

## PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 11<sup>th</sup> September, 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, C.A. Cave, J.E. Charles, C.M. Cowpe, P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, H.M. Payne, I.A.N. Perry, C. Stallard and E. Williams.

Also present: Councillors G. John (Cabinet Member for Leisure, Sport and Wellbeing), R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services) and Councillor C.P. Franks.

Name of Speaker	Application No. and Details	Reason for Speaking
Mr David Hughes	2024/00537/FUL - Cliff Haven, Penarth	Objectors to the application or their representative
Mr. James Byrne	2025/00639/FUL – 27 Robinswood Crescent, Penarth.	The applicant or their representative
Mr. Nicholas Gannon-Johns	2025/00238/FUL – 8 Paget Road, Barry	The applicant or their representative
Mr. Osian John	2025/00238/FUL – 8 Paget Road, Barry	The applicant or their representative

### 265 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".

### 266 APOLOGIES FOR ABSENCE –

These were received from Councillors I.R. Buckley and Dr. I.J. Johnson.

### 267 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 10<sup>th</sup> July, 2025 be approved as a correct record.

## 268 DECLARATIONS OF INTEREST –

Councillor A.M. Ernest declared an interest in relation to Application No. 2024/00537/FUL, Cliff Haven, Penarth in that he lived near to the location in question. Due to this interest, the Member left the meeting during the discussion of this application.

The Chair, Councillor N.C. Thomas, declared that in relation to Application No. 2024/00537/FUL - Cliff Haven, Penarth, he, as a local Elected Member had been consulted on this and made comment but had not predetermined this application. Therefore, there was no personal or prejudicial interest and he would remain in the meeting to speak and vote when this application was discussed.

Councillor E. Williams declared an interest in both Application No. 2024/00700/FUL Pancross Farm, Llancarfan and Application No. 2025/00335/FUL Moorlands Farm, Llantwit Major. A family member was a worker for the owner of Pancross Farm and therefore it was a personal interest. For the latter application, the applicant was the same as Pancross Farm and therefore a related personal interest existed as well. Due to the Councillor not having a dispensation to speak or vote on these items, he would withdraw from the relevant parts of the meeting where these applications were discussed.

## 269 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.
- (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.

## 270 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 14 through 46, under the above delegated powers, be noted.

## 271 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 it be noted that no Enforcement Appeals had been received at the time of the meeting taking place.

(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 2025 – March 2026, as detailed in Section (e) of the report, be noted.

## 272 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 63 through to 66, as determined by the Head of Sustainable Development under delegated powers, be noted.

## 273 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.

**2024/00959/FUL** Received on 10 December 2024

(P. 68)

**APPLICANT:** South West Wood Products Limited Clifton Moor, Clifton, Penrith, CA10 2EY

**AGENT:** Lesley Loane Roundhouse Cottages, Bridge Street, Frome, BA11 1BB

**Berth 31, Port of Barry, Wimborne Road, Barry**

A change of use to a wood processing facility.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Councillor Dr. I.J. Johnson, citing public interest following a

previous application for a Lawful Development Certificate and public concerns about working hours and environmental impacts.

Subsequently, a vote was called for to approve the Council Planning officer's recommendations, which was duly seconded, with the vote to be recorded and having taken place as follows:

<b>Members</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
Julie Aviet*			
Gillian Bruce		✓	
Christine Cave		✓	
Janice Charles		✓	
Marianne Cowpe		✓	
Pamela Drake		✓	
Anthony Ernest		✓	
Wendy Gilligan	✓		
Nic Hodges		✓	
Helen Payne		✓	
Ian Perry		✓	
Carys Stallard	✓		
Neil Thomas	✓		
Eddie Williams	✓		
Mark Wilson	✓		
<b>TOTAL</b>	<b>5</b>	<b>9</b>	<b>0</b>

\*Could not vote as she had missed part of the agenda item in question.

Following the above vote and discussions at the Committee, as well as in conjunction with the advice given by the senior legal officer in attendance, the application was subsequently

**DEFERRED** – For officers to report at the next Committee meeting with reasons for refusal for Members to consider.

**2024/00537/FUL** Received on 23 June 2025

(P. 97)

**APPLICANT:** Mr Rhys Llewellyn C/O AGENT

**AGENT:** Mr David Thomas Temple Court, 13A Cathedral Road, Cardiff, CF11 9HA

**Cliff Haven Residential Home, 10 Clive Crescent, Penarth**

Partial demolition to former care home and rebuild. Proposed rear and side extensions and conversion of building to two dwellings and proposed two storey side extension to provide third dwelling. Proposed alterations throughout the site to include the addition of retaining walls and alterations to levels.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation as it has been called in by a local Member, Councillor Neil Thomas due to the considerable local interest in the application.

**RESOLVED** – T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to trigger a viability review if the development is not substantially completed within two years of the date of the planning permission,

**APPROVED** subject to the following conditions and amended Informative 6:

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

CAX3/1 Site location plan & Existing Photos received 11 June 2024

Proposed Section received 18 September 2024

Green Infrastructure Statement received 18 October 2024, except for the proposed landscaping plan, appendix 1

22042 Topographical survey received 31 October 2024

CAX3/5 rev d Ground floor proposed

CAX3/5 rev f First floor proposed

CAX3/5 rev h Second floor proposed

CAX3/8 rev e Front elevation proposed

CAX3/9 rev e Rear elevation proposed

CAX3/10 rev e Side elevation proposed

CAX3/11 Eastern side elevation proposed

Received 5 February 2025

Development Viability, dated March 2025 and received 4 March 2025

22042\_L\_2 Topographical Survey and layout received 8 April 2025

CAX3/12 Ground floor existing Demolition plan (external walls)  
 CAX3/13 First floor existing Demolition Plan (external walls)  
 CAX3/14 Second floor existing Demolition plan (external walls)  
 CAX3/21 Side elevation existing (demolition in orange plans)  
 CAX3/22 Rear elevation existing (demolition in orange plans)  
 CAX3/20 Front elevation existing (demolition in orange plans)

Received 31 July 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.

2. Notwithstanding the submitted details, prior to their use within the development hereby approved, a schedule of materials including samples to be used in the construction of the development (including re-built elements) hereby approved, and an annotated plan indicating where all materials are to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be occupied when the development has been completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

3. Notwithstanding the submitted details, all retaining structures associated with the development shall be completed in accordance with design and finishing details which shall be submitted to and agreed in writing by the Local Planning Authority prior to their construction. The retaining walls shall be completed in accordance with the approved details prior to the first beneficial use of the development hereby approved.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

4. No development and construction works, including deliveries, shall take place outside the following hours:

Monday – Friday 8:00 until 18:00  
 Saturday 8:00 until 13:00  
 With no Sunday or Bank Holiday working

Should there be a requirement to undertake foundation or other piling or drilling on site to accommodate on site surface water drainage or other works, these operations are restricted to the following hours:

Monday – Friday 8:30 until 17:30  
 Saturday and Sunday Nil

During construction, there shall be no use of security lighting outside the above hours.

Reason:

To protect the amenities of neighbouring occupiers and to comply with policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the adopted Local Development Plan.

5. Any part of the first floor, side elevation bathroom window facing no. 11 Clive Crescent that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. The rooflight window on the second floor facing number 11, Clive Crescent shall be non-opening and fitted with obscure glazing to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of installation of the window and shall be retained as such at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

7. The roof area of the extensions shall not be used as a storage area, balcony, roof garden or similar amenity area.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 Design of New Developments of the Local Development Plan.

8. No burning of waste, or other materials, shall take place on site during the construction of the development hereby approved.

Reason:

To protect the amenities of neighbouring occupiers and to comply with policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the adopted Local Development Plan.

9. No further works outside of the existing building shall take place, nor any demolition works or site clearance, until there has been a scheme of landscaping submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) of the Local Development Plan.

10. Notwithstanding the submitted plan no. 22042\_L\_2 'Topographical Survey and layout' (received 8 April 2025) and the Green Infrastructure Statement (received 18 October 2024) a scheme of wildflower planting in line with the landscaping scheme (condition 9), in addition to a timetable for implementation, shall be submitted to and approved in writing prior to the first beneficial occupation or use of the development. The planting shall be carried out in accordance with the approved details and any 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.

11. Notwithstanding the submitted details, prior to the first beneficial occupation 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.

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.

12. The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

13. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

14. Notwithstanding the provisions of schedule 2, Part 1, classes A, B, C, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), [the development hereby approved shall not be altered in any way and no extensions shall be erected to the building other than those expressly authorised by this permission.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

15. Prior to any further excavation works in relation to the side extension, retaining wall and steps facing number 11, Clive Crescent, full details of the foundation design and duly certified calculations (demonstrating the adequacy of the foundations and any excavations along the boundary), including a programme of works and timings shall be submitted to and agreed in writing by the Local Planning Authority. The proposed development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that the development will safeguard the integrity of the adjacent property and structure at No. 11 and to comply with policy SP1 (Delivering the Strategy) of the Local Development Plan.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) of the Local Development Plan.

Amended informative 6:

The applicant/owner shall be aware of the duties imposed under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from **all affected** adjoining occupiers where the building owner intends to carry out work which involves:

1. Work involving an existing shared wall with another property;
2. Building on the boundary with a neighbouring property;
3. Excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk). (I71).

Reason for recommendation

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, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations, MG4 – Affordable Housing, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD5 - Development

within Settlement Boundaries, MD7 - Environmental Protection, MD8 - Historic Environment and MD9 - Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the Council's Supplementary Planning Guidance on Affordable Housing (2025), Biodiversity and Development (2018), Model Design Guide for Wales, Parking Standards (2019), Planning Obligations (2018), Residential and Householder Development (2018), Sustainable Development - A Developer's Guide and Trees, Woodlands, Hedgerows and Development (2025), Future Wales: The National Plan 2040, Planning Policy Wales 12<sup>th</sup> Edition (2024), and Technical Advice Note 12- Design (2016), the development is considered acceptable in terms of its principle, scale, design and visual impact, as well as its impact on neighbours, amenity space, parking provision and biodiversity enhancement provision.

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.

**2024/00700/FUL** Received on 5 November 2024

(P. 139)

**APPLICANT:** VJ Thomas Pancross Farm, Llancarfan, CF62 3AJ

**AGENT:** Mr Ieuan Williams Beechwood Court, Long Toll, Woodcote, Reading, RG8 0RR

### **Pancross Farm, Llancarfan**

#### Retention of a Cattle Building Extension and Erection of an Isolation Building

The application must be determined by Planning Committee under the Council's approved scheme of delegation because it has been called-in by Councillor I. Perry. The reason provided was to maximise opportunity for public participation in the decision-making and transparency of the reasoning behind the final decision, with regard to the considerable public interest.

Due to there being no unanimity on this application, a vote was called for, as follows:

Members vote	For	Against	Abstain
<b>TOTAL</b>	<b>9</b>	<b>3</b>	<b>1</b>

Therefore, the officer recommendations were carried.

APPROVED subject to the following condition(s):

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

RAC10380-3 Elevations as built - 13.09.24  
 RAC10380-4 Lean to elevations - 13.09.24  
 RAC10380-1 Location plan Rev A - 05.11.24  
 RAC10380-2 Site plan Rev A - 06.11.24  
 21266\_500\_r02 - Drainage Layout  
 21266\_510\_r01 - FE & CA Plan

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.

2. No construction works related to the proposed lean-to extension or open yard shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees. The approved scheme shall be carried out throughout the course of the development.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments), MD8 (Historic Environment) of the Local Development Plan.

3. The woodland enhancement works shall be carried out in accordance with the approved details contained within the Green Infrastructure Statement (paragraphs 5.8 - 5.11) during the first planting season immediately following the substantial completion or first beneficial use of the development. The completed scheme shall be managed and maintained in accordance with an approved details (paragraphs 5.16 - 5.20).

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments), MD8 (Historic Environment) of the Local Development Plan.

4. The hedgerow establishment works shall be carried out in accordance with the approved details contained within the Green Infrastructure Statement (paragraphs 5.12 - 5.15 & Appendix 1) during the next planting season following the grant of planning permission. The completed scheme shall be managed and maintained in accordance with an approved details contained in Appendix 1.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments), MD8 (Historic Environment) of the Local Development Plan.

5. The biodiversity enhancement measures set out in the Green Infrastructure Statement (Sep 2024) (paragraphs 5.5 -5.7) shall be carried out in full within three months of the grant of planning permission and retained as such for the lifetime of the development hereby approved.

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.

6. Notwithstanding the provisions of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification) no fixed plant or machinery shall be installed on the site, other than where expressly authorised by this permission.

Reason:

To ensure that residential amenity is protected and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

7. No external lighting shall be affixed or installed to the eastern side of the building or within the concrete yard area.

Reason:

In the interests of amenity and ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD7 (Environmental Protection), MD8 (Historic Environment), and MD9 (Promoting Biodiversity) of the Local Development Plan.

8. The materials to be used in the construction of the external surfaces of the building shall be in accordance with the details set out in the application forms and plans submitted as part of the application.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD8 (Historic Environment) of the Local Development Plan.

9. The sustainable drainage system for the development shall be fully completed in accordance with the approved details contained in Condition 1 within six months of the grant of planning permission. The sustainable drainage system shall thereafter be retained and maintained in accordance with the approved details, so long as the development exists.

Reason:

To enable a more sustainable form of drainage, and to prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

#### Reason for recommendation

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, SP9 – Minerals, SP10 – Built and Natural Environment, MG17 – Special Landscape Areas, MG19 - Sites and Species of European Importance, MG20 - Nationally Protected Sites and Species, MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD8 - Historic Environment, and MD9 – Promoting Biodiversity, together with the Biodiversity and Development, Design in the Landscape, Minerals Safeguarding, and Trees, Woodland, Hedgerows and Development SPG's, as well as Future Wales, and Planning Policy Wales 12<sup>th</sup> ed., together with TAN 5, TAN 6, TAN 10, TAN 11, TAN 12, TAN 24, it is considered that the development is necessary for the purposes of agriculture and welfare on the unit, and would have no unacceptably harmful impact on the wider landscape and countryside, designated heritage assets, visual amenity, residential amenity, ecology and biodiversity, or upon flooding and drainage,

highway safety, and land resource safeguarding.

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.

**2025/00639/FUL** Received on 25 June 2025

(P. 163)

**APPLICANT:** James & Paula Byrne 27 Robinswood Crescent, Penarth, CF64 3JF

**AGENT:** Christian Le Guilcher Le Guilcher Architecture, 1, Powys Road, Penarth, CF64 3PB

### **27 Robinswood Crescent, Penarth**

Two storey side/rear extension. Single storey rear extension. Porch increased in size along with balcony above. New solar panels to front and rear

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Councillor A. Ernest for the following reasons:

- Application has a substantial impact on the amenities and outlook of the neighbouring property
- SPG Residential & Householder Development guide does not appear to have been followed
- Issues with the Rights of Light Act 1959.

Due to there being no unanimity on this application, a vote was called for, as follows:

Members vote	For	Against	Abstain
<b>TOTAL</b>	11	1	0

Therefore, the officer recommendations were carried.

### **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.

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

Location Plan

SM/ROL01590 Daylight and Sunlight Report Anstey Horne

Green Infrastructure Statement

2415 / PL08 Proposed Elevations

2415 / PL07 Proposed First Floor & Roof Plan

2415 / PL06 Proposed Ground Floor Plan

Received 25 June 2025

2415 / PL05 Proposed Site Plan received 18 July 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.

3. Notwithstanding the submitted details, prior to its use within the development hereby approved, further details, including a sample of the cedar boarding (and any details on its treatment / staining etc.) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

## Reason:

To safeguard local visual amenities, as required by policies SP1 (Delivering the Strategy), MD2 (Design of New Development) of the Local Development Plan.

4. The four no. *Carpinus Betulus* trees, as referenced in the Green Infrastructure Statement and shown on plan no. 2415 / PL05 Proposed Site Plan, received 18 July 2025, shall be planted during the first planting season immediately following occupation of the development. 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:

To ensure a green infrastructure net benefit and to comply with Planning Policy Wales, edition 12 and Policy SP1 (Delivering the Strategy) of the Local Development Plan.

5. The biodiversity enhancement measures (bird box) set out in plan ref: 2415 / PL08 Proposed Elevations (received 25 June 2025) shall be erected prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

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.

6. No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in compliance with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

7. Notwithstanding the submitted details, prior to its installation, further details of the air source heat pump, including manufacturer details on make and model, noise levels and a 'site specific assessment to include a MCS020 Noise Assessment for ASHP installations' shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pump shall be installed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

#### Reason for recommendation

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, MD2 - Design of New Development, MD5 – Development Within Settlement Boundaries, MD7 – Environmental Protection, and MD9 Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the

Council's Supplementary Planning Guidance on Biodiversity and Development (2018), Model Design Guide for Wales, Parking Standards (2019), Residential and Householder Development (2018), Future Wales: The National Plan 2040, Planning Policy Wales 12<sup>th</sup> Edition (2024), and Technical Advice Notes 5 – Nature Conservation and Planning (2009), 12 – Design (2016) and 15 – Development, Flooding and Coastal Erosion (2025), the development is considered acceptable in terms of its scale, design and visual impact, as well as its impact on neighbours, flooding, amenity space, parking provision, impact on green infrastructure and biodiversity enhancement provision.

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.

**2025/00335/FUL** Received on 3 April 2025

(P. 187)

**APPLICANT:** V J Thomas & Son Pancross House, Llancarfan, Barry, CF62 3AJ

**AGENT:** Mr Ieuan Williams Gate House, Beechwood Court, Long Toll, Woodcote, RG8 0RR

### **Moorlands Farm, Wick Road, Llantwit Major**

Planning Application for the Extension of a Heifer Accommodation Building (Building A), Erection of a New Heifer Accommodation Building (Building B), and Construction of Slurry Lagoon

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application was of a scale that was not covered by the scheme of delegation.

Due to there being no unanimity on this application, a vote was called for, as follows:

<b>Members vote</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
<b>TOTAL</b>	<b>9</b>	<b>1</b>	<b>1</b>

Due to the vote result, the application was subsequently

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.

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

RAC/9987/01 Rev A, Building A Location Plan, received 31/03/25  
 RAC/9987/02 Rev C, Site and Drainage Plan, received 22/05/25  
 RAC/9987/03 Rev A, Building A Elevations, received 31/03/25  
 RAC/9987/04 Rev A, Building B Elevations, received 31/03/25

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. Details of a secure enclosure to be erected to the perimeter of the slurry lagoon shall be submitted to and approved in writing by the Local Planning Authority. The slurry lagoon and enclosure shall be constructed in accordance with the approved details and plans prior to first beneficial use of the development and thereafter retained for the lifetime of the development.

Reason:

In the interests of public safety, environmental protection and residential amenity and to ensure compliance with Policies MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

4. The bat and bird nesting boxes shall be fully installed in accordance with the approved plans and Green Infrastructure Statement (March 2025) prior to first beneficial use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

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. The 6 trees shown on the approved Site and Drainage Plan shall be planted in accordance with the approved details in the first planting seasons following

the first beneficial use of the buildings or the completion of the development, whichever is sooner, and any trees 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.

6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to ensure compliance with Policy MD7 (Environmental Protection) of the Local Development Plan.

#### Reason for recommendation

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), SP9 (Minerals), SP10 (Built and Natural Environment), MG22 (Development in Minerals Safeguarding Areas), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), MD8 (Historic Environment) and MD9 (Promoting Biodiversity) of the Adopted Local Development Plan; Future Wales: The National Plan 2040; Planning Policy Wales Edition 12; Technical Advice Notes 5, 12 and 15; and Council's Supplementary Planning Guidance on Biodiversity and Development, Design in the Landscape, Minerals Safeguarding, Parking Standards, Planning Obligations, Sustainable Development – A Developer's Guide, and Trees, Woodlands, Hedgerows and Development; the proposal is considered acceptable in relation to the principle of development, visual and landscape impact, impact on residential amenity, biodiversity and green infrastructure, highway safety and parking, public rights of way, mineral safeguarding, flood risk and drainage, and planning obligations.

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 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.

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

**2025/00238/FUL** Received on 31 March 2025

(P. 208)

**APPLICANT:** Mr Nicky Gannon-Johns 8 Paget Road, Barry, CF62 5TQ

**AGENT:** Mr Geraint John Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

### **8 Paget Road, Barry**

Variation of Conditions - Condition 2 (Approved Plans), 6 (Balconies), 7 (Parking Provision) of Planning Permission Ref. 2022/01185/FUL: Proposed change of use and conversion of the first and second floor and extension of The Merrie Friars building (8 and 9, Paget Road, Barry Island) to create six residential units (five additional) at 8 Paget Road, Barry

The application must be determined by Planning Committee under the Council's approved scheme of delegation because it had been called-in by Councillor S. Perkes. The reason provided *“due to the importance of the regeneration area that this development scheme is in. It therefore supports the aims of the regeneration scheme.”*

Subsequently, a motion was put forward by a Member of the Committee to reject the officers' recommendation to refuse the application, which was seconded. The vote was undertaken as follows:

<b>Members vote</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
<b>TOTAL</b>	<b>11</b>	<b>1</b>	<b>0</b>

Therefore, the motion was approved. Following discussions at the Committee and advice provided by the relevant officers, the application was subsequently

**DEFERRED** – For officers to report at the next Committee meeting with a schedule of conditions.