any) ;
- management, control and mitigation of noise and vibration;
- how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.org.uk)) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

### Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MG2 – Mineral Safeguarding, MD1-Location of New Development, MD2Design of New Development, MD7-Environmental Protection and MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Design in the Landscape; and national guidance contained in Planning Policy Wales, and TAN 12-Design, it is considered that the proposal represents an acceptable form of development in this rural location that will have no significant adverse impact on the character and appearance of the surrounding landscape, nor detract from the general amenities of the area. It would also be acceptable with regards parking and access, ecology,

No.

drainage, archaeology, the public right of way, and the impact on biodiversity and green infrastructure.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies 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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.