

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 10 JULY 2025

Page	Application	Location	Item No.	Description
	2024/00846/FUL	Hillcroft, Heol Y Cawl, Dinas Powys	1.	Comments from Dr Hannah Reeves
			2.	Response from G Powys Jones (Applicant's Consultant) Change condition 1
	2024/00899/CAC	Hillcroft, Heol Y Cawl, Dinas Powys	3.	Response from G Powys Jones (Applicant's Consultant) Remove condition 3
	2025/00487/FUL	Land at Hayes Road, Sully	4.	Response from Planning Agent enclosing amended plans and flood consequence assessment Condition 1 & 18 to be amended
	2025/00333/RG3	Land at former Eagleswell School, Llantwit Major	5.	Condition 8 amended

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 10 JULY 2025**

Application No.: 2024/00846/FUL	Case Officer: Guy Watkins
Location: Hillcroft, Heol-y-cawl, Dinas Powys Proposal: Proposed subdivision of single dwelling to three dwellings with extensions to rear.	

From: Dr Hannah Reeves, Ailsa Craig:

Objects to planning application on the following grounds:

- Harm to Conservation Area
- Overdevelopment of the site – Unsympathetic Intensification
- Highways Safety and Access – Inadequate and Dangerous
- Impact on Residential Amenity and Privacy
- Conflict with the Well-being of Future Generations (Wales) Act 2015
- Contrary to Precedent and Previous Decision
- Strong Local Opposition and Community Impact
- Conclusion and Request - Uphold the previous refusal and reject the application for its cumulative harmful impact on the character, safety, amenity, and sustainability of this unique and sensitive location. If this planning application is granted there will almost certainly be a call for a judicial review.

Officer Response:

The points are noted and are addressed in the Officers Report to Committee

Action required:

To determine the application based on the recommendation and assessment in the Officers Report.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 10 JULY 2025**

Application No.: 2024/00846/FUL	Case Officer: Guy Watkins
Location: Hillcroft, Heol-y-cawl, Dinas Powys Proposal: Proposed subdivision of single dwelling to three dwellings with extensions to rear.	

From:**G Powys Jones (Applicant's Consultant)****Summary of Comments:**

The rationale for the one year time period in Condition 1 is understood. However, the time period is not reasonable as there are a number of issues that need to be addressed before development can commence such as discharge of conditions, Building Regulations, SAB approvals and tendering for the contract.

Subject to the removal of condition 3 (Contract for development) of the Conservation Area Consent application (2024/00899/CAC) a 2 year period is more reasonable and agreed.

Officer Response:

The removal of condition 3 of the Conservation Area Consent application (2024/00899/CAC) would be considered acceptable. As the building to be demolished is a modern garage, its loss in itself would not impact on the character of conservation area. This is dealt with in a separate Matters Arising note in relation to that application.

In the interest of being more reasonable a 2 year period to commence development would be considered acceptable.

Action required:

Change Condition 1, as below, to two years to commence from the date of permission instead of one year:

1. The development shall begin no later than twenty four months from the date of this decision.

Reason:

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

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 10 JULY 2025

Application No.: 2024/00899/CAC	Case Officer: Guy Watkins
Location: Hillcroft, Heol-y-cawl, Dinas Powys Proposal: Proposed subdivision of single dwelling to three dwellings with extensions to rear.	

From:

G Powys Jones (Applicant's Consultant)

Summary of Comments:

Referring to the Matters Arising in relation to the full application (2024/00846/FUL) and the recommended Condition 1 (time period to commence development). This has recommended a reduced period of 1 year to commence development (Normally 5 years).

The applicant's consultant does not consider this short period reasonable taking account of matters such as securing a contract for re-development, condition discharges and other matters. However, they would agree to a 2 year period subject to the removal of condition 3 (Contract for development).

Officer Response:

Condition 3 of the Conservation Area Consent requires a contract for the re-development of the site to be secured prior to the demolition of the garage. Members are advised, this is usually placed on Conservation Area Consent, where the demolition and loss of the building results in a detrimental visual impact itself and re-development is essential to rectify the impact of the loss of the building on the character of the conservation area.

In this instance, and on reflection, the demolition only relates to a modern building i.e the garage. The loss of this building is considered would not have a detrimental visual impact on the Conservation Area. No objection to the removal of the condition has verbally been raised by the Council's Heritage Officer.

The removal of condition is therefore considered acceptable.

Action required:

Remove condition 3 (Contract for re-development)

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 10 July 2025

Application No.: 2025/00487/FUL	Case Officer: Mr. Robert Lankshear
Location: Land North of Hayes Road, Sully Proposal: Proposed industrial unit, access, landscaping, drainage and associated works	

From: Planning Agent enclosing amended plans and flood consequence assessment

Summary of Comments:

Amended plans have been received from the agent making amendments to the proposed building, including:

- Alteration to material to front elevation with more limited use of timber cladding and the remainder finished in wall cladding (RAL 7012- Basalt Grey to match other elevations)
- Amended window design to front elevation
- Detail of position and size of rooflights and solar panels provided
- Increase in eaves height of circa 0.5m
- Removal of high level windows and altered door position to southern elevation
- Minor internal alterations relating to staff welfare facilities

An amended flood consequences assessment was also received providing clarification of points raised within the Council's Drainage Officers comments.

Officer Response:

The proposed alterations to the building are relatively minor design changes and do not fundamentally alter the scale or design approach of the building. Noting the nature of neighbouring land uses and lack of sensitive receptors with regard to design changes, the proposals do not alter previous conclusions in terms of appearance and impact on neighbouring properties. Although the proposals would result in a reduction in the extent of the wooden cladding used within the external fabric, this does not preclude the introduction of an artistic element as offered previously by the agent, and further details are proposed to be sought through condition 13 to be attached to any consent given.

Noting this it is considered that the proposed alterations within the amended design are considered to be acceptable.

The amended FCA seeks to address the comments raised by the Council's Drainage Engineer. It does not fundamentally alter the conclusions or acceptability of the proposals in flood risk terms as previously assessed.

Action required:

Proposed amendments to condition 1 and 15 to reflect the amended documents received.

Condition 1 to be amended as follows:

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

Planning, Design, Access & GI Statement dated March 2025

Location Plan 20995-c

Stie Location Plan A101 Rev B received 27 June 2025

~~Hoeca Ground Floor Plan 1937 HW 1001 Rev A~~

~~Hoeca Mezzanine Plan 1937 HW 1002 Rev A~~

~~Hoeca Roof Plan 1937 HW 1003 Rev A~~

~~Hoeca Elevations 1937 HW 2001 Rev A~~

~~Flood Consequence Assessment by Vale Consultancy, Reference 20995-FCA-01 dated 26th March 2025, reference 20995-FCA-01.~~

Construction Environmental Management Plan, Issue 01, by Vale Consultancy dated 9th May 2025.

20995_700 Rev 02 - Highway General Arrangement

20995_900 Rev 02 - 16.5m HGV Swept Path Analysis

20995_901 Rev 01 - Standard Car Swept Path Analysis

20995_510 Rev 02 Proposed Drainage Plan

Foul Drainage Report prepared by Vale Consultancy

Proposed Ground Floor Plan A103 Rev B

Proposed Mezzanine Floor Plan A104 Rev B

Proposed Roof Plan A105 Rev C

Proposed Elevations – Sheet 1 A106 Rev B

Proposed Elevations – Sheet 2 Rev B

Flood Consequence Assessment by Vale Consultancy 20995-FCA-02 dated 30 June 2025

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.

Condition 15 to be amended as follows:

The development permitted by this planning permission shall only be carried out in accordance with the Flood Consequence Assessment (FCA) produced by Vale Consultancy reference 20995-FCA-02 dated 30 June 2025 including that the finished slab

level of the approved industrial units shall be set no lower than 7.25 metres Above Ordnance Datum (AOD) (Newlyn).

Reason:

To reduce the risk of flooding to the proposed development and future occupant, in accordance with the requirements of Policies SP1 and MD1 of the Adopted Local Development Plan 2011-2026 and TAN15- Development and Flood Risk

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE: 10 JULY 2025**

Application No.: 2025/00333/RG3	Case Officer: Laura Fower
Location: Land at Former Eagleswell School, Eagleswell Road, Llantwit Major Proposal: Variation of Condition 8 (Obscure Glazing/Fixed Windows) of Planning Approval 2023/01102/RG3 : Temporary housing accommodation and associated works	

From: N/A**Summary of Comments:**

Updated Resident Management Plan (Rev A) received on 24/06/2025.

Officer Response:

Amended condition 8 (Obscure Glazing/Fixed Windows) to be revised to refer to the updated version of the Resident Management Plan.

Action required:

Officer recommendation that amended condition 8 is revised to refer to the updated Resident Management Plan (Rev A) received 24/06/2025.