

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **11 SEPTEMBER 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

Decision Codes:

A	Accepted
AC	Approved Conditionally
AW	Accepted (Welsh Water)
R	Refused

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2025/0005/PO	AC	44, West Drive, Porthcawl. CF36 3HS	Proposed works include the replacement of various windows and doors, construction of a single storey rear extension to accommodate a kitchen / utility room, installation of a raised platform to the rear courtyard, removal of existing front steps and construction of new long tread steps and extension to the front deck
2025/0006/PO	AC	10, King Street, Cwm, Ebbw Vale. NP23 7SG	Single Storey Rear Lean-to Extension
2025/0007/PO	AC	1 & 2 Woodfield Cottages, The Rhiw, Oakdale, NP12 0EE	Conversion of two cottages into one, two storey side extension & internal remodelling
2025/0249/BR	AC	Unit 9 (Hocca Factory), Green Innovation Park, Hayes Road, Sully. CF64 5RZ	Construction of industrial unit approx. 1800sq meters

2025/0272/BN	A W	72, Tynwydd Road, Barry. CF62 8BA	Re roof, internal wall knock through. WC to ground floor, Removal of bay window and replacement with sliding doors
2025/0285/BR	AC	3B, Paget Road, Barry. CF62 5TQ	Conversion of 1 no. one bedroom flat and maisonette to 3 no. flats
2025/0286/BN	A	46, Drylla, Southra Park, Dinas Powys. CF64 4UL	Internal knock through between new kitchen and living room - installation of steel beam and padstones. New opening for bi folds.
2025/0321/BN	A W	10, Fennel Close, Penarth. CF64 2QF	Single storey rear extension with knock through
2025/0337/BN	A	46, Windsor Road, Penarth. CF64 1JJ	Removal of an internal wall and installation of steel beams to support existing chimney stack. Installation of steel beams within existing rear wall to form window opening. Erection of a steel veranda to rear
2025/0340/BN	A	23, Woodland Place, Penarth. CF64 2EX	Single storey extension to side of property
2025/0341/BN	A	8 Cae Wyndham, Cowbridge, CF71 7FL	Part garage conversion into habitable room
2025/0342/BN	A	Sunset, 19A, Smithies Avenue, Sully. CF64 5SS	Converting existing conservatory into an extension
2025/0343/BR	AC	42, Victoria Road, Penarth. CF64 3HY	Single storey extension for dining room and playroom, associated structural works and formation of storage room.
2025/0344/BR	AC	The Willows, Llancarfan. CF62 3AD	Attic conversion providing new bedroom & bathroom accommodation, raising of eaves & ridge accordingly & new solar panel system
2025/0347/BN	A	9, Dyffryn Place, Barry. CF62 8UN	Knock through and installation of 1 steel beam

2025/0348/BN	A	23, Trem Y Don, Barry. CF62 6QJ	Rear single storey and orangery with internal alterations
2025/0349/BR	AC	107, Westbourne Road, Penarth. CF64 5BQ	2 storey extension, roof and garage conversion
2025/0352/BN	A	73, Colcot Road, Barry. CF62 8HL	Single storey extension to rear
2025/0353/BN	A	18, Sunny Croft Lane, Dinas Powys. CF64 4QQ	Re roof, removal of a load bearing wall between kitchen and dining room, removal of back boiler breast in kitchen / bathroom & split main front bedroom into two
2025/0354/BN	A	34, Golwg Y Coed, Barry. CF63 1AF	Installation of 4m wide patio doors to rear of house. Removal of internal wall separating kitchen and dining room
2025/0355/BN	A	Stanwell School, Archer Road, Penarth. CF64 2XL	Renewal of defective roof coverings to the pitched roof to R Block (Art Block) and the hipped and flat roof to the canteen
2025/0356/BN	A	Beggan Farm House, Leckwith. CF11 8AS	Rear lean to extension to existing dwelling, including new lounge, bedroom, ensuite and porch. Includes new staircase up to existing first floor. Includes removal of existing staircase and installation of new wc's
2025/0357/BR	AC	Casabruno, 18, The Mount, Dinas Powys. CF64 4PD	Single storey extension to provide storage room, plus internal modifications and new roof finish
2025/0358/BN	A	Llantwit Major Town Hall, Llantwit Major. CF61 1SB	Repairs and additional support to roof / slab to public toilets
2025/0359/BN	A	24, Grove Terrace, Penarth. CF64 2NG	Installation of steel beam to first floor opening

2025/0361/BN	A	26, Westbourne Road, Penarth. CF64 3HF	Re roof front & side
2025/0362/BN	A	11, Bradenham Place, Penarth. CF64 2AG	Loft conversion (no dormer)
2025/0363/BN	A	22, Heol Cae Pwll, Colwinston. CF71 7PL	Conversion of integral garage to living room and replacing garage door with window
2025/0364/BN	A W	17, Victoria Square, Penarth. CF64 3EJ	Single storey detached garage (non habitable)
2025/0365/BR	AC	Penarth Library. 9-10, Stanwell Road, Penarth. CF64 2AD	To create a new study area in the first floor and minor alterations on the ground floor
2025/0366/BN	A	15, Earl Road, Penarth. CF64 3UN	Internal works - blocking up one external door and creating a new opening for an external door and window. Replacing two windows, underfloor heating and insulation, new wastewater connection
2025/0368/BN	A	Yr Hendy Ffarm, Chapel Road, Broughton. CF71 7QR	Conversion of first floor detached garage to a domestic office. (Ground floor staying as existing garage)
2025/0370/BN	A	16, The Meadows, Corntown. CF35 5BD	Window and door replacement (less than 20 with no new structural openings)
2025/0371/BN	A	1, Maes Y Ffynon, Bonvilston. CF5 6TT	Ground floor extension to rear and side
2025/0372/BN	A W	2, Love Lane, Cowbridge. CF71 7JQ	Single storey extension & 2 knock throughs with steel beams

2025/0373/BN	A	113, Andrew Road, Penarth. CF64 2NW	Renovation of kitchen and bathroom in existing single storey bungalow to include removal of chimney breast in kitchen and full chimney stack ground floor to roof, relocation of kitchen window and removal of redundant small window in bathroom and aperture bricked up
2025/0375/BN	A	8, The Heathers, Barry. CF62 7FL	Detached Garden room (no sleeping accommodation)
2025/0376/BN	A W	4, Croft Lane, Southerndown. CF32 0RT	Two storey side extension
2025/0377/BN	A	49, Victoria Road, Barry. CF62 6PG	Re roof
2025/0380/BR	AC	68 Redlands Road, Penarth, CF64 2WJ	Single Storey Rear Extension and internal alterations
2025/0381/BN	A	35 Park Road, Barry, CF62 6NX	Integral garage conversion
2025/0382/BN	A	10, Raglan Close, Dinas Powys, CF64 4NW	Single storey extension and conversion of existing attached garage
2025/0383/BN	A	Waverley, Grants Field, The Downs, St Nicholas, CF5 6SB	Rear double storey extension, new porch, loft conversion and new roof to match existing ridge height.
2025/0384/BN	A	20, Plymouth Road, Penarth, CF64 3DH	Replace existing flat roof over kitchen, new patio door in extended opening, new replacement windows to kitchen & bedroom & new internal opening

2025/0385/BN	A	St Josephs Primary School, Sully Road, Penarth, CF64 2TQ	Renewal of flat roof finish with inclusion of a tapered insulation system to improve insulation levels creating a warm roof. Renewal of existing rainwater drainage. Removal of skylights and replacement of staff room lanterns for natural light and ventilation.
2025/0386/BR	AC	28 Melrose Walk, Sully, Penarth, CF64 5WD	Single storey flat roof extension to the rear and conversion of existing garage to additional living room.
2025/0387/BN	A	9 Fferm Goch, Llangan, Bridgend, CF35 5DP	Two Storey Side & Rear Extension
2025/0388/BN	A	The Cottage, Newton, Cowbridge, CF71 7RZ	Two Storey Side & Rear Extension
2025/0389/BN	A	Brookville, Trerhyngyll, Cowbridge, CF71 7TN	Single storey rear extension, convert garage into living space, internal steel restructure.
2025/0390/BN	A	111, South Road, Sully. CF64 5SP	New detached garage (non-habitable)
2025/0391/BN	A	58A Holton Road, Barry, CF63 4HA	Re-roof
2025/0392/BN	A	12, Lidmore Road, Barry. CF62 7NF	Loft extension with dormer to a bungalow
2025/0393/BR	AC	19, Craven Walk, Penarth. CF64 5RU	Construction of a new two storey dwelling
2025/0394/BN	A	68, Fonmon Road, Rhooose. CF62 3BF	Replace small flat roof dormer to velux window in rear of loft
2025/0395/BR	AC	Y Berllan, Peterston Super Ely. CF5 6LH	Detached outbuilding to provide W.C, Dining area, Kitchen, sauna, plant room and gymnasium. (no sleeping accommodation)
2025/0396/BN	A	25, Milton Road, Penarth. CF64 2SW	Lintel replacement above bay window

2025/0397/BR	AC	55, Plassey Street, Penarth. CF64 1EP	Loft conversion with dormer
2025/0398/BN	A	7, Tyla Rhosyr, Cowbridge. CF71 7AU	New gable end to the west side of the building, updated elevational treatment and fenestration, internal alterations and a ground-floor extension to the rear with pitched roof.
2025/0399/BN	A	34, Bryn Y Gloyn, Rhoose. CF62 3LD	Conversion of integral garage into a room
2025/0400/BN	A	3, West Terrace, Penarth. CF64 2TX	Replacing 10 no. windows, front door and rear door (no new structural openings)
2025/0401/BN	A	16, Plassey Square, Penarth. CF64 1HD	Single storey rear extension
2025/0402/BR	AC	31, Whitcliffe Drive, Penarth. CF64 5RY	Two single storey fully insulated flat roof extensions to the side and rear elevations, creating WC on ground floor and replacement of some windows and doors.
2025/0405/BN	A	28, Penlan Road, Llandough. CF64 2LT	Single storey extension.
2025/0406/BN	A	2, Lettons Way, Dinas Powys. CF64 4BY	Re roof, construction of new dormer & new window opening

2025/0407/BR	AC	Unit A3, Neptune Road, Barry. CF62 5DZ	Interior fit out work only of existing empty ground floor, single storey commercial unit. To include building of internal stud walls to form storage area, toilet block and main public front of house area. Installation of internal plumbing and drainage to service 3 no. toilets (including an accessible toilet, back office and bar area. Installation of electrics. Implementation of stud ceiling and noise dampening measures. Installation of air circulation and air conditioning system including venting system to rear external wall
2025/0408/BN	A W	14, Charteris Close, Penarth. CF64 5RT	Single storey side & rear extension plus internal alterations and single storey extension for a sunroom.
2025/0409/BR	AC	Arosfa, Ewenny Road, Wick. CF71 7QA	2 storey extension, loft conversion with dormers an internal alteration.
2025/0410/BN	A	7, St. Oswald Road, Barry. CF63 2JW	9 Replacement upvc windows and doors
2025/0412/BR	AC	Flat 7, Osbourne House, 7, Clive Crescent, Penarth. CF64 1AT	Minor alterations to two existing roof dormers
2025/0413/BN	A	42, Plymouth Road, Penarth. CF64 3DH	Double storey extension and refurbishment of existing property
2025/0414/BN	A	72, Woodham Park, Barry. CF62 8FJ	Rear single storey timber frame extension with flat roof to the back of the property to create dining / sitting area and a downstairs toilet
2025/0418/BR	AC	14, Pantycelyn Road, Llandough, Penarth. CF64 2PG	Single storey rear extension with lean to roof and WC to Ground floor.

2025/0419/BR	AC	48, Castle Drive, Dinas Powys. CF64 4NQ	New doors to existing conservatory (no other alterations to conservatory), new atrium light and roof covering to kitchen and moving an internal wall
2025/0420/BN	A	55, Romilly Park Road, Barry. CF62 6RR	Re roof
2025/0421/BN	A	176, Jenner Road, Barry. CF62 7HL	Proposed first floor rear extension and new external spiral staircase at the rear of the property.
2025/0422/BN	A W	2, Myrtle Close, Penarth. CF64 3NQ	Single storey extension, ground floor internal alterations to create W.C and utility room.
2025/0424/BN	A	28, Heol Eryr Mor, Barry. CF62 5DA	First floor extension above existing garage, single storey rear extension, conversion of existing garage to room & reconfiguration of existing conservatory

(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2025/0374/BN	R	REFUSED - 15, Blyth Close, Barry. CF62 9HG	REFUSED - First floor extension over garage only
2025/0404/BN	R	REFUSED - 33, Wick Road, Ewenny. CF35 5BL	REFUSED - Loft conversion with dormer & 2 single storey extensions

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2025/0073/AI	A	6, Somerset View, Sully, Penarth. CF64 5SZ	Proposed first floor and 2 storey extensions and remodelling of internal layouts (works to incorporate material alterations to structure,
--------------	---	--	---

			controlled services, fittings and thermal elements)
2025/0074/AI	A	Llawendy, Oxford Street, Barry. CF62 6PA	Rear dormer loft conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0075/AI	A	Two Bells (Former O'Briens) 158, Holton Road, Barry. CF63 4HL	Alterations to PH including repositioning the toilets to first floor, new bar servery to the ground floor and accommodation to be provided to upper floor
2025/0076/AI	A	124, High Street, Barry. CF62 7DT	Change of use from office to 2 bedroom apartment
2025/0077/AI	A	10, Cwrt Newton Pool, Rhoose, CF62 3LY	Loft conversion & associated works
2025/0078/AI	A	20, Merthyr Dyfan Road, Barry, CF62 9TG	Proposed rear extension, including installation of steel beams internally for new opening
2025/0079/AI	C	CANCELLED - Ysgol Y Deri, Sully Road, Penarth. CF64 2TP	CANCELLED - 2 storey prefabricated classroom block containing 8 classrooms and associated rooms
2025/0080/AI	A	32, Llanmaes Road, Llantwit Major. CF61 2XF	Material change of use from dwelling to create an assisted living facility and single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

Amended 22/08/2025 -

			Material change of use from dwelling to create an assisted living facility, single storey rear extension and flat roof to pitched roof (rear two storey extension) (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0081/AI	A	19, Heol Pilipala, Rhoose. CF62 3LP	Replacement of existing conservatory roof with a warm roof system (works to incorporate material alterations to structure, controlled services, fittings)
2025/0082/AI	A	FMG Repair Services, Units 20-22, Llandough Trading Estate, Llandough. CF11 8RR	Internal fit out to create a vehicle body repair workshop and associated offices, installation of a mezzanine floor and associated external wash bay facility (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0083/AI	A	Penmark Place, Penmark. CF62 3FP	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0085/AI	A	3, Cwrt Llanfair, St. Mary Church, Cowbridge. CF71 7PH	Single storey rear extension (works to incorporate material alterations to structure, controlled services fittings and thermal elements)
2025/0086/AI	A	17, Heol Broadland, Barry. CF62 5AE	Garage conversion to create lounge (works to incorporate material alterations to structure,

			controlled services, fittings and thermal elements)
2025/0087/AI	A	10, Ravenshoe Road, Barry. CF63 2AU	Loft conversion to existing two storey semi detached dwelling
2025/0088/AI	A	Colcot Junior & Infant School, Florence Avenue, Barry. CF62 9XH	Linked extension to existing modular nursery building (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0089/AI	A	52, Ffordd Cwm Cidi, Barry. CF62 6LJ	Front porch extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0090/AI	A	22, Clive Place, Penarth. CF64 1AY	Loft conversion and formation of en-suite bathroom (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0091/AI	R	REFUSED - Broadway Bungalow, St. Mary Hill. CF35 5DU	REFUSED - Proposed extension to existing bungalow including a garage block and extension to the existing kitchen area, also to include first floor to raising of wall plate to provide upgraded living accommodation
2025/0092/AI	A	Wernlas, St. Andrews Road, Dinas Powys. CF64 4HB	2 storey side extension to existing 3 storey detached property
2025/0093/AI	A	St. Athan Primary School, Rock	Single storey modular

		Road, St. Athan. CF62 4PG	double classroom block with associated rooms
2025/0094/AI	A	18, Railway Road, Rhoose. CF62 3FF	Part garage conversion to form utility room (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0095/AI		7, Dyffryn Place, Barry. CF62 8UN	Two storey side extension and single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

(d) Section 32 Building Act, 1984

It is proposed to implement the above section of the Building Act with a view to remove from the filing system, building regulation plans relating to work which has not commenced. This section of the Building Act makes provision for the Local Authority to serve notice in respect of plans which are three or more years old. Where such notices have been served (when the proposal has not commenced), it means that the plans are of no further effect and can be destroyed.

It is proposed to serve notices in respect of the following Building Regulations applications.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **11 SEPTEMBER 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2018/00597/2/NMA	A	Cliff top public open space, Clive Road, Barry	Non Material Amendment - Amendment to the landscaping strategy for the public open space area to omit fencing. Amend condition 1 of Planning permission ref: 2018/00597/RES - Cliff Top public open space- Landscaping Details
------------------	---	--	--

2018/00925/2/NMA	A	123-124 Hamilton House, Broad Street, Barry	Non Material Amendment - An amendment to Variation of condition 2 (approved plans) and 3 (accordance with drawing no. (90)005F) of 2018/00925/FUL to allow for minor alterations to the previously approved development. - Change of use of existing offices premises into six affordable flats and associated works
2019/01354/3/CD	A	The White House, Lane - Junction A4226 To Dyffryn Via Little Hamston Farm, Dyffryn	Discharge of Condition 9.(Materials Sample Panel) for planning ref 2019/01354/FUL - Demolition of existing dwelling and erection of replacement dwelling at Doghill Farm, Dyffryn
2020/00420/1/CD	A	Newfields, Buttrills Road, Barry	Discharge of Condition 3.(Materials Details). For planning ref 2020/00420/FUL - Single storey extensions to side, revision of previously approved application (Ref. 2019/00777/FUL)
2020/00600/1/CD	E	Fingerpost Farm, Lane - Aberogwrn Farm To Kenson Hill, Llancarfan	Discharge of Conditions 3. (Tree protection Details) 4. (Road Condition Survey 1) - Extension of racehorse gallops
2020/00636/FUL	A	Wenvoe Quarry, Alps Quarry Road, Wenvoe	Variation of Condition 1 - Relating to period of consent of 2016/01518/FUL: Proposed recycling facility

2020/00775/4/CD	A	Former Railway Sidings, Ffordd y Mileniwm, Barry	Discharge of Condition 14. (Internal Road Details) for planning permission ref 2020/00775/OUT - Residential development at the former sidings, Ffordd y Mileniwm along with associated infrastructure and open space at Former Railway Sidings, Ffordd y Mileniwm, Barry
2020/00994/1/NMA	A	57 Romilly Park Road, Barry	Non Material Amendment - An amendment to pitched single storey roof at the rear of the property as part of a larger extension project. The pitched roof has been complete but the original builder made a mistake which would be easier to rectify if the the roof was changed to flat a single storey roof. The flat roof will start from the lowest point of pitched roof that was originally approved so no additional height will be added to the roof as part of this work (as shown on the new plans submitted). For planning ref; 2020/00994/FUL - Two storey side and rear extensions with side hip to gable and rear dormer loft conversion and balcony to front dormer

2020/01271/1/CD	E	Fontygary Holiday And Leisure Park, Access To Fontygary Caravan Park, Rhoose	Discharge of Conditions 6.(Construction Traffic Management Plan) 10.(GGAT-WSI) For Planning Permission Ref: 2020/01271/FUL - Construction of cycle track and carpark area at Fontygary Holiday And Leisure Park, Access to Fontygary Caravan Park, Rhoose
2021/01081/1/CD	A	Land off St. Brides Road, St. Brides Road, Wick	Discharge of Conditions 3 (Programme of Archaeological Work), 4 (Levels), 5 (CEMP), 6 (Foul, Land and Surface Water Drainage Details), 8 (Highway Details), 10 (Public Transport/Footway Connection), 11 (VAS sign), 13 (POS and maintenance) and 14 (Landscaping Scheme). Planning permission ref: 2021/01081/FUL - Residential development of 17 no. affordable units, including new access, landscaping, drainage arrangements and associated works
2021/01081/4/CD	A	Land off St. Brides Road, St. Brides Road, Wick	Discharge of Condition 19.(Means of Enclosure). For planning ref 2021/01081/FUL - Residential development of 17 no. affordable units, including new access, landscaping, drainage arrangements and associated works

2021/01482/1/CD	E	162 Station Hotel Living Accommodation, Windsor Road, Penarth	Discharge of Conditions 3.(CEMP) 4. (Means of enclosure) 6.(Foul, land and surface water drainage details & 12. (Windows and noise mitigation) - Planning permission ref 2021/01482/FUL - Proposed partial demolition of existing building and conversion to 6 residential units (C3 use class) along with parking and associated works at Station Hotel 162 Windsor Road Penarth
2021/01482/2/CD	A	162 Station Hotel Living Accommodation, Windsor Road, Penarth	Discharge of Condition 5. (Biodiversity Enhancement Details) 8. (Details, additional details to amenity space, bins, bike store) 9. (Hard and Soft Landscaping) 10. (Landscaping management plan) for planning ref 2021/01482/FUL - Proposed partial demolition of existing building and conversion to 6 residential units (C3 use class) along with parking and associated works at Station Hotel, 162 Windsor Road
2022/00792/3/CD	A	Moat Farm, Lane - Llysworney To Colwinston Boundary, Llysworney	Discharge of Condition 4. (Materials Details) for planning ref 2022/00792/FUL - Proposed residential development of 7 dwellings and associated works at Land at Moat Farm, Llysworney

2022/00807/FUL	A	Caravan Repair Centre Ltd., Coed Emlyn Park, A48, St. Hilary, St. Hilary	Introduction of new hardstanding areas over existing parking spaces together with formation of replacement hedgerow and embankment to adjacent field
2022/00825/FUL	A	Rosedew Farm, Llantwit Major	Proposed extension to existing wedding venue and new ramped access and balustrades
2022/01058/FUL	A	Fforest Wood Quarry, Cowbridge Road, Talygarn, Pontyclun	Construction of aggregates recovery facility
2022/01113/10/CD	A	Land at Lower Cosmeston Farm, Lavernock, Penarth	Discharge of Condition 7. CEMP (currently with SRS/NRW - currently standard wording plus NRW requests) Planning Permission ref: 2022/01113/RG3- Proposed new specialised school and associated access, landscape, and engineering works.
2022/01113/9/CD	A	Land at Lower Cosmeston Farm, Lavernock, Penarth	Discharge of Condition 18.(Amended details to landscaping scheme) for planning ref 2022/01113/RG3 Proposed new specialised school and associated access, landscape, and engineering works at Land at Lower Cosmeston Farm, Lavernock
2022/01187/2/CD	A	9 9a and 9b Hunter Street, Barry	Discharge of Conditions 3.(Levels) 7.(Ecology) For planning ref 2022/01187/FUL - Detached dwelling at 9, 9A and 9B Hunter Street, Barry

2023/00087/2/CD	A	Crossway Methodist Church, Court Road, Barry	Discharge of Condition 6.(Biodiversity Enhancement Details) for planning ref 2023/00087/FUL - Proposed development of 15 no. affordable flats and associated works at Crossway Methodist Church, Court Road, Barry
2023/00377/1/NMA	A	Sonning, 19 Heol Sant Bridget, St Brides Major, CF32 0SL	Non-Material Amendment slight adjustment to the porch to centralise it between the ground floor windows. Then shifting the left dormer (When viewed from front elevation) to make both dormers look central to the new porch location. Planning Permission ref 2023/00377/FUL A rear one storey extension on one side to extend the office space. Plus a rear and side extension on the opposite side providing a garage space, an amenity space and a dining room

2023/00949/3/CD	A	Land to the East of Aston Martin Lagonda and West of Cowbridge Road, Bro Tathan, St. Athan	Discharge of Conditions 11.(Importation of Soils) 12.(Importation of Aggregates) 13.(Use of Site Won Materials) for planning ref 2023/00949/FUL - Demolition of buildings including the removal of hazardous materials, foundations and associated utility disconnections, reprofiling of land and erection of bat house mitigation and associated landscaping at Land to the East of Aston Martin Lagonda and West of Cowbridge Road, Bro Tathan, St. Athan.
2023/01049/1/CD	A	59 Rear Workshop, Vere Street, Barry	Discharge of Condition 3. (Materials Details) 9.(Contaminated Land 1), 10. (Remediation Scheme 1), 11. (Remediation Scheme 2) and 18. (DCWW drainage condition) for planning ref 2023/01049/FUL - The demolition of the existing workshop and construction of a new three storey apartment block. The new apartment building will be split into three sub divided one bedroom apartments at Building Rear of 59 Vere Street, Barry.

2023/01076/2/CD	A	Land at Bro Tathan, St Athan	Discharge of Condition 6.(Biodiversity Enhancement Details) for planning ref 2023/01076/FUL - Proposed provision of above and below ground utilities, associated infrastructure and reprofiling of land.
2023/01102/3/CD	A	Land at Former Eagleswell School, Eagleswell Road, Llantwit Major	Discharge of Condition 6 (Condition Survey). Planning permission ref: 2023/01102/RG3 - Temporary housing accommodation and associated works
2023/01263/FUL	A	Oakdene, Highlight Lane, Barry	New build bungalow in rear garden of existing property
2024/00161/FUL	A	Hebron Hall, Cross Common Road, Dinas Powys	Proposed construction of new service road with pedestrian pavements to create a one way system through the site
2024/00272/1/NMA	A	Llandough House, Llandough, Cowbridge	Non Material Amendment - An amendment to convert the relatively small wildlife ponds, we have already dug and created one large pond. For planning ref 2024/00272/FUL - The proposal is for the creation of a series of 3 wildlife ponds in the floodplain adjacent to the River Thaw but not connected to the Thaw river.
2024/00309/1/NMA	A	Amelia Trust Farm, Access Road To Amelia Trust, Walterston	Non Material Amendment - for planning ref;2024/00309/FUL. Reduction in size and simplification of the overall design

2024/00452/FUL	A	Finnegans Fish Bar, 1-4 Romanwell Road, Island, Station Approach Rd, Barry	The retention of an automated teller machine and associated signage
2024/00453/ADV	A	Finnegans Fish Bar, 1-4 Romanwell Road, Station Approach Rd, Barry	The retention of an automated teller machine and associated signage
2024/00454/FUL	R	1 The Verlands, Cowbridge	The construction of a new 2 bedroom dwelling within the existing garden of 1 The Verlands
2024/00565/3/CD	A	Former Cowbridge Police Station and Magistrates Court	Discharge of Conditions 7.(Details of means of enclosures) 10.(Widen Access Before Use). for planning ref 2024/00565/FUL - Conversion of the former Cowbridge Police Station into over 55's affordable residential apartments, alongside the demolition and redevelopment of the former Magistrates Courts into over 55's affordable residential apartments including amenity space, parking, and associated works.
2024/00565/5/CD	A	Former Cowbridge Police Station and Magistrates Court	Discharge of Condition 8.(Tree Protection). For Planning Ref; 2024/00565/FUL - Conversion of the former Cowbridge Police Station into over 55's affordable residential apartments, alongside the demolition and redevelopment of the former Magistrates Courts into over 55's affordable residential apartments including amenity space, parking, and associated works.

2024/00607/2/CD	A	Sant Y Nyll House, Heol Sant Y Nyll, St Brides Super Ely	Discharge of Conditions 4.(Method new openings) 7.(Fixing to existing property) For planning ref 2024/00607/LBC - Revised scheme to recently approved extensions and garage at Sant Y Nyll House, Heol Sant Y Nyll, St Brides Super Ely
2024/00607/3/CD	A	Sant Y Nyll House, Heol Sant Y Nyll, St Brides Super Ely	Discharge of Condition 9. (No lighting, alarms etc) for planning ref: 2024/00607/LBC - Revised scheme to recently approved extensions and garage at Sant Y Nyll House, Heol Sant Y Nyll, St Brides Super Ely
2024/00674/1/CD	A	Greenfields Farm, Peterston Super Ely, Cardiff	Discharge of Condition 4. (Non Standard Approval for planning ref 2024/00674/FUL - Domestic extension to existing dwelling and its curtilage.
2024/00723/2/NMA	A	Pantwilkin Stables, Barn 1, Unnamed Private Road From A48 To Pantwilkin Stables, Aberthin	Non Material Amendment - An amendment to the reduction in size of the large animal door and its relocation. Planning ref; 2024/00723/2/NMA - Proposed change of use from equine clinic to specialist heart veterinary surgery (Sui Generis) and associated work

2024/00783/1/NMA	A	R B Furnishers, Ludlow Lane, Penarth	Non Material Amendment - An amendment to the wording of Condition 3 to read - A Level 2 photographic record is to be submitted to and approved by the Local Authority prior to the demolition of the existing building. For planning ref: 2024/00783/CAC
2024/00786/FUL	R	56, Purcell Road, Penarth	Installation of modular two storey rear extension, with balcony at first floor level.
2024/00840/FUL	R	33 Churchfields, Barry	Replace existing 2m high wooden fence with metal fencing 2m in height
2024/00846/FUL	A	Hillcroft, Heol-y-cawl, Dinas Powys	Proposed subdivision of single dwelling to three dwellings with extensions to rear..
2024/00851/2/CD	A	9 Seys Close, Cowbridge	Discharge of Condition 4.(Materials Details) For 2024/00851/FUL - Side extension with flat roof dormer to the rear, alterations to fenestration. at 9 Seys Close, Cowbridge
2024/00865/FUL	A	Ty Gardd, Colwinston	Rear conservatory to be removed and replaced with single storey extension. Side garage to be converted along with first floor extension over Chimney to be removed
2024/00899/CAC	A	Hillcroft, Heol-y-cawl, Dinas Powys	Proposed subdivision of single dwelling to three dwellings with extensions to rear.

2024/00904/FUL	A	Leyda, 28 Main Road, Ogmore By Sea	Proposed new detached garage/store and associated driveway improvement.
2024/00944/FUL	A	Land off Clive Road, Barry Island	Change of use of land from public open space to school playing fields
2024/00955/FUL	A	Ponders, Barry Road, Barry	Widen existing vehicle crossover.
2024/01048/FUL	A	53, Blackberry Drive, Barry	Install an Air-source Heat Pump, located on the back of the house, but will be within 1 metre of the boundary. The Boundary is separated by a 1.8m fence and so will not be visible from the neighbour's house.
2024/01083/2/NMA	A	Oddfellows Lodge, Monknash, Cowbridge	Non-Material Amendment - increase section of ridge by 150mm to Planning permission ref: 2024/01083/FUL: Alterations to include replacement of defective glazed link structure & box profile roof for new solid roof with small extension into courtyard to increase new kitchen / dining area. Replacement of existing Sash Windows

2024/01110/FUL	A	Penlan Cottage, Church Lane, Colwinston	Re-render chimney in similar colour to current render. Section of roof to the North and East of the chimney (1/6 of roof area) in need of repair. This section of roof is to be felted. the removed slates are to be reapplied, and any loss made up with matching reclaimed Welsh slate, like for like. Propose inserting two more Velux centre-hinged roof lights, situated on the roof section NE of chimney. The windows are to be inserted into the NE section of roof. The windows, if permitted, will be retrospectively frosted with adhesive film, to enhance privacy for the benefit of ourselves, and overlooking neighbour.
2024/01111/FUL	R	Ty'r Wennol, Llantwit Road, St Athan	Reroofing and extending of existing kitchen. New porch to side of property.
2024/01167/FUL	A	Cwm Pennant, Park Road, Dinas Powys	Proposed natural pool and decking area.
2024/01175/FUL	R	Building to the rear of 42, Dock View Road, Barry	Conversion of an existing commercial building into three number residential apartments

2024/01198/ADV	A	Toby Carvery, Port Road West, Barry	Installation of replacement signs to include 1 x illuminated double sided yotem sign, 1 x illuminated single sided ribbon signs, 1 x non illuminated individual letters, 1 x small illuminated ribbon sign, 1 x non illuminated dual sign and 2 non illuminated post mounted double sided car park signs
2024/01205/FUL	A	The Pumphouse, Unit B Alium, Hood Road, Barry	Proposed external open sided structure with glazed duo pitch roof for ancillary use to an existing restaurant
2024/01227/LAW	A	12 Sandringham Close, Barry	Single storey rear extension to existing dwelling house
2024/01228/FUL	A	13a-19, Station Road, Dinas Powys	To regularize variations to planning consent 2022/00506/FUL, to include installation of Air Conditioning Unit - details of fume extraction and new fire escape stairs
2025/00022/FUL	A	47, Heol Eryr Mor, Barry	A single storey pitched roof conservatory to the rear.
2025/00040/FUL	A	Southerndown Golf Club, B4524 Ogmored Road, Ogmored	The siting of a pre constructed waterless toilet
2025/00047/FUL	A	New House at Trevithyn Farm, Llancarfan	Proposed Car Port Link, between Existing dwelling and double garage, which will provide a sheltered structure for the occupants' use

2025/00059/FUL	R	5, Beatty Close, Barry	Raising of ground levels by 1.3m, construction of 1.9m high brickwork retaining wall and the erection of 2m timber fencing above retaining wall.
2025/00079/FUL	A	11, St Cyres Road, Penarth	Single storey extension to rear elevation and also attic conversion with the construction of two dormers on either side elevation
2025/00101/FUL	A	20 Tan-y-fron, Barry	Extend existing porch and change existing front elevation windows to plain white, as previously approved
2025/00107/FUL	A	66, Windsor Road Penarth	Proposed first floor rear extension and erection of side dormer on two storey rear projection.

2025/00118/1/NMA	A	The Meadows, 7 Tyla Rhosyr, Cowbridge	<p>Non Material Amendment -</p> <p>An amendment to the following changes are proposed:</p> <p>Change from glass to retaining metal balustrades on balcony</p> <p>Change to window size/placement on rear elevation</p> <p>The roof light to the rear extension has also been repositioned/ resized</p> <p>The rear glazed siding doors have been reduced in height. For planning ref 2025/00118/FUL -</p> <p>Introduction of a new gable end to the west side of the building, updated elevational treatment and fenestration, and a ground-floor extension to the rear garden.</p>
2025/00127/FUL	A	50 St James Road, Wick	Installation of an Air Source Heat Pump
2025/00152/FUL	A	Yr Hen Dafarn, Llancadle Road, Llancadle	Retention of a shipping container used for storage within the curtilage of the property and the construction of a garden room outbuilding ancillary to the existing dwelling.

2025/00169/1/CD	A	The Old Parsonage, Coed Masamen, Twyn Yr Eglwys, Colwinston, Cowbridge	Discharge of Condition 4.(Details of Thatch Ridge) for planning ref 2025/00169/LBC - The proposal is for a full rethatch of the already thatch portion of the existing roof. This will include a new thatched ridge. The proposal also includes the potential need for repair work to be carried out to the chimneys (detailed further in 6.2 of the Heritage Impact assessment).
2025/00213/LAW	A	Walnut Cottages, Penllyn	The use of 1 and 2 Walnut Cottages as separate dwellings - Please refer to separate statement for further details
2025/00217/1/CD	A	Tesco Extra, Petrol Station, Culverhouse Cross Access Roads Tesco And Marks & Spencer, Culverhouse Cross	Discharge of Conditions 3.(CTMP) 4. (Landscaping Scheme) for planning ref 2025/00217/FUL - Exhumation of existing below-ground fuel storage tanks and installation of 2 No. new 120,000-litre double skin below-ground storage tanks. Increase height of existing steel-framed forecourt canopy structure to a minimum 4.7m soffit height. at Tesco Extra, Petrol Station, Culverhouse Cross
2025/00235/FUL	A	5 The Highlands, Old Barry Road, Penarth	Detached Garage with Ancillary Space Above
2025/00242/FUL	A	1B, 15 Marine Parade, Penarth	Fit one roof light to existing kitchen roof

2025/00248/FUL	A	26 Heol Y Dryw, Rhooose	Application to remove old boiler and replace with a new heat pump.
2025/00256/FUL	A	15 Clinton Road, Penarth	To replace the rear boundary wall to the rear lane and general renovation to the front garden, replacing the drive with resin finish
2025/00261/FUL	A	45 Stanwell Road, Penarth	Knocking of two bedrooms in to one. Concrete/steel lintern inserted. Redeveloped ensuite. Removal of chimney stack to the rear and creation/opening to accommodate French doors and Juliet balcony.
2025/00270/LAW	A	Lower Greenway Farm, Bonvilston	Establish the Lawful use of Unit 11 for B2 (Light Industrial Use)
2025/00277/FUL	A	Oak Villa, 4 Corbett Road, Llandough, Penarth	Attic conversion to include Dorma with hip to gable.
2025/00287/LAW	A	4, Highgrove, Ystradowen	Rear single storey extension
2025/00289/FUL	A	12 Paget Road, Barry	Change of use. From A1 - Biker's clothing sales to A3 - Restaurant - Little Island.
2025/00290/FUL	R	Danygraig, Graig Penllyn	Part retrospective permission to amend upper plateau dwelling, previously approved under planning permission 2020/01370/FUL
2025/00291/FUL	A	Bay View, Claude Road West, Barry	Demolition of existing garage & construction of new garage.

2025/00296/FUL	A	Court Farm and Walnut Cottage, Penllyn	Proposed removal of agricultural tie from the two cottages at Court Farm (as imposed by permission ref. 1989/01418/FUL) transfer to Walnut Cottages 1 and 2, Penllyn, and the reinstatement of Court Farmhouse as a single dwelling.
2025/00300/CAC	A	15 Clinton Road, Penarth	To replace the rear boundary wall to the rear lane and general renovation to the front garden, replacing the drive with resin finish
2025/00313/FUL	A	59, Bron Awelon, Barry	Solar panels to the principle elevation (within conservation area).
2025/00314/FUL	A	13, Carmarthen Close, Barry	Double dormer loft conversion with 3 bedrooms and 1 bathroom
2025/00315/FUL	A	5 Wenvoe Close, Wenvoe	Demolition of existing garage and utility room. Erection of 2 storey extension to the left side of the house
2025/00324/FUL	A	36, Park Road, Barry	Garden room (12.25m ²) to the rear of the property Loft Improvements, including 2x dormers and 3x roof lights to the rear, creation of stairs to loft.
2025/00332/FUL	A	Spring House, Watery Lane - Junction A48 To Croesyceilog, Bonvilston	Garage Block to Facilitate Personal & Business Use
2025/00353/FUL	A	Village Stores, 9 Station Road, Dinas Powys	Proposed external perforated security shutter
2025/00355/LAW	A	14 Whitehall Close, Wenvoe	Extension to existing dormer (north side roof) of existing dwelling

2025/00357/FUL	A	6 Heol Gylfinr, Barry	Erect a storm porch to the front elevation
2025/00361/FUL	A	70, Holton Road, Barry	Alteration of shopfront.
2025/00369/FUL	A	11, Heol Y Coed, Llantwit Major	Two storey side extension with a small single storey aspect that protrudes the front elevation, and single storey rear extension.
2025/00393/FUL	A	4 St Augustine's Place, Penarth	The replacement of existing ground floor rear and side extensions
2025/00398/FUL	A	155 Cardiff Road, Dinas Powys	Single storey rear extension
2025/00401/LAW	A	Ashfield, Cowbridge Road, Ystradowen	Recognise the existing site including Northern boundary, garage position, southern boundary wall, as an authorised development.
2025/00403/FUL	A	89 Redlands Road, Penarth	Proposal is for an outbuilding for use as a garden room (for home office) and with a garden storage room.
2025/00404/FUL	A	2 Victoria Avenue, Penarth	Alteration to kitchen window, from window to folding doors. The opening will be increased in size, the decorative brickwork to the opening will be maintained.
2025/00405/FUL	A	4, Hawthorn Close, Dinas Powys	Proposed garden room constructed inside slope of rear garden
2025/00409/FUL	A	15 Primrose Close, Cowbridge	Erect a storm porch to the side elevation

2025/00410/FUL	A	Bryn Owain, Roman Road, Stalling Down	Change of use of Existing Building and Car Park from use Class A3 to B1.
2025/00415/FUL	A	Harvest Cottage, Porthkerry Road, Rhoose	Variation or removal of condition 1 of both 1980/00527 and 2024/00178/FUL - Agricultural Occupancy condition
2025/00417/FUL	A	15 Uppercliff Close, Penarth	Single storey extension to rear of house
2025/00419/FUL	A	10 Millwood Rise, Barry	Proposed first floor side extension over the existing single storey lean-to extension
2025/00423/FUL	A	3 Hensol Villas, Hensol	Refurbishment of Rear Annex and associated garden works
2025/00427/FUL	A	Highfield, 11 Llantwit Major Road, Cowbridge	2 storey extension to side of existing property
2025/00429/FUL	A	Holmelea Mews, 3 Holmesdale Place, Penarth	Variation of Condition 4 from planning permission 2024/00860/FUL: First floor extension with Juliette balcony and alterations, changes to fenestration
2025/00430/TCA	A	Fernbank, 20 Station Road, Dinas Powys	Removal of Japanese red cedar tree to facilitate the reconstruction of a collapsed masonry retaining wall.
2025/00432/FUL	A	Tadno, Twyncyn. Dinas Powys	Single storey rear extension.

2025/00435/FUL	R	Old Mill, Mill Road, Dinas Powys	Adaptation of existing single storey extensions to front of dwelling. Proposed 1.5m canopy to announce main entrance and provide adequate weather cover.
2025/00437/FUL	A	12 Sycamore Close, Llandough, Penarth	Single storey front extension and associated works
2025/00446/FUL	A	Roys Toys, 93, Main Street, Barry	Change of use of ground floor from retail use to A3 use with fume extraction system.
2025/00447/FUL	A	Limetree Cottage, 3, The Vines, Colwinston	Proposed pitched roof single storey extension to enlarge the kitchen/dining area and also the utility room.
2025/00450/FUL	A	56 Fairfield Rise, Llantwit Major	Remove existing rear conservatory and replace with new single storey extension
2025/00451/FUL	A	53, Cwm Barry Way, Barry	Single storey extension to the front, side and rear elevations.
2025/00452/FUL	A	The Hawthorns, Penllyn Road, Llanharry	Rear two-storey extension
2025/00456/FUL	R	The Paddocks, Home Farm, Hensol	Proposed Dwelling, Landscaping, Boundary Treatments and Associated Works

2025/00459/FUL	A	Belmont, St Brides Major	Proposed demolition of two storey extension and construction of new two story extension linking main house with annex. Replacement of all windows and external insulation to all perimeter walls. Extension to roof eaves to match new external wall line.
2025/00460/FUL	A	Argoed Isha Quarry, Llan sannor, Llanharry	Variation of Condition of Planning Approval 2020/00244/FUL: Retention of existing temporary buildings and the continued use of land at Argoed Isha Quarry as a CPCS training centre for a temporary period of five years.
2025/00462/FUL	A	Hafod Wen, 27 Cae Rex, Llanblethian, Cowbridge	Alterations to previous approved planning application (2021/01561/FUL): Demolition of existing conservatory and replacement with a single and a two storey rear extension with Juliette balcony
2025/00464/FUL	A	50 Arcot Street, Penarth	Variation of Condition 2 (plans specification) of 2022/00964/FUL - Single storey rear lean to side extension and single storey wrap around kitchen extension to rear elevation with pitched roof. All finishes to match existing.

2025/00466/FUL	R	Crosslands, Whitefields Farm Lane, Welsh St Donats	Demolition of 2-bedroom bungalow with integral single garage and replacement with 5-bedroom 2-storey family dwelling and detached 2-storey double garage / home office
2025/00471/FUL	A	Coach House, rear of 137 Woodlands Road, Barry	Conversion of coach house to dwelling with alterations
2025/00473/FUL	A	Lillypot House, Bonvilston	Variation of Condition 2024/00703/FUL condition 2 - Demolition of an existing conservatory and porch, construction of a new single storey extension, modifications to include replacement of existing flat roof with a new pitched slate roof and extension, together with a number of internal alterations
2025/00476/FUL	A	17 St Owains Crescent, Ystradowen	Variation of Condition 2 (Approved Plans) of Planning Permission 2024/00706/FUL: Remodelling of porch and two storey rear extension. Demolition of outbuilding in rear garden.
2025/00479/FUL	A	10, Melyn Y Gors, Barry	Proposed First Floor Extension to Side over Existing Living Room
2025/00481/FUL	A	3 Church Terrace, St Mary Church	2 storey extension over existing flat roof extension to incorporate additional bedroom and ensuite

2025/00482/FUL	A	25 Highwalls Avenue, Dinas Powys	Demolish existing rear single storey UPVC conservatory structure and replace with proposed single storey rear extension with fenestration alterations to side and rear elevations, all with associated external works.
2025/00483/LAW	R	Nimrod, 19, Bittern Way, Penarth	Demolition of existing detached garage. Building attached single storey side extension with garage and rear living room.
2025/00484/FUL	A	Llanfrynach Farm, The Milk Shed, Cowbridge	Retrospective application for erection of porch to milk shed and regularisation of produce sold in addition to milk (under condition 7 of 2020/01211/FUL) to include dairy products, eggs and vegetables produced on the farm, supplemented with local vegetables when required.
2025/00485/FUL	A	Hollys Barn, Port Road, East Aberthaw	Driveway resurfacing of printed concrete including surface water drainage, introduction of gates to entrance and midway across driveway and replacement doors to garage.
2025/00486/FUL	A	8, Raven Way, Penarth	The replacement of a flat roof on a detached garage with a mono pitch concrete tile roof. Replacement of an up and over garage, rear window and side single door with new
2025/00488/FUL	A	32 Heol Y Frenhines, Dinas Powys	Erect a storm porch to the front elevation

2025/00490/FUL	A	4 Station Road, Rhose	Proposed first floor extension to provide bedroom & en-suite, shower room, over existing annex to mirror neighbouring property.
2025/00491/FUL	A	3 Bedwas Place, Penarth	Proposed detached garage with new lane access
2025/00492/FUL	A	39, Gaen Street, Barry	Loft conversion with rear dormer extension
2025/00495/FUL	A	Lower Greenway Farm, Bonvilston	Replacement Cladding to Existing Building
2025/00496/FUL	A	30 Queens Road, Penarth	Side extension to end of terrace
2025/00498/TPO	A	Clwyd, Northcliffe, Penarth	Works to trees covered by TPO 024 of 1970: Sycamores T1 through to T5 - Crown reduction and/or rebalancing, remove dead or damaged branches, prune out squirrel damage (as per schedule)
2025/00499/FUL	A	Hengoed House, Coedarhydyglyn, St Georges Super Ely	Demolition of existing roof, walls and fittings, single storey extension and stone boundary wall to garden.
2025/00511/FUL	A	18 Dochdwy Road, Llandough, Penarth	A first floor extension to provide a bedroom and utility room with a carport at ground level below.
2025/00517/FUL	A	O'Neils Car Sales, Cardiff Road, Barry	To extend an existing vehicle crossover/dropped kerb on a classified roadway.

2025/00521/FUL	A	2 Canon Walk, Llandough, Penarth	Extension to existing garage and summer house to create a single storey dwelling with full disabled access.
2025/00524/FUL	A	7, Walnut Grove, St Athan	Front Entrance Ramping & Platform Access
2025/00527/FUL	A	1, Westward Rise, Barry	Proposed Single Storey Rear Extension, Loft Conversion, Garage Conversion, Alterations to Fenestration and Associated Works.
2025/00531/FUL	A	17 Brockhill Way, Penarth	Side extension over existing utility, new porch and replacement windows (materials to match existing)
2025/00533/ADV	A	Football Association of Wales Vale Resort, Hensol	Advertisement consent for 2no. non-illuminated signage and 1no. illuminated signage
2025/00534/FUL	A	18 Tair Onen, St Hilary	Proposed change of use from ancillary unit to holiday let
2025/00537/FUL	A	154 Colcot Road, Barry	Replace existing side single storey garage structure with two storey side extension and single storey rear extension, to include facade changes to existing rear and front elevations. Alterations to fenestration and replacement roof to existing rear single storey extension, together with all associated external works.

2025/00540/FUL	A	Flat 1, 102, Kingsland Crescent, Barry	Rationalisation of the existing apartments to create 4.no two-bedroom apartments, including the removal of one window on the rear elevation.
2025/00541/FUL	A	Middlecross, Pancross Farm, Llanccarfan, Barry	Erection of extension to grain store
2025/00544/FUL	A	64 Heol Y Frenhines, Dinas Powys	3m single-storey rear flat roof extension with Garage conversion and side extension with replacement doors and windows generally
2025/00548/FUL	A	Baobab, Highlight Lane, Barry	Variation of Condition 2 (Approved Drawings) of Planning Permission 2024/00358/FUL: Proposed First and Second Floor Extensions with Juliet balconies to the rear and Internal Alterations
2025/00549/FUL	A	6 Church View Close, Llandough, Penarth	Replace existing rear conservatory extension with single storey rear and side wrap-around extension. Replace existing front porch canopy and front bay roof structure with single storey porch structure. Conversion of garage into habitable accommodation with fenestration alterations to front and side elevations, all with associated external works including insertion of roof light(s) to rear pitch, insertion of solar panels to front pitch, and ground alterations to rear to form a patio.

2025/00550/FUL	A	Whitewells Farm, Station Road. Peterston Super Ely	Householder planning application for proposed front dormer extension(s), with treatment changes to part of external chimney stacks.
2025/00551/LAW	R	Brynawel, 231 Redlands Road, Penarth	Single storey replacement extension to side of existing dwelling to create home office and garden room.
2025/00552/FUL	A	Land North of Milverton, Peterston Super Ely	Variation of Condition 2 (Restricting Use Stables) of Planning Permission 2024/01034/FUL - Erection of stables for domestic use.
2025/00554/FUL	A	20, Westward Rise, Barry	Proposed two-storey extension to the rear and new porch to existing domestic dwelling house.
2025/00560/RG3	A	Victoria Primary School, Cornerswell Road, Penarth	Variation of Condition 2 (Approved Drawings) of Planning Permission 2024/01089/RG3: Demolition of existing outdoor shelter and store. Erection of single - storey canteen building with dining room and kitchen (Amended Scheme to 2023/00435/RG3)
2025/00565/LAW	A	Ty Green Farm, Broughton Road, Wick	Use of Land as Existing Drive and Parking area
2025/00568/FUL	A	35 Cilgant-y-meillion, Rhoose, Barry	Single storey extension to the front elevation and garage conversion to utility area.

2025/00570/FUL	A	15A Plymouth Road, Penarth	Variation of Condition 2 (Plan Specification) of Planning Permission 2021/00214/FUL - Removal of chimney and creation of dormer balcony to rear elevation. Installation of new stainless steel flue.
2025/00573/FUL	A	Oakland Mews, Tower Hill, Penarth	Proposed two storey side extension in place of current garage
2025/00576/FUL	A	36, Boverton Brook, Boverton	Proposed single storey rear / side extension and associated internal and external alterations. With proposed ensuite to first floor Master bedroom.
2025/00581/LBC	A	Plymouth House East, Dimlands Road, Llantwit Major	LBC for retention of alterations to pigsty including new roof and windows.
2025/00586/FUL	A	7 The Limes, Cowbridge	Single storey rear extension
2025/00587/FUL	A	1 Plas Taliesin, Penarth	Removal of entrance staircase. Front ground floor extension. First floor balcony to front with glass balustrade. Alterations to fenestration. Internal remodelling of ground floor.
2025/00589/FUL	R	Darren Las, Lane - Junction St Hilary At Cartref To Junction St Athan Road At Howe Mill, St Hilary	To replace current flat roof on garage outbuilding with a traditional Pitched/Apex roof.
2025/00594/PNA	A	The Germonds Farm, Welsh St. Donats, Cowbridge	Proposed barn for forestry operations

2025/00595/PNA	R	New House Farm, Moulton Village, Moulton	Agricultural steel frame shed, fibre cement roof and wooden cladding
2025/00609/FUL	A	40 Trem Elai, Penarth	Reroofing requiring an increase in height of approx 50mm
2025/00610/FUL	A	24 Trem Elai, Penarth	Reroofing works requiring an increase in height of approx 50mm
2025/00611/ADV	R	44a Tesco Express, High Street, Cowbridge	Proposal to install 3x Fascia, 1x Projection sign, 1x Vinyl
2025/00613/FUL	A	17 Trem Elai, Penarth	Reroofing requiring an increase in roof height of approx 50mm
2025/00617/FUL	A	71 Pearse Close, Penarth	Reroofing requiring a roof height increase of approx 50mm
2025/00620/LAW	A	11 Grove Place, Penarth	Proposed loft conversion with rooflights to front and dormer to rear
2025/00628/FUL	A	6 Wain Close, Penarth	Re-roofing, requiring an increase in height of approximately 50mm.
2025/00630/FUL	A	29 Trem Elai, Penarth	Reroofing requiring an increase in roof height of approx 50mm
2025/00632/FUL	A	39 Pearse Close, Penarth	Reroofing requiring an increase in roof height of approx 50mm
2025/00633/FUL	A	7 St Joseph's Mews, Penarth	Reroofing requiring an increase in roof height of approx. 50mm

2025/00641/ADV	A	Lloyds Tsb Bank Plc, 9 Boverton Road, Llantwit Major	Proposed Domino's Advertisement to Facilitate the Proposals Approved Under Application Reference 2024/00832/FUL
2025/00661/LAW	A	108 Fontygary Road, Rhoose, Barry	Regularisation of conservatory built in May 2015
2025/00663/FUL	A	66 Eastgate, Cowbridge	Part change of use to provide mixed retail (Use Class A1) and medical healthcare clinic (Use Class D1)
2025/00688/FUL	A	17, Spires Walk, Barry	Single storey side extension
2025/00694/FUL	R	28 Elm Grove Road, Dinas Powys	Loft conversion with minimum raising of existing ridge and dormer to rear.
2025/00697/LAW	A	Dan-yr-garw, 12A Maes Glas, Barry	Flat roof dormer loft conversion, materials to match existing roof colour.
2025/00707/LAW	A	New House Farm, Llanmihangel Road, Llanblethian	Lawful Development Certificate to demonstrate that the development approved under ref. 2019/01394/FUL, has been lawfully implemented.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **11 SEPTEMBER 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2024/01115/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-04195-X0D5H2
Appellant: Mr Matthew Sheppard
Location: 5, Hazledene Close, Barry, CF63 1AW
Proposal: Retrospective planning application for a garden fence post the removal of Conifer hedgerow
Start Date: 27 June 2025

LPA Reference No: 2024/00160/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-04214-X0W3V8
Appellant: JV Tree Services
Location: Land at Coed Arthur, Llancarfan, CF62 3AE
Proposal: Change of use and siting of residential caravan (temporary)
Start Date: 1 July 2025

LPA Reference No: 2025/00113/ADV
Appeal Method: Written Representations
Appeal Reference No: CAS-04338-R4J5K4
Appellant: Mr Shaun Jones (Roadside Media Properties Limited)
Location: Sea View Flats, 12b Esplanade Buildings, Friars Road, Barry, CF62 5TJ
Proposal: Replacement of the current Static 48 Sheet billboard (18Sqm) with a 48 Sheet P8 LED Billboard
Start Date: 29 July 2025

(b) Enforcement Appeals Received

None.

(c) Planning Appeal Decisions

LPA Reference No: 2024/01168/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-04120-H5H1Z4
Appellant: Meridian Building Design
Location: **1, Aberdovey Close, Dinas Powys, CF64 4PS**
Proposal: Single storey front extension.
Decision: Appeal Allowed
Date: 27 June 2025
Inspector: A Thickett
Council Determination: Delegated

Summary

The main issue was considered to be the impact of the proposed development on the character and appearance of the area. The development consisted of a single storey addition that would extend around 1.8m into the garden and was considered to have a minimal impact on this space. Whilst it was accepted that it would extend across the front of the dwelling, it would appear akin to a porch and the Inspector did not consider that the modest addition would have an adverse impact on the street scene.

Conclusion

It was therefore concluded that the proposed development would not have an adverse impact on the character and appearance of the area and complied with Policies MD2 and MD5 of the LDP. The appeal was allowed subject to conditions.

LPA Reference No: 2024/00850/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-04000-B4B7V5
Appellant: Mr Chris Loyn
Location: **Land to the rear of 19 and 21, Victoria Road, Penarth**
Proposal: Demolition of 2 garages to the rear of 19 and 21, Victoria Road. Construction of 1 single storey new dwelling with gardens, courtyard and parking, accessed off Jack's Lane.
Decision: Appeal Dismissed
Date: 27 June 2025
Inspector: A Thickett
Council Determination: Delegated

LPA Reference No: 2024/00859/CAC
Appeal Method: Written Representations
Appeal Reference No: CAS-04005-J9J7V1
Appellant: Mr Chris Loyn
Location: **Land to the rear of 19 and 21, Victoria Road, Penarth**

Proposal:	Demolition of 2 garages to the rear of 19 and 21, Victoria Road.
Decision:	Appeal Dismissed
Date:	27 June 2025
Inspector:	A Thickett
Council Determination:	Delegated

Summary

The main issues were considered to be whether the proposed development would preserve or enhance the character or appearance of the Penarth Conservation Area and whether Jack's Lane was a suitable and safe access. Whilst the design of the dwelling mirrored the garages, it would change the character of Jack's Lane from a service road to a main access to frontage development, not preserve the subservient character and appearance of the lane and would undermine the appreciation of its historic function in the Conservation Area. The proposed development would neither preserve nor enhance the character or appearance of the Penarth Conservation Area and conflicted with Policy MD8 of the LDP.

Demolition

The garages were in a poor state and their loss would not have an adverse impact on the appearance of Jack's Lane. As TAN 24 advised that consent for demolition should not be given without an acceptable scheme for the reuse of a site, the appeal against the demolition of the garages must fail.

Jack's Lane

The appeal site was in the middle of Jack's Lane which was described as a dark and unattractive space and the Inspector was not persuaded that the proposed development would make the lane any safer or more usable. The proposal would offer little by way of passive surveillance and the prospective occupiers would not enjoy satisfactory living conditions, which would conflict with Policy MD2 of the LDP.

Conclusion

Whilst acknowledging that the proposal comprised the development of a brownfield site in a sustainable location and would make a small contribution to meeting housing and affordable housing need, these minor benefits did not outweigh the harm, and the appeal was therefore dismissed.

LPA Reference No:	2024/00216/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-03958-D2W5B5
Appellant:	Mr Tim Vaughan
Location:	Pant Wilkin Stables, Llanquian Road, Aberthin, Cowbridge, CF71 7HE
Proposal:	Retrospective planning consent for the change of use of several existing rural buildings for employment uses (B1 & B8) and associated works.
Decision:	Appeal Dismissed
Date:	30 June 2025

Inspector: G Hall
Council Determination: Committee

Summary

The main issues were considered to be whether the development was justified in its countryside location and acceptable having regard to the location of the appeal site within an identified area of flood risk.

Countryside location – justification, sustainability and accessibility

The appeal scheme involved the introduction of a significant number of commercial uses in a rural location, however no evidence had been submitted to demonstrate a specific local need for such units in this location or that a general demand for B1 and B8 units could not equally be met on allocated employment sites or within nearby settlements.

Whilst the racing yard was clearly well-established and contributed to the rural economy, it was unclear how the B1 and B8 uses were functionally or operationally linked to it and there was no substantive evidence that explained how the viability of the racing yard was dependent on the continued operation of the units. In the absence of such evidence, it could not be concluded that the development served a genuine diversification function or that it was essential to the continued operation of the primary enterprise.

The site benefited from a previous grant of planning permission (2019/01154/FUL) for a limited number of clearly defined, animal-related commercial uses, however the appeal scheme was for open-ended B1 and B8 uses, meaning future occupiers could undertake activities entirely unrelated to the racing yard or the previously granted animal-related businesses. Although many of the units were individually small, the scheme as a whole introduced a level and pattern of activity more akin to a small industrial estate and did not represent a small-scale employment use.

Policy MD14 required agriculture, forestry or a rural enterprise to have a justified need for a rural location and the appeal development was not related to agriculture or forestry. No evidence had been submitted to demonstrate that the B1 or B8 uses necessitated a rural location and there was no suggestion that future occupiers would be related to either equine or animal activities or for any other agricultural or forestry related purpose. Accordingly, the location of the development in the open countryside had not been justified.

The Council's plan-led approach sought to focus employment growth in accessible and sustainable locations that reduce reliance on the private car. In contrast, the appeal scheme introduced a substantial employment cluster in an unallocated, remote rural site and in practice, access was overwhelmingly car-dependent, including for employees, customers, and servicing. The scale of development and its isolated location generated a notable volume of vehicle movements to and from the site, over and above their previous use as equine buildings, and the scheme therefore conflicted with both LDP Policies SP1 and MD1 and the sustainable development objectives set out in PPW.

In addition, the level and intensity of commercial activity associated with over 20 B1 and B8 units, including servicing, deliveries, staff, and visitors, materially

altered the character of the site and its immediate rural surroundings. It was considered that the cumulative effects of noise, vehicle movements, and general comings and goings had diminished the rural qualities of the site and surrounding landscape and had a harmful effect on the rural character, contrary to LDP Policy MD1.

Flooding

Whilst the appellant had undertaken a Flood Consequence Assessment (FCA), TAN 15 advises that Less Vulnerable Development should only be permitted within zone C2 if it meets justification tests (i) or (ii) and (iii) or (iv). As there was little compelling evidence that its location was necessary to contribute to key employment objectives supported by the local authority to sustain an existing settlement or region (test (ii)), the principle of the development conflicted with the guidance set out in TAN 15. The development would therefore conflict with the objectives of TAN 15 and PPW to minimise risk to life, damage to property, and disruption to people living or working in the floodplain and would conflict with LDP Policy MD1.

Conclusion

It was therefore concluded that the appeal should be dismissed.

Costs Decision

The appellant also submitted an application for an award of costs, contending that Local Development Plan (LDP) Policies were supportive of the appeal scheme, and accordingly, the Council had no basis to refuse the application.

The Council's basis for refusing the planning application focused on the overall nature and scale of the development, the absence of a clear and justified need for a rural location, the conflict with sustainability and accessibility objectives set out in national and local policy and the fact that the site was at risk of flooding. The Inspector did not consider that the Council had misinterpreted or applied the development plan in an unreasonable manner that had resulted in unnecessary expense and was satisfied that the Council's decision was grounded in relevant policy and supported by appropriate evidence. It was therefore concluded that unreasonable behaviour resulting in unnecessary or wasted expense had not been demonstrated and the application for an award of costs was refused.

LPA Reference No:	2024/00760/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04166-B1X5W5
Appellant:	Mr & Mrs Nation
Location:	45, Conybeare Road, Sully, CF64 5TZ
Proposal:	Take down garage to side of property, construct new two storey extension to the side only. Ground floor extension to the rear of the property.
Decision:	Appeal Allowed
Date:	1 July 2025
Inspector:	G Hall
Council Determination:	Delegated

Summary

The main issue was considered to be the effect of the proposed two storey side extension on the living conditions of neighbouring occupiers. The Inspector considered that having regard to the orientation of the side extension to the south of Nos. 2 and 4, its siting on lower ground and the existing impacts from the current scale of the property's side elevation, any shadowing from the side extension would be limited in duration and largely confined to the rearmost parts of the gardens at Nos. 2 and 4.

At No. 2, a detached garage at the end of the garden already restricted the usability of this area and provided both physical and visual separation from the proposed extension. At No. 4, a single-storey rear extension had shortened the depth of the garden however, usable outdoor space remained to both the rear and side and the extension would not result in an unacceptable increase in enclosure or materially diminish the use or enjoyment of the garden.

The Inspector considered that the development would not result in unacceptable harm to the living conditions of neighbouring occupiers, appear unduly overbearing or enclosing when experienced from the gardens or dwellings of Nos. 2 or 4, nor would it give rise to material harm in terms of outlook or daylight. The proposal would therefore accord with the design and amenity objectives of Policy MD2 of the LDP and the guidance in the Council's Residential and Householder Development SPG.

Conclusion

It was therefore concluded that the appeal should be allowed subject to conditions, including a condition to secure the implementation of submitted biodiversity enhancements.

LPA Reference No:	2023/00032/FUL
Appeal Method:	Public Inquiry
Appeal Reference No:	CAS-03466-Y3Y6V2
Appellant:	Biomass UK No.2 Limited
Location:	Barry Biomass Renewable Energy Facility, David Davies Road, Barry
Proposal:	Retrospective full planning permission for development comprising a wood fired renewable energy plant and associated structures without complying with Condition 5 (Drawings) attached to planning permission 2015/00031/OUT.
Decision:	Appeal Withdrawn
Date:	9 July 2025
Inspector:	N/A
Council Determination:	Committee

LPA Reference No:	2023/00033/FUL
Appeal Method:	Public Inquiry
Appeal Reference No:	CAS-03486-D5J4Q9
Appellant:	Biomass UK No.2 Limited

Location:	Land to the North of Barry Biomass Renewable Energy Facility, David Davies Road, Barry
Proposal:	Retrospective planning permission for external storage, vehicle turning and vehicle layover, and perimeter fencing for use in association with the adjacent renewable energy plant.
Decision:	Appeal Withdrawn
Date:	9 July 2025
Inspector:	N/A
Council Determination:	Committee

LPA Reference No:	2024/00200/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-03961-V2B1Z2
Appellant:	Mr Jacob George (Waverley Care Centre)
Location:	Meadowcroft Dairy, Port Road, Rhoose, CF62 3BT
Proposal:	Conversion of former dairy house to high dependency young onset mental health rehabilitation unit with internal and external alterations and clear polycarbonate roof over part rear patio and erect three semi-permanent timber huts in rear garden.
Decision:	Appeal Allowed
Date:	15 July 2025
Inspector:	Z Baxter
Council Determination:	Delegated

Summary

The main issues were considered to be whether the site would be a suitable location for the proposal having regard to local and national planning policies and the effect of the proposal on biodiversity.

It was considered that whilst the proposal would result in an increase in size and occupation of the property, the use would remain residential. It was acknowledged by the Inspector that the proposal would not directly reinforce the role or function of the key settlement of Barry or other defined service centres, due to its countryside location. However, it would be situated in proximity to the primary settlement of Rhoose and would provide a specialist healthcare facility. In addition, the proposal would result in around 10 full time equivalent jobs at the site which would increase local economic activity at the site.

Whilst the Inspector acknowledged that there were no footways in the vicinity of the site on Port Road and the bus stops comprised only a sign within the grass verge, given the nature of the proposal and the health conditions of clients, it would be unlikely that current/prospective clients to the site would travel via public transport. Furthermore, it had been confirmed that a minibus

would be used to transport clients on trips due to the clients' dependence on staff for their safety.

It was acknowledged that the site was adjacent to the St Athan – Cardiff Airport Enterprise Zone and associated employment allocation and the appeal scheme was for a residential use with no association to the uses proposed at the enterprise zone. However, it was in very close proximity to an area where the Council had aspirations for significant development, including the provision of sustainable transport infrastructure, which was a clear objective of the LDP and SPG.

Whilst the Inspector acknowledged that LDP policies MG7 and MG8 refer to accessible locations for new health and community facilities, the policies did not preclude independent sites. It was also considered that the site would offer substantial outdoor space for clients to enjoy within the safety of the property, which was considered to be an advantage of the appeal site and its more rural setting. There was no evidence to suggest that the proposed development would benefit from a location within the defined settlement boundary.

The location of the proposed development would therefore comply with Policies SP1, MD1 and MD2 in that it would have no unacceptable impact on the countryside, cause no harm to the key settlement of Barry or other identified settlements, introduce a new healthcare facility in demand within the Vale of Glamorgan and make beneficial use of previously developed land and buildings. The proposal would also generate new jobs contributing to an element of economic activity as identified by PPW. The site would therefore provide a suitable location for the proposed development when considered against local and national policies.

Biodiversity interests

A Green Infrastructure Statement had been provided in support of the scheme which referred to the stepwise approach outlined in PPW. There were minimal details regarding each of the steps, however the Council had provided a suggested condition requiring a biodiversity enhancement strategy for the site to be submitted and the Inspector was satisfied that there would be sufficient opportunity to deliver a net benefit for biodiversity. Subject to conditions, the proposal would secure the maintenance and enhancement of biodiversity, in line with Policy 9 of Future Wales and LDP Policy MD9.

Conclusion

It was therefore concluded that the appeal should be allowed, subject to conditions.

Costs Decision

The appellant also submitted an application for an award of costs, on the basis that the Council's refusal of the application had been unreasonable and that unreasonable behaviour had incurred the wasted expense of an appeal.

Although the Inspector disagreed with the Council's findings with regard to the proposed development and its overall compliance with the Vale of Glamorgan Local Development Plan (LDP), it was considered that the Council had

articulated their concerns regarding the site's location and the provision of sustainable transport. The officer's report had clearly set out the Council's stance and it was not considered it was clearly the case that the development should have been permitted. It was therefore concluded that unreasonable behaviour resulting in unnecessary or wasted expense had not been demonstrated and the application for an award of costs was refused.

LPA Reference No:	2024/01004/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04045-J3F1F0
Appellant:	R Prasad Shetty & Neha Prasad Shetty
Location:	48, Westbourne Road, Penarth, CF64 3HF
Proposal:	Front driveway with drop-down curb. Rebuilding the front damaged compound wall with existing stone with same design, one extra pillar near the entrance levelling the front driveway and removing the bushes and roots. Installing new resin driveway.
Decision:	Appeal Dismissed
Date:	28 July 2025
Inspector:	Z Baxter
Council Determination:	Delegated

Summary

The main issue was considered to be the effect of the proposal on the character and appearance of the area having particular regard to Penarth Conservation Area. The proposal involved removal of bushes and the loss of part of the front boundary wall to create a vehicular access and provide off street parking on a new resin installed driveway.

It was noted that the majority of properties with vehicle access nearby only had part of the front garden dedicated to vehicular parking with the remainder of the space retained for landscaping and planting. This resulted in an attractive and verdant frontage providing a positive contribution to the character and appearance of the CA, rather than vast amounts of hardstanding and parked vehicles dominating the frontages as evident at some properties near the site.

It was considered that the loss of part of the existing front boundary wall along with the front lawn and the shrubs/planting being replaced entirely with hardstanding at the appeal site would be to the detriment of the appearance of the property and the street scene. The large area of hardstanding would be prominent when viewed from the street and would dominate and diminish the front appearance of the property rather than complement or enhance it. Whilst the appellant had proposed landscaping to soften the appearance, the Inspector was not convinced that planting would mitigate against the harm arising from the open frontage dominated by hardstanding.

The Inspector considered that the proposal would erode and damage the special qualities of the prevailing street scene and the CA and concluded that the proposal would neither preserve or enhance the character or appearance

of the CA and would conflict with the objectives of LDP policies SP1, SP10, MD2, MD5 and MD8 and be contrary to the aims and recommendations of the Penarth CAAMP.

Conclusion

The Inspector did not consider that a reduction in on street parking and the benefits associated with the installation of a charging point for an electric vehicle, would outweigh the harm identified and concluded that the appeal should be dismissed.

LPA Reference No:	2024/01115/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04195-X0D5H2
Appellant:	Mr Matthew Sheppard
Location:	5, Hazledene Close, Barry, CF63 1AW
Proposal:	Retrospective planning application for a garden fence post the removal of Conifer hedgerow
Decision:	Appeal Dismissed
Date:	11 August 2025
Inspector:	H Smith
Council Determination:	Delegated

Summary

The main issue was considered to be the effect of the development on the character and appearance of the area. The Inspector's attention was drawn to a previous appeal decision relating to a fence at 1 Hazledene Close that was dismissed in September 2024 on the grounds of its effect on the character and appearance of the area. It was noted that this fence had been significantly reduced in height and some attractive landscaping had been planted behind it which positively contributed to the character and appearance of the street.

A previous appeal decision on the appeal site relating to 'retrospective approval required for a feather edge garden fence that runs adjacent to the pathway' was dismissed in November 2024. The Inspector noted that the appellant had sought to address the Inspector's reasons for dismissing that appeal including the reduction of the existing fence to a height of 1.8m and the installation of proposed 'conifer screening' on the fence. However, it was considered that the reduction in height was marginal and owing to its length and close proximity to the footway, it would still be viewed as a tall and visually obtrusive feature in the street. Furthermore, the proposed 'conifer screening' would have an overtly artificial appearance that would be viewed in the context of, and in contrast to, the soft, natural and verdant appearance of the existing hedge at No. 3. The nature of the material of the 'conifer screening' would be subject to weathering over time which would add to its unsympathetic appearance and consequently, the appeal scheme would result in a prominent and incongruous feature within the street which would harm the character and appearance of the area.

Conclusion

It was therefore concluded that the appeal scheme would be harmful to the character and appearance of the area, contrary to Policies MD2 and MD5 of

the LDP and the objectives of the Council's Residential and Householder Development SPG and that the appeal should be dismissed.

LPA Reference No:	2023/01270/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04133-Y8N3X7
Appellant:	Elizabeth Sian Jones
Location:	Land at Ffynnon Y Capel, St. Donats, CF61 1ZB
Proposal:	Controlled dog walking/exercise field. Pre booked appointments, with one in, one out control.
Decision:	Appeal Dismissed
Date:	11 August 2025
Inspector:	L Hughson-Smith
Council Determination:	Delegated

Summary

The main issues were considered to be whether the proposed development is justified in its countryside location having regard to local and national planning policy. The proposal sought a change of use of the land to a secure dog walking field.

The Inspector was mindful that PPW advocates a positive approach to rural enterprise proposals where they generate employment and states that such uses should be located within or adjacent to defined settlement boundaries, preferably near public transport provision, unless specific land requirements exist which cannot be accommodated within settlements. There was limited evidence provided in relation to the operation of the proposed use and as the appellant had stated that the field was only suitable for one customer at a time, the Inspector considered that the scale of the economic benefit to the rural economy, including employment levels was likely to be modest.

Due to the appeal site's countryside location, it was not considered to be well served by public transport links, and the surrounding road network comprised primarily unlit, narrow country lanes with no dedicated pedestrian infrastructure. Given this, together with the nature of the use, whereby customers would be transporting dogs, it was considered likely they would mostly travel by private car. This, however, did not in itself justify locating the development in a remote countryside location, and there was no evidence to demonstrate users of the dog walking field would be limited to residents in the local area.

Whilst acknowledging that a dog walking field was unlikely to be suited to a densely populated area, there was limited evidence to demonstrate why it must be in a remote countryside location which was a considerable distance from residential settlements, aside from St. Donats. The proposed development would result in multiple additional single-purpose car trips each day, resulting in unsustainable travel patterns and reliance on the private car. It was therefore concluded that the proposal would amount to an unjustified form of development in its countryside location in conflict with the relevant aims of LDP Policies SP1, MD1 and MD2 and be contrary to the objectives of PPW.

Other Matters

The Inspector considered that the example cited by the appellant of a similar development approved at Land to the West of St Lythans Road, Wenvoe however, it was considered that the Wenvoe Scheme was immediately adjacent to a large settlement and was not in a comparable location to the appeal site. There was limited evidence to demonstrate a lack of suitable, secure dog walking facilities in the local area and the lack of objections to the application from consultees did not indicate that the proposal was justified in planning policy terms.

Conclusion

It was therefore concluded that the appeal should be dismissed.

LPA Reference No:	2023/01286/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04078-Q4P4Z3
Appellant:	Mr Daryl Hamilton-Wallis
Location:	Crossways House, Crossways, Cowbridge
Proposal:	Demolition of existing bungalow and garage and the construction of a replacement dwelling.
Decision:	Appeal Dismissed
Date:	13 August 2025
Inspector:	L Hughson-Smith
Council Determination:	Delegated

Summary

The main issues were considered to be whether the proposal would accord with local and national policies which seek to control development in the countryside, having particular regard to its effect on the character and appearance of the area.

It was identified that Planning Policy Wales (Edition 12) (PPW) seeks to strictly control development in the countryside and was consistent with LDP Policy MD1 which states that new development should have no unacceptable impact on the countryside and should reinforce the role of settlements. The Inspector noted that LDP Policy MD12 did not expressly require a replacement dwelling to be within the same immediate curtilage and therefore, considered that the proposal fell within the scope of Policy MD12.

The Inspector considered that the dwelling to be replaced, Camomile Cottage, had a lawful residential use, was modest in size and simple in design, making a limited contribution to the wider rural landscape. It was unobtrusively positioned to the side of the House, well screened by hedgerows and mature vegetation and was not readily visible from public vantage points.

By contrast, the proposed dwelling would be a permanent structure which would have a substantial mass and scale and incoherent design, which would appear as an imposing and ungainly structure concentrated in a single, prominent position between the House and the site frontage. The scheme also proposed a substantial private garden extending to the front, sides and rear of the proposed dwelling, far exceeding the modest curtilage associated with

Camomile Cottage. This was considered to conflict with LDP Policy MD12, which seeks to prevent enlarged residential curtilages in the countryside, beyond what already exists.

Whilst the Inspector acknowledged that certain elements of the proposed garden's appearance could be controlled by condition, these measures would not prevent the domestication of the garden through the introduction of seating areas, play equipment and other paraphernalia, that would, together with the proposed dwelling, unacceptably alter the appearance of the appeal site and significantly reduce its openness.

The Inspector considered that whilst the extent of the proposed tree loss was unclear, the removal of several roadside trees had been recommended and their loss would create significant gaps, harming the character and appearance of the local area and increasing the visibility of the proposal. Whilst a landscaping scheme had been suggested, the Inspector considered that any new landscaping features would take several years to mature to a height and density sufficient to screen the development. In any event, landscaping should not be relied upon to screen a proposal which would otherwise be unacceptable.

It was therefore concluded that the proposal would have a materially greater impact on the surrounding landscape than Camomile Cottage, contrary to LDP Policy MD12. It also did not qualify as an exception to LDP policy MD1 and would also have a harmful impact on the character and appearance of the surrounding countryside, contrary to LDP Policy MD2 and Technical Advice Note 12: Design (TAN 12).

Conclusion

It was therefore concluded that the appeal should be dismissed.

LPA Reference No:	2024/00622/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04137-R8Q9N8 (Appeal A)
Appellant:	Mr Adam Oakley
Location:	Pen Y Bryn, Pen-y-lan Road, Aberthin, CF71 7HB
Proposal:	Orangery extension.
Decision:	Appeal Dismissed
Date:	18 August 2025
Inspector:	V Hirst
Council Determination:	Delegated

LPA Reference No:	2024/00623/LBC
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04136-H4H7H7 (Appeal B)
Appellant:	Mr Adam Oakley

Location:	Pen Y Bryn, Pen-y-lan Road, Aberthin, CF71 7HB
Proposal:	Orangery extension.
Decision:	Appeal Dismissed
Date:	18 August 2025
Inspector:	V Hirst
Council Determination:	Delegated

Summary

The main issue was considered to be whether the proposed works and development would preserve the listed building and its setting or any features of special architectural or historic interest. Having regard to the HIA and the Conservation Principles set out in TAN 24, the Inspector identified the significance of the building was derived from its remaining evidential and aesthetic value in its retained features as a two-storey stone, thatched cottage and its historical value as a traditional country cottage.

The Proposal

This would provide a flat roof (with glazed lantern detail), single storey extension on the rear elevation joined to the existing lean to by a glazed link and would be constructed from an oak frame with glazed panels and bi-fold doors to match those of the existing extension.

Effect of the Proposed Works and Development

The proposed predominantly glazed structure and its lightweight glazed link would allow parts of the rear elevation of the existing house, including the door, to remain partially visible, albeit through the glazed structure. The low position of the proposed extension would also help to reduce its impact. Nonetheless, the scale of the building across half of the rear elevation, combined with the substantial element being designed with structural oak framing, glazing and a flat roof would conflict with the relative simplicity of the original cottage's character and its construction of traditional design and materials. The contrast of designs, with the gabled roofs of the original cottage and existing extension and flat roof of the proposal, would add complexity to the design of the property that were not found in its original form.

The size and positioning of the extension, taken together with the existing rear two storey extension, would result in the rear elevation being largely seen in the context of modern development rather than in its original cottage form. The simple form and shape of the cottage when viewed from the side, north-east elevation would also be fundamentally altered by the inclusion of this additional structure. Whilst the Inspector considered that modern designs can be acceptable on historic buildings in some instances, in this case the elements identified would not preserve the humble origins of the cottage and would be harmful to its evidential, aesthetic, and historic significance.

Whilst the Inspector noted that the proposal would enable the kitchen to be relocated to the same level as the existing lounge, given the special regard to be given to the desirability of preserving the listed building, these matters did not justify an extension that was considered to be harmful.

It was therefore concluded that the proposed works and development would fail to preserve the historic character and special interest of the listed building, and the granting of planning permission would conflict with LDP policies, as the proposal did not respond positively to its context.

Conclusion

The Inspector had taken into account all other matters raised, including the reference to other examples of timber framed orangery buildings on historic buildings however, these did not alter the conclusions reached on the proposal and both appeals were dismissed.

(d) Enforcement Appeal Decisions

None.

(e) April 2025 – March 2026 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	14	4	18	-
	H	-	-	-	-
	PI	-	-	-	2
Planning Total		(78%)	(22%)	18	2
Committee Determination		2	-	-	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	1
Enforcement Appeals	W	-	-	-	1
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		-	-	-	1
All Appeals	W	14	4	18	4
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		(78%)	(22%)	18	4

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist- Tel: 01446 704690

Officers Consulted:

HEAD OF SUSTAINABLE DEVELOPMENT

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **11 SEPTEMBER 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved

R - Refused

E Split Decision

2024/01148/TPO	A	46, Scott Close, St Athan	Work to Tree covered by TPO No.12 of 2003: 1x Grey Alder situated on the adopted highway - Slight Crown lift and cut back from property
2024/01164/TPO	A	Picketston House, Picketston	Work to Tree(s) covered by Tree Preservation Order No. 2 1984: Take down of two dead trees. Yew (taxus baccata) Cedar (cedrus libanai) Both trees situated to the right of the entrance gateway onto the property. SW corner of garden
2025/00121/TPO	A	1, Lee Close, Dinas Powys	Work to Tree(s) covered by Tree Preservation Order No. 8, 2003 - T1 - Crown reduction by up to 1/3
2025/00330/TPO	A	30 Ham Manor Park, Llantwit Major	Work to Tree(s) covered by Tree Preservation Order 03 of 1977 - Crown lifting of one mature Yew tree to approximately 15 feet above the gas tank below (T1) 041B-1977-03-A10

2025/00384/TPO	A	Penllyn, Cowbridge	Work to Trees covered by TPO Nos.01 and 91 of 1962: Felling of approx. 45 semi mature and juvenile deciduous trees (Mix of Sycamore, Ash & Elm & Larch). Crown lift of any trees in the marked location, not identified for felling but overhanging highway.
2025/00387/TPO	A	Lettons Way (Western Side), Dinas Powys	Work to Trees covered by TPO No.02 of 1954: For the continual ongoing maintenance of the wood
2025/00430/TCA	A	Fernbank, 20 Station Road, Dinas Powys	Removal of Japanese red cedar tree to facilitate the reconstruction of a collapsed masonry retaining wall.
2025/00448/TPO	A	Uwc Atlantic College, St Donats Castle, Atlantic College, East Drive, St Donats, Llantwit Major	Work to Tree(s) covered by Tree Preservation Order 1960 No.1 Works as set out in the arboricultural survey for individual trees/groups of trees as below:- T2-T3, T5, T7, T10-T12, T16-T17, T19, T22-23, T82, T94-T97, T105, T110-T111, T113 - G1-G2, G6-G7, G12-G13, G19, G31-G32, G35, G43-G44, G46
2025/00498/TPO	A	Clwyd, Northcliffe, Penarth	Works to trees covered by TPO 024 of 1970: Sycamores T1 through to T5 - Crown reduction and/or rebalancing, remove dead or damaged branches, prune out squirrel damage (as per schedule)

2025/00506/TCA	A	59 Stanwell Road, Penarth	Work to trees in rear garden: T1 Norway Maple - 1m crown reduction and T2 Whitebeam - Crown lift to 2m above ground level and crown reduction by 1m
2025/00561/TPO	R	8 Goldsland Walk, Wenvoe	Work to Tree(s) covered by Tree Preservation Order No 8 of 2012 - To cut the branches only over hanging the perimeter fence. The branches are over hanging by 4.8m.
2025/00569/TPO	A	St Margarets, 46 Stanwell Road, Penarth	Work to Tree(s) covered by Tree Preservation Order No 17 of 1998 - Pollarding of Lime Tree.
2025/00572/TCA	A	5 Westward Rise, Barry	Reduce the height and width of eucalyptus tree by approximately 1.5-2m
2025/00623/TPO	A	4 Main Avenue, Peterston Super Ely, Cardiff	Work to Tree(s) covered by Tree Preservation Order No 02 of 1959- Pedunculate Oak, 2-3m Crown Reduction
2025/00638/TPO	A	33 Eagleswell Road, Boverton, Llantwit Major	Work to Tree(s) covered by Tree Preservation Order No 2 of 1977. Pollarding of a Sycamore tree.
2025/00675/TPO	A	21 Pwll Y Min Crescent, Peterston Super Ely	Work to Tree(s) covered by Tree Preservation Order no 2 of 1959 - Proposed work to 1 x Western Red Cedar (Thuja Plicata). Removal of one stem and minor pruning to lower branches.
2025/00679/TCA	A	West Winds, Llanmaes, Llantwit Major	Complete removal of 1 x plum tree

2025/00715/TCA	A	Fern Cottage, Lane - Pancross Hill - Junction Pancross To Llancafarn Village, Llancafarn	30% reduction of ornamental plum tree
2025/00716/TPO	A	1, The Orchard, St Brides Road, Wick	Work to Tree(s) covered by Tree Preservation Order No 2 of 1976 - Removal of ash tree with stage 2 ash dieback at 1 The Orchard, Wick.
2025/00727/TCA	A	St Cattwg's Park, Llanmaes, Llantwit Major	Work to Tree (s) in a Conservation Area: Carrying out of all arboricultural works as set out in the two reports for Cattwg Park.
2025/00733/TCA	A	Ivy House, Lane - Junction Flemingston Village To Junction Gigman North Bound, Flemingston	Pinus sylvestris (Scots Pine): 40% crown reduction to distribute the weight more evenly and stabilise the tree back into its original position
2025/00828/TCA	A	West Winds, Llanmaes, Llantwit Major	Routine maintenance of apple tree - trimming of branches to return it to the size it was before this years growth, tree is very overgrown, hanging into the garden and making it difficult to move around.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **11 September 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

8. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.

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.

REASON FOR COMMITTEE DETERMINATION

The application is 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 Cllr Ian Johnson, citing public interest following a previous application for a Lawful Development Certificate and public concerns about working hours and environmental impacts.

EXECUTIVE SUMMARY

The application site is land comprising a dockside berth at Berth 31, Wimborne Road, Barry and planning permission is sought for a change of use of the site to a wood processing facility. The facility would receive wood, including waste wood, for processing and storage before being transported onwards for use as recycled material in new products or as fuel for energy recovery. The application is accompanied by an Environmental Statement.

Seven representations have been received, and a more detailed summary of these is included within the main body of this report. The main areas of concern relate to traffic congestion and highway safety, air quality and health concerns, noise impacts, and fire risk. Barry Town Council also objected because of serious concerns over the lack of information or adequate assessment of noise pollution, hours of operation, impact from dust generation, issues with fuel storage and the risk of fire, the increase in volume of traffic using local roads and the alternative routes proposed, the long and odd hours of operation and of vehicle loading and unloading.

Having regard the above and other material considerations, Officers consider that the proposed use is acceptable in principle and would not result in unacceptable environmental effects relating to air quality, noise, flood risk, drainage, contamination, transportation and highway safety, cultural and landscape interests, ecology and green infrastructure, subject to appropriate conditions. The application is recommended for APPROVAL.

SITE AND CONTEXT

The application site is land comprising a dockside berth at Berth 31, Wimborne Road, Barry. The site area is shown edged red below:



It is part of the developed coastal area of Barry Docks, which is accessible to shipping with vehicular access being directly from Wimborne Road, a private road that marks the northeast boundary. Access to Wimborne Road is via the Ffordd-y-Milleniwm junction to the north. The site is occupied by the applicant and has a lawful use as a dockside berth and contains several demountable structures and open hardstanding that can be used for the unloading, sorting and storage of shipped goods.

The scheduled monument GM310 Round Barrow 612m N of Bendrick Rock is located c.600m to the southwest.

Cadoxton wetlands is located on the opposite site of Wimborne Road and is identified as a Site of Importance for Nature Conservation (SINC) as a reedbed habitat.

The site is within DAM Flood Zone B, with a small part of it in Zone C2. Part of the site is also within FMfP Flood Zones 2 & 3.

The site is identified as an existing employment site under Local Development Plan (LDP) Policy MD16 (01) and is part of Sand and Gravel Wharf Safeguarding Area. Land immediately to the north is identified as an allocated employment site under LDP Policy MG 9 (5).

DESCRIPTION OF DEVELOPMENT

Planning permission is sought for a change of use of the site to a wood processing facility.

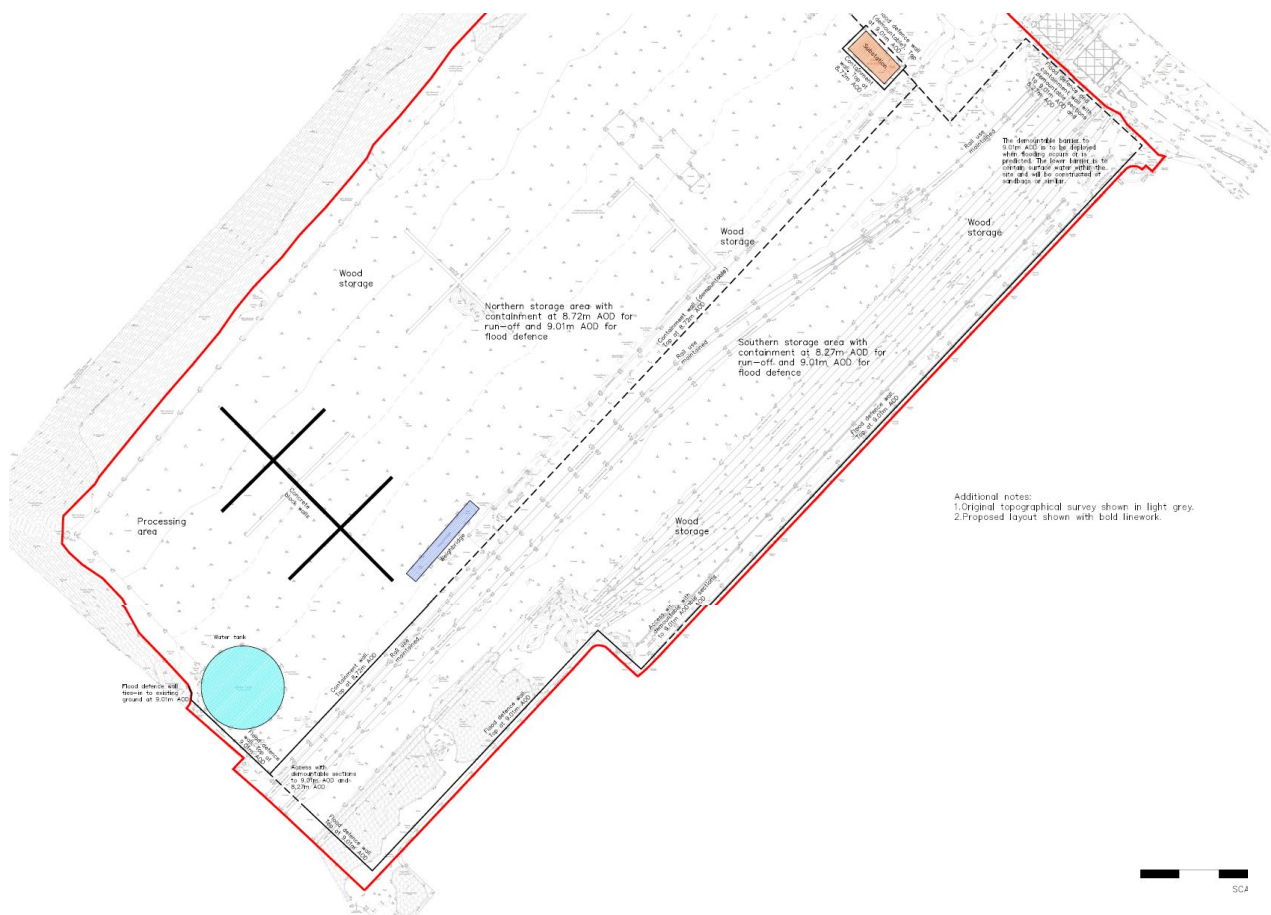
It is stated within the submitted documentation that the site would receive both virgin timber and end-of-life timber. It is nevertheless anticipated that most wood received would be waste wood, noting that the operator holds contracts with municipal authorities to receive waste wood from household recycling centres, as well as from other commercial providers (such as manufacturing offcuts). The wood is then processed, sorted, and stored on-site pending transportation to other locations, where it is either recycled into a new product(s), such as chipboard, or used as fuel in energy in waste plants (depending on the grade of the product).

The processing operations involve sizing of the waste wood to meet set specifications dependant on the product being made. Mobile machinery and plant are utilised, including loading shovels, excavators, screeners, shredders, trommels and eddy currents (magnets). The latter is used to separate any metals from the wood for separate collection and recycling.

The plans indicate that the existing demountable site offices, water tank, and other existing site infrastructure would be retained and used, with no new buildings proposed. It is proposed to erect a flood defence wall parallel to the dockside and rail track, and whilst its height would vary dependent on the adjacent ground level, most of it would be c.1.1m tall. The existing 'maltese crosses' (made up of freestanding blocks and used to store and separate wood piles) on site would also be moved.

The proposed site layout is shown in the below plan extracts: -





PLANNING HISTORY

2017/00806/LAW, Address: Land at Berth 31, Wimborne Road, Barry, Proposal: The use of the land identified on the Location Plan BAR002J for the handling, storage and distribution of pre-processed wood, Decision: Refused

2015/00360/FUL, Address: Wimborne Road, Barry, Proposal: Facility for the recycling of incinerator bottom ash (IBA) to produce aggregates (IBAA) and the recovery of metals, Decision: Approved

1995/00170/FUL, Address: No. 29 Coal Hoist Embankment, David Davies Road, No. 2 Dock, Barry, Proposal: Excavation of materials for re-use under the Barry No. 1 Dock Regeneration Contract (Planning application Nos. 94/00207/FUL and 94/00208/FUL, Decision: Approved

1991/01099/FUL, Address: Land situated off David Davies Road, Barry Docks, Proposal: Erection of mobile plant to allow for the on-site processing of fossil fuels (coal), Decision: Refused

CONSULTATIONS

Barry Town Council objected to the application because of serious concerns over the lack of information or adequate assessment of noise pollution, hours of operation, impact from dust generation, issues with fuel storage and the risk of fire, the increase in volume of traffic using local roads and the alternative routes proposed, the long and odd hours of operation and of vehicle loading and unloading. They requested that the application is heard at VoGC Planning Committee.

VoGC Highway Authority stated no objection, subject to planning conditions that: -

- Restricted the total of material transported to/from the site to 250,000 tonnes per annum.
- Unobstructed visibility splays of 4.5m x 48m were achieved at the access
- Any gates do not open outwards and are set back at least 20m from the carriageway

In addition, they stated that the Transport Assessment provided was robust and the development would likely involve less trips than stated within. In addition, they noted that existing use would also attract HGV movements, and the proposed development represented an approximate increase of 2.4% in HGV movements. Collision data showed three recent incidents at the Wimborne Road/ Ffordd y Mileniwm junction (a cluster), but none involved HGVs.

South Wales Fire and Rescue Service stated no objection, and no comment in relation to access requirements and water supplies. They also referred to their standing advice about the risks of climate change and wildfires.

VoGC Drainage Section (SAB) stated no objection, in acknowledgement that there would be no increase in impermeable area and that a sealed drainage system is proposed to capture contaminated runoff from storage areas, with runoff from clean areas allowed to discharge to the adjacent dock via existing outfalls. They also noted that matters relating to the management of potentially contaminated runoff and discharges to controlled waters fall within the scope of the Environmental Permitting process administered by NRW.

Shared Regulatory Services (Neighbourhood Services) stated no objection and referred to the noise report, which concludes that noise from the development would be below background levels at the nearest residential receptors. However, they nonetheless recommended that a post development noise assessment was carried out, to assess actual levels and, if required, secure further mitigation measures are carried out. SRS also recommend a Construction Environmental Management Plan is agreed for the construction phase.

Shared Regulatory Services (Environment – Air Quality) did not object and made further comments, as summarised below: -

SRS noted analysis of local monitoring data revealed existing nitrogen dioxide and particulate matter concentrations are below air quality limit values. The Air Quality Assessment considered the impact from HGV vehicle emissions and the anticipated values fell below the indicative screening threshold for further assessment on roads where residences were present.

SRS also noted the Institute of Air Quality Management (IAQM) dust assessment indicated that the effects to the nearest receptor locations would all be negligible with the implementation of standard mitigation measures. They also recommended that a Dust Management and Mitigation Plan was agreed prior to the commencement of works.

Shared Regulatory Services (Environment – Land Contamination) requested planning conditions relating to unforeseen contamination and provided advisory notes relating to contamination and unstable land.

Their pre-application response noted the presence of the Human Health Risk Assessment, based on desk studies and site investigations, including sampling and testing of shallow soils. They agreed with the report's conclusions that the site is generally suitable for the proposed commercial use. One exploratory hole encountered asbestos fibres within made ground below the concrete slab, however, as this is to be retained and the soils undisturbed, it will not pose a risk to human health.

Heneb stated no objection; noting that the area has been disturbed by modern industrial uses, and in their opinion, it is unlikely that the proposed development would encounter any buried archaeological material.

Cadw stated no objection. In regard to scheduled monument GM310 (Round Barrow 612m N of Bendrick Rock), they noted that whilst the development site is in the periphery of a significant view, it would be only partially visible and seen in the context of other industrial development.

Dwr Cymru /Welsh Water did not object; noted that a water main crossed the site and provided advisory notes relating to asset protection.

VoGC Ecology Officer – did not object, and expressed support for biodiversity enhancement measures, indicating a preference for the installation of a bird of prey platform and management of any planting/ landscaping areas in the interest of creating favourable conditions for pioneering plant species.

Natural Resources Wales stated no objection. Their more detailed comments are summarised as follows: -

Flood Risk:

NRW raised some initial concerns about the proposed flood mitigation in terms of the displacement of tidal flood waters (flood risk elsewhere). However, following submission of a Technical Note dated 26 February 2025, they did not dispute that the effects of floodwater displacement would not increase flood risk off-site, because of the effectively infinite volume of the sea.

Land Contamination:

NRW stated they had reviewed the Site Condition Report and, based on their assumption that gross contamination was not present, they were of the view that the proposals were largely a continuation of existing activities which are regulated by an environmental permit. They stated that they would not be providing site-specific land contamination advice on this basis.

European Protected Species:

No adverse comments but recommended the advice of the Council's in-house Ecologist was sought to determine if there was a reasonable likelihood of bats being present on site.

Advisory notes:

NRW advised that all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites. They also advised that the activity may require an environmental permit.

Cllr I Johnson requested that the application be called-in to Planning Committee due to public interest following a previous application for a Lawful Development Certificate, public concerns about working hours and environmental impacts; and noted concerns raised (at the time of writing) by Natural Resources Wales about flood risk.

The other ward councillors consulted did not respond.

Green Party (Barry Green Group) objected due to the long working hours (24hrs per day), impact from dust to residents and the environment, and potential concerns about fuel storage. They also expressed concerns about flood risk and agreed with Natural Resources Wales concerns (at the time of writing) about flood water displacement. They also stated they were concerned about the environmental impact from increased HGV traffic volumes and their impact on road safety. They mentioned these concerns related to the impact on the environment, existing residents, and future residents, citing a potential residential LDP allocation on adjoining land.

Health and Safety Executive (web app consultation) did not advise against.

REPRESENTATIONS

The neighbouring properties were consulted on 23rd January 2025, a site notice was displayed on 9th January 2025, and press notice published on 7th January 2025.

7.no representations have been received. All objected and/ or raised concerns about the proposals.

The main grounds of objection and reasons for concern are summarised below: -

- Noise pollution: increased noise impact from site operations and transport, inappropriate working hours / night operations, too close to homes.
- Air pollution: dust from wood processing operations, transport emissions, amenity impacts, too close to homes and children's play area, operator is alleged to have moved operations from Newport due to issues being caused there.
- Health concerns: complaints have been received about dust from the site and these cited health impacts such as sore throat/ asthma, as well as wider concerns about breathing fine dust particulates and the relationship with serious health conditions.

- Increased HGV traffic, lack of highway infrastructure.
- Housing is proposed adjacent to the site (rLDP ID 4070).
- Fire risk (Dow/ HAZ)

One of the representations also expressed support for the principle behind recycling.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy
 POLICY SP5 – Employment Requirements
 POLICY SP7 – Transportation
 POLICY SP8 – Sustainable Waste Management
 POLICY SP9 – Minerals
 POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG9 – Employment Allocations
 POLICY MG19 – Sites and Species of European Importance
 POLICY MG20 – Nationally Protected Sites and Species
 POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

Managing Development Policies:

POLICY MD2 - Design of New Development
 POLICY MD3 - Provision for Open Space
 POLICY MD4 - Community Infrastructure and Planning Obligations
 POLICY MD7 - Environmental Protection
 POLICY MD8 - Historic Environment
 POLICY MD9 - Promoting Biodiversity
 POLICY MD14 - New Employment Proposals
 POLICY MD15 - Protection of Allocated Employment Sites
 POLICY MD16 - Protection of Existing Employment Sites and Premises
 POLICY MD20 - Assessment of Waste Management Proposals

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process.

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

- Based on strategic placemaking principles.

Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

- National growth area is the focus for strategic economic and housing growth, essential services and facilities, advanced manufacturing, transport and digital infrastructure.

- Supports development in the wider region which addresses the opportunities and challenges arising from the region's geographic location and its functions as a Capital region.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales,

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places
- Sustainable Management of Natural Resources
- Accessibility
- Previously Developed Land
- Supporting Infrastructure

Chapter 4 - Active and Social Places

- Transport
- Activities in Places (retail and commercial development)

Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (transportation Infrastructure, economic development)
- Energy (reduce energy demand and use of energy efficiency, renewable and low carbon energy, energy minerals)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

Waste policy

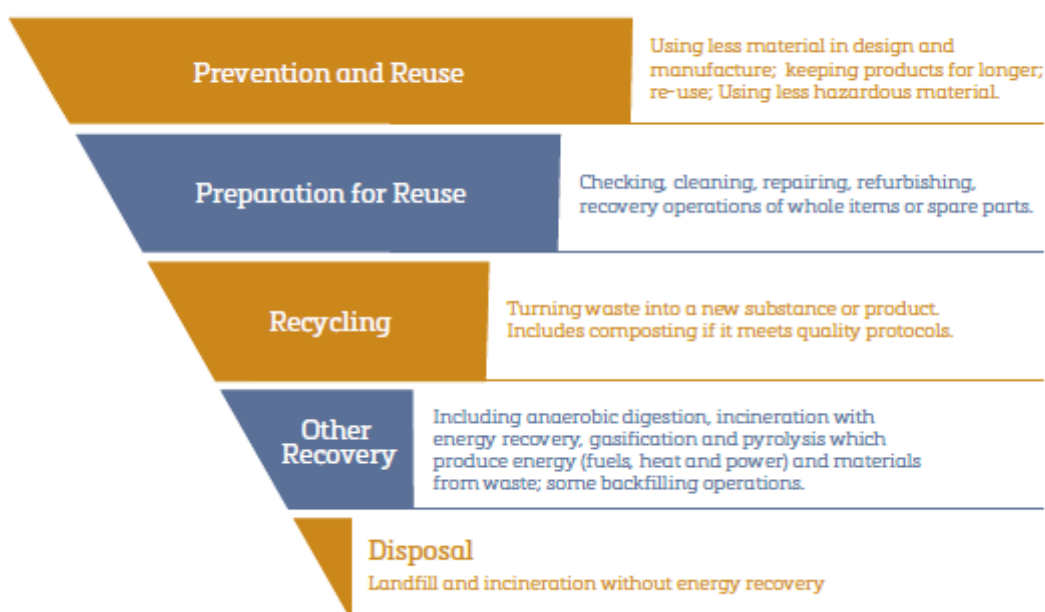
Section 5.11 highlights the environmental, social and economic benefits of sustainable resource management in respect of waste, including making best use of resources and promoting the circular economy.

Section 5.13 highlights that the planning system has an important role to play in facilitating the provision of sustainable waste management facilities, whilst also ensuring that the any adverse environmental impacts and avoiding risks to human health are minimised, including protecting the amenity of residents, of other land uses and users affected by existing or proposed waste management facilities.

It is stated at paragraph 5.13.4:

“The Welsh Government’s policy for waste management is contained in Towards Zero Waste and associated sector plans. Planning authorities should, in principle, be supportive of facilities which fit with the aspirations of these documents and in doing so reflect the priority order of the waste hierarchy (see Figure 11) as far as possible.”

Figure 11: Waste Hierarchy



5.13.10 Planning authorities must support the provision and suitable location of a wide ranging and diverse waste infrastructure which includes facilities for the recovery of mixed municipal waste and may include disposal facilities for any residual waste which cannot be dealt with higher up the waste hierarchy. The extent to which a proposal demonstrates a contribution to the waste management objectives, policy, targets and assessments contained in national waste policy will be a material planning consideration.

5.13.11 The ‘Nearest Appropriate Installation’ concept and the principle of self-sufficiency will only be applicable in relation to wastes covered by Article 16 of the revised Waste Framework Directive and should guide the provision of an integrated and adequate network for the treatment of such wastes. The network should include all necessary supporting facilities such as waste transfer stations and processing facilities.

5.13.3 Planning authorities, other relevant local authority departments and Natural Resources Wales (NRW) must work closely together to ensure that conditions attached to planning permissions and those attached to Environmental Permits are complementary and do not duplicate one another. Sufficient information should accompany development proposals in order for planning authorities to be satisfied that proposals are capable of effective regulation. NRW should assist the planning authority in establishing this position through the provision of appropriate advice. The parallel tracking of planning and environmental permitting applications should be the preferred approach, particularly where proposals are complex, so as to assist in mitigating delays, refusal of applications or conditions which may duplicate the permit/licence.

5.13.6 NRW has a statutory role in relation to the management and regulation of waste and the collection of waste production and management data. It has a key role in providing expert advice to planning authorities as part of development plan preparation and as a consultee on certain planning applications. This role is important in assisting planning authorities in evaluating complex waste information and making technical judgments, where necessary.

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 14 – Coastal Planning (1998)
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2025)
- Technical Advice Note 18 – Transport (2007)
- Technical Advice Note 21 – Waste (2014)
- Technical Advice Note 23 – Economic Development (2014)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

- Achieving a sustainable marine economy –
 - Contribute to a thriving Welsh economy by encouraging economically productive activities and profitable and sustainable businesses that create long term employment at all skill levels.
 - Provide space to support existing and future economic activity through managing multiple uses, encouraging the coexistence of compatible activities, the mitigation of conflicts between users and, where possible, by reducing the displacement of existing activities.
- Ensuring a strong, healthy and just society -
 - Contribute to supporting the development of vibrant, more equitable, culturally and linguistically distinct, cohesive and resilient coastal communities.
 - Support enjoyment and stewardship of our coasts and seas and their resources by encouraging equitable and safe access to a resilient marine environment, whilst protecting and promoting valuable landscapes, seascapes and historic assets.
 - Improve understanding and enable action supporting climate change adaptation and mitigation.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Economic Development, Employment Land and Premises (2023)
- Minerals Safeguarding (2018)
- Parking Standards (2019)
- Planning Obligations (2018)
- Public Art in New Development (2018)

Other relevant evidence or policy guidance:

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 11/99 – Environmental Impact Assessment
- Welsh Office Circular 13/97 - Planning Obligations

- Section 160 (1) of the Historic Environment (Wales) Act 2023, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.
- Welsh Assembly Government Guidance: Towards Zero Waste – One Wales: One Planet. The Overarching Waste Strategy Document for Wales (June 2010)
- The Collections, Infrastructure and Markets (CIM) Sector Plan July 2012
- South East Wales Regional Plan (March 2004)
- Review of the South East Regional Waste Plan (September 2008)
- The Waste (England & Wales) Regulations 2011(as amended)
- EU Directive 2008/98/EC
- Waste Planning Monitoring Report: South East Wales (2013 to 2014)
- Waste Planning Practice Guide: Supplementary Document to Technical Advice Note 21: Waste (Welsh Government)
- Strategic assessment for the future need for energy from waste capacity in the three economic regions of Wales (Welsh Government) 2021

Equality Act 2010

The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council’s duty and the “sustainable development principle”, as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The application site is an existing dockside berth, and it is considered that operations in association with this use, such as the loading, storage and transport of waste wood for shipping, can be undertaken lawfully. This application proposes a more wide-ranging set of operations, with the principal difference being the on-site processing of waste material using mobile plant.

Waste Policy

At national level, Planning Policy Wales (PPW), TAN 21- Waste and documents such as 'Towards Zero Waste' set out the Welsh Government waste strategy and policy framework, which is geared toward reducing the amount of waste being taken to landfill, through means such as waste prevention, reuse, recycling, and energy recovery. The guidance and context provided by Planning Policy Wales in this area is detailed within the Planning Policies and Guidance section, above.

Facilities which support reuse, recycling, or recovery of items otherwise destined for landfill are favoured in principle, subject to being appropriately sustainably located and compliant with the terms of Policy SP8 (Sustainable Waste Management) and MD20 (Assessment of Waste Management Proposals) of the Local Development Plan (LDP).

Policy SP8 supports the provision of open-air waste management facilities and states that composting and recycling of commercial and demolition waste will also be permitted on existing class B2 and B8 employment sites where they do not conflict with existing or proposed neighbouring uses. The site is identified as an existing employment site under Local Development Plan (LDP) Policy MD16 (01) and is considered an appropriate location for the proposed use.

The operator would receive wood from various sources, including from municipal collections of household waste wood and waste wood from commercial sources.

TAN 21 para 2.9 sets out the Nearest Appropriate Installation (proximity principle) and states that "*The nearest appropriate installation principle states that waste falling with Article 16, should be disposed of or recovered in one of the nearest appropriate installations whilst ensuring a high level of protection for the environment and human health.*". This requires that (non-recyclable) municipal waste (Article 16) is disposed of or recovered as near as possible to its source. The proximity principle does not apply to commercial waste, or to municipal waste that is recycled.

The applicant operates across South Wales, with contracts ostensibly in place with several local authorities. They also operate in South-West England, and have other processing sites in Swansea, Newport, and Devon. The company have processing sites across the regions within which they operate and, logistically, the economics of transport will dictate that the waste wood will be sent to the nearest of these facilities with the capacity to process it.

As noted, there is no policy restriction on transportation distances for material to be recycled, and this material may be sent to processing factories (such as Kronospan, Wrexham) or shipped to other locations for recycling. Where the processed wood is being sent to energy creation at biomass facilities, the operator ostensibly has contracts with power plants across the regions in which they operate, in both South Wales and Southwest England (such as Margam Green Energy in Port Talbot). The processed waste wood is again highly likely to be sent on to the nearest of these facilities.

Moreover, and strictly speaking, there would be no actual disposal or recovery of waste material as part of this development, as the operator only plays an intermediary role by processing this material in preparation for onward recycling or recovery. The choice of location is logical, offering access via road and ship. The assessment of sector-wide capacity and the proximity principle is most relevant to new landfill or energy recovery development, which have the potential to influence demand for these materials.

In this case, the sorting and preparation of waste material that would otherwise have to be landfilled positively reinforces the waste hierarchy set out in Figure 11 of TAN 21. In the case of materials shipped out from the site, co-locating the processing facilities at the dock offers the potential benefit of reducing the distances the material may need transporting between facilities inland.

Having regard to the above, the proposed use and its location are considered policy compliant and acceptable in principle.

Air Quality

The ES contains, in Chapter 4, details of an air quality assessment. It considers the potential sources that might impact on local air quality and the main ones identified are from traffic movements (emissions) and from the wood processing operations. In the case of traffic, the predicted volumes fall below the indicative Institute for Air Quality Management (IAQM) screening thresholds for further assessment on roads where residences were present.

The assessment also considers the impact from processing operations utilising IAQM guidelines, which indicates that dust impacts to the nearest receptor locations (the proposed housing site c.200m from the site) would all be negligible with the implementation of standard mitigation measures.

The assessment has been reviewed by Shared Regulatory Services, who considered the methodology acceptable and did not object in relation to air quality / dust impacts. They also recommended that a Dust Management and Mitigation Plan was agreed prior to the commencement of works (**see condition 4**).

It is noted that complaints about dust impacts from site operations and related health impacts have been made to the Council. In turn, there have been site visits conducted by SRS, who have advised that no further action has been required to date, and noted the site has also been subject of visit(s) / monitoring by the Health and Safety Executive. No evidence of an adverse dust impact has been observed by either SRS, or ostensibly, by HSE. This is also a matter controlled under Environmental Permitting. Moreover, planning officers have also observed no visual indications of dust arising from the site during (unannounced) visits, despite visible on-site activity whilst a bowser was noted to be in deployment.

The environmental effects of the development, in terms of air quality, are assessed as being negligible, subject to the deployment of standard dust mitigation measures, and having regard to the above, the impact of the development in relation to dust and air quality is considered acceptable.

Noise

The principal potential noise sources would be related to the proposed wood processing operations, during associated processing, shredding and screening of the material. There is a noise assessment submitted with the application, which provides existing background noise levels based on measurements, and models the predicted noise impact of these operations to the nearest sensitive receptors, based on data from similar plant and machinery and the local topography. The receptor locations are identified as the rear of Hilary Rise, Wilfred Street, and the site of the consented (but not yet built) development at the former railway sidings off Ffordd y Mileniwm, permission reference 2020/00775/OUT.

The assessment methodology has been reviewed by Officers and is considered robust. Shared Regulatory Services have also reviewed this report and have raised no concerns about the methodology used.

BS 4142 :2014+A1:2019 *Methods for rating and assessing industrial and commercial sound* states (section 11) that the significance of commercial/industrial sound depends upon both the margin by which the rating level of the specific sound source exceeds the background sound level, and the context in which the sound occurs; adding that levels below background level indicate a low impact. It states that a difference of around +10 dB is likely to be an indication of a significant adverse impact and +5 dB likely to be an indication of an adverse impact, depending on the context.

The modelling results indicate that there would be an audible difference in the sound level at some receptor points, for some periods of time (see tables 7.4 – 7.6 of ES Chapter 6). The greatest differences are modelled to be +3dB at Hilary Rise and +4dB at Wilfred Street at weekend daytime, as well as +3dB at weekend night-time at the railway sidings development site.

The modelled impact is not indicative of an adverse impact according to the BS 4142: 2014+A1:2019 threshold, above. It is consequently identified in the ES as a moderate impact, but not a significant one in relation to the EIA.

The ES methodology follows BS 4142 guidance and assesses the environmental change that would occur from the development, based on the predicted change to background levels. However, it is also important to consider the context and volumes. The upper threshold of BS and WHO guidelines for noise exposure in amenity spaces of new developments is, for example, 55dB, as is the upper limit of Noise Exposure Category 'A' of TAN 11 Noise. These categories are used only to assess whether sites are suitable for new noise-sensitive development, but they nevertheless indicate that the overall environment at the receptor sites would not be unacceptably noisy, despite there being a moderate impact identified in the modelling results. The highest predicted rating from the site operations is 49dB in daytime and 38dB at night. Put succinctly, the noise assessment indicates site operations would be audible because of relatively low background levels rather than an unacceptably high noise output / impact.

It should be noted that site-specific background noise levels measurements for planning application 2020/00775/OUT in 2019 indicated background noise levels here are likely to be higher, with road and rail noise being the main influencing factors. This indicates site operations at Berth 31 may be even less of an influencing factor at this specific location.

It is noted that site operations would be 24hrs, however, this is reflective of the existing and lawful use of the site as a dockside berth. Ships have historically arrived and departed from the docks during the night (including occasionally to Berth 31), and this activity does not appear to cause any significant harm to amenity. Processing activity is proposed to be restricted to 07:00 to 23:00 hours, as has been identified in the noise impact assessment, and set out in the management plan.

The ES also identifies that the extent of this impact could be further mitigated through compliance with a noise management plan, to include measures designed to reduce noise emittance, such as ensuring maintenance of roads, plant and machinery, siting to minimise exposure towards sensitive areas (such as siting the processing area to the south-east of the site and/ or using stockpiles as screening bunds), minimising drop heights, and restricting site speed limits (**see condition 5**). SRS have also recommended that further testing is carried out when the site is fully operational (**see condition 6**).

Having regard to the moderate impact identified, as well as the site context and noise identified mitigation measures, it is considered that the proposal is not likely to result in adverse and unacceptable noise impacts.

Access and Transportation

The application is accompanied by a Transport Assessment (TA) which examines existing conditions utilising a mixture of Annual Average Daily traffic (AADT) measurements, as well as classified and automatic turn counts to Wimborne Road. The assessment models the projected trip generation from an annual 250,000 tonnage, based on TRICS data and the estimated 20 employees to be based at the site. In order to assess the worst-case scenario, the TA methodology has assumed all the material would be transported by road.

The proposed development is expected to add 154 vehicle movements (124 HGV and 30 cars) per day, which is equivalent to a 2.4% increase in the existing flows on Wimborne Road. This is the greatest percentage increase on the highway network, as the connecting roads in the wider highway network are subject to higher daily flow rates. In all cases, including an analysis of the impact in terms of HGV-specific movements, the impact of the development is not significant in EIA terms. Moreover, it is estimated that 125,000 tonnes of material would be exported via ship, which would equate to a reduction of about a quarter of the total HGV trips modelled in the TA.

The TA has been reviewed by the Highway Authority, who stated no objection subject to planning conditions that restricted the total tonnage to the 250,000 per annum used for modelling purposes, that unobstructed visibility splays of 4.5m x 48m were achieved at the access, and any gates do not open outwards and are set back at least 20m from the carriageway. The existing access would not meet these requirements and therefore further details of a revised layout would be required. The applicant has agreed in principle to meet these requirements, and therefore these can be secured by condition.

Having regard to the above, the impact of the development in terms of transportation would not be significant and is considered acceptable subject to revision of the layout at the site access to Wimborne Road (**condition 2**) and restriction of tonnages (**condition 10**).

Flood Risk and Drainage

The vast majority of the site is outside of DAM Flood Zone C2, however, about half the area (including the site access) is inside of the more up-to-date FMfP Zones 2 & 3 (Seas) for tidal and coastal flooding. The application is supported by a Flood Consequences Assessment (FCA) and flood risk is considered as part of Chapter 8 of the ES (as part of a wider assessment of the impact on the water environment).

A revised edition of TAN15 was published on 31st March 2025. However, the Minister's written statement issued on its publication said:

"Planning applications which were submitted and registered before the publication of the new TAN will continue to be assessed against the previous version, however any development proposal, including those at pre-application stage not yet registered with the LPA will need to use the newly published version of the TAN."

This application is therefore assessed against the requirements of TAN15 (2004).

TAN15 at para. 6.2 states *"New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted."*

Flood Zone C2 is defined as areas of the floodplain without significant flood defence infrastructure, and TAN15 prescribes that 'less vulnerable development', such as this, should only be permitted in this zone where compliant with the tests prescribed in sections 6 and 7. These locational tests are in section 6.2:

"i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,

ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and, iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,

iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable." (p.8 TAN15, 2004)

The proposals would comply with locational tests ii) and iii) on account of being a policy compliant development on a site allocated as an existing employment site within the LDP.

In respect of flood consequences (test iv), the site is modelled to be exposed to maximum flood depths of 0.72m during a 200-year return period tidal flood event, including climate change consideration, with flooding anticipated for c.90 mins around high-water. Equivalent depths increase to 1.014m for c.125 mins around high water during a 1000-year tidal flood event, including climate change consideration. These levels relate to the area adjacent to the dockside, whilst the site levels rise gradually to the north and a substantial part of the site would remain flood-free, without any mitigation.

Criteria A1.14 of TAN15 (2004) states development should be designed to be flood-free in the 1 in 200-year scenario. As mitigation, a range of measures are proposed in the FCA that include installation of a sealed concrete upstand at the perimeter of the railtrack, substation and wood storage area with a crest c.600mm above the flood level, deployment of a demountable (sealed) flood barrier across gaps (required for access) in the event of a flood, and adoption of a Flood Mitigation and Management Plan (**see condition 8**).

NRW raised some initial concerns about the proposed flood mitigation in terms of the displacement of tidal flood waters by the flood barrier (the potential to increase flood risk elsewhere). However, following submission of a Technical Note dated 26 February 2025, they did not dispute that the effects of floodwater displacement would not increase flood risk off-site, because the site is open to the sea which has an effectively infinite volume. They raised no objection in relation to flood risk in their latest response.

Tidal flood risk is identified as a moderate effect within the ES without any mitigation. The risk of the site flooding with the mitigation measures in place would, however, be negligible, resulting in a negligible residual effect. The location is compliant with the tests set out in TAN15 (2004) and the site, with mitigation, would be at a very low risk of flooding. In the event of an extreme flood, the risks could be acceptably managed, noting part of the site would remain flood-free and provide a refuge area for persons on-site. NRW also did not object in relation to flood risk.

In relation to surface water, NRW maps indicate that the site is at very low risk of surface water flooding. It is proposed to provide a partially sealed drainage system whereby water is collected from and pumped to the water tank on site, whereby it can be used for on-site dust suppression. The runoff from clean areas of the site is proposed to discharge to the dock via existing outfalls.

The VoGC Drainage team did not object and advised that matters relating to the management of potentially contaminated runoff to controlled fall within the scope of pollution control and the Environmental Permitting process. NRW did not comment on these matters in their response, noting the presence of a permit.

Having regard to the above, the residual negligible effects of the development on the water environment are considered acceptable.

Land Contamination

The application is accompanied by a site condition report, which outlines an assessment of land contamination based on desk studies and site investigations, including sampling and testing of shallow soils. It identifies that the site is generally suitable for the proposed commercial use. It was found that one exploratory hole encountered asbestos fibres within made ground below the concrete slab, however, as this is to be retained and the soils undisturbed, it will not pose a risk to human health. This report has been reviewed by Shared Regulatory Services (SRS), and they agreed with its conclusions. SRS requested a planning condition relating to unforeseen contamination, which would require the operator to report any unforeseen contamination that is encountered (**see condition 9**).

Fire Risk

The site is currently operated under an Environmental Permit issued by Natural Resources Wales. This is currently a standard permit, but to achieve the throughput proposed in this application, the operator would need to move to a bespoke permit. In both cases, the operator is required to take steps to reduce fire risk, and a Fire Prevention and Management Plan is in place. The plan identifies several fire mitigation steps, which include limitations on stockpile sizes (including height) and locations, stock rotation (to reduce build-up of heat), the use of separation distances or firewalls, and avoidance measures such as no hot workings, smoking etc. It also identifies safety measures and initial firefighting responses to be undertaken in the event of a fire. There is a water storage tank on-site which collects surface water that can be used for firefighting.

South Wales Fire and Rescue Service stated no objection, and no comment in relation to access requirements and water supplies. The site access would also be suitable for HGVs, and in turn, would be readily accessible for firefighting appliances.

Having regard to the above, the proposals are considered acceptable in relation to fire risk and can be regulated through the Environmental Permit. This is considered to provide adequate regulation of day-to-day site operations, noting that it is not appropriate or desirable to seek to duplicate the control mechanisms of other legislation through the planning application process.

Ecology & Green Infrastructure

The proposal is for a change of use on an existing dockside berth and associated hardstanding. The site can lawfully be used to import and export materials via ship, and associated storage, and the proposals have a limited capacity to have direct impacts on ecological interests. The gaps between the existing 'maltese crosses' provide potential bat roosting features, however, their isolation from any surrounding habitat suitable for bats means they are very unlikely to be used as roosts. These are also comprised of freestanding blocks designed to be portable, that could be moved without constituting development requiring planning permission.

The risks of adverse indirect impacts from the development, such as from dust or mobilisation of contaminants, is also considered to be low subject to the mitigation measures put forward as part of the Dust Management Plan and the proposed surface water drainage scheme, as well as controls exercised via the Environmental Permit.

In the absence / avoidance of any adverse impacts, the proposals inherently accord with the 'stepwise' approach in Planning Policy Wales (PPW12) in terms of green infrastructure. The proposals must nevertheless provide for biodiversity enhancement, and whilst no details were initially put forward, the applicant has agreed, in principle, to provide enhancement measures. These could include:

- New areas of planting (c.40sq.m would be available following re-location of the perimeter fence at the site access).
- Installation of bird boxes to the (demountable) site offices.
- Provision of reptile refugia at the site peripheries.

The precise details of enhancement would depend on feasibility, but there are several meaningful options to provide enhancement, and these can be secured by planning condition (**see condition 3**). This approach is considered acceptable, especially given the application involves a change of use that avoids detrimental impacts to biodiversity and green infrastructure interests.

Having regard to the above, the development complies with the requirements of Policy MD9 (Biodiversity) and PPW12 in respect of biodiversity and green infrastructure.

Landscape and Visual Impact

The site is a dockside berth and most of it is composed of an extensive concrete slab and other hardstanding areas. The surrounding area is industrial in character, as is reflected in the appearance of this site, which currently contains demountable offices, a weighbridge, and ancillary structures including the concrete 'maltese crosses' block retaining structures used to facilitate the storage of wood. The proposal involves a change of use, and the principal visual changes are likely to arise from the rearrangement of the block structures, installation of the flood defence wall (c.1.1m in height), and from the intensification of site activity, such as greater volumes of stored wood and associated mobile plant used for processing.

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which identifies several potential viewpoints and assesses the likely impact to views from these locations, based on the importance of the view and the magnitude of change. The methodology is robust, and the assessment concludes that the development would have no more than a negligible adverse effect from any public viewpoint. In addition, it identifies a potentially minor adverse impact on potential views from the upper storeys of a consented (but not yet built) development at the former railway sidings off Ffordd y Mileniwm, permission reference 2020/00775/FUL.

Having regard to the above, it is concluded that the landscape and visual impact of the development is not significant, and that the negligible and minor adverse effects are acceptable, noting that the latter effect relates to private views and, in any event, those units potentially affected would continue to have extensive sea views.

Heritage

There are heritage designations in the locality, but the proposed development would have no material effect on the settings of any listed buildings or the appearance of any conservation area. Cadw stated no objection regarding scheduled monument GM310 (Round Barrow 612m N of Bendrick Rock), noting that whilst the development site is in the periphery of a significant view, it would be only partially visible and seen in the context of other industrial development. Heneb also stated no objection; noting that the area has been disturbed by modern industrial uses, and in their opinion, it is unlikely that the proposed development would encounter any buried archaeological material.

Planning Obligations

The proposal is for a change of use to a wood processing facility and, being waste development and taking place on over 1. ha of land, is classified as a 'major' development. The Council is more likely to seek planning obligations on major developments and on commercial developments these may comprise of obligations relating to training and development, sustainable transport, and public open space; however, this is an existing site, and the proposals involve no new buildings.

The proposals will generate additional employment. The applicant has stated that this would be c.40 employees, with c.20 of these being HGV drivers. The concentration of employees on the site at any one time would be low, because of the open storage and processing characteristics of the use. Several of the above would also existing employees, noting the site is existing, and the fallback position of the lawful use as a dockside berth.

Regulation 122 of the Community Infrastructure Regulations 2010 provides the legal basis for securing planning obligations, and states that an obligation may only legally constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development

Having regard to the above, it is not considered necessary to secure planning obligations.

RECOMMENDATION

APPROVE subject to the following condition(s):

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

LMM 072 05: Location Plan
LMM 072 02b: Site Layout

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 plans and details submitted and within six months of the date of this permission, revised details of the junction of the site access to Wimborne Road shall be submitted to and approved in writing by the Local Planning Authority. The details shall illustrate how visibility splays of 4.5m x 48m in both directions measured from the centre line of the proposed access are achieved, together with details of the revised scheme of enclosures, gates, and details of the timings of these works. The approved access shall be implemented in accordance with the approved details within six months of the approval of those details, and the visibility envelope shall thereafter be kept free of any obstructions greater than 900mm in height.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

3. Within three months of the date of this permission, a Biodiversity Enhancement Strategy addressing enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures 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.

4. Within three months of the date of this permission, a Dust Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall include measures to suppress dust arising from site processing activities, associated plant and machinery, and the storage and transportation of materials within the area of this permission. Site operations shall be carried out in full accordance with the approved plan.

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.

5. The site operations shall be carried out in accordance with the Noise Management Plan ref: R10025-3 contained in Appendix 6b of of the Environmental Statement.

Reason:

In the interests of local amenity, and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

6. Within six months of the date of this permission, a further noise survey of the site in full operating conditions shall be conducted at the nearest residential receptors (as shown on Table 4 of the Noise Impact Assessment ref: R10025 October 2024), to demonstrate that the rating level at each of the locations is no more than 4dB above the prevailing background noise levels. The noise survey should be undertaken in accordance with BS4142:2014 +A1 2019. The Survey, with a validated certificate of compliance by an approved acoustic assessor, shall be submitted to the Local Planning Authority to demonstrate this has been achieved. In the event that the identified rating level has not been achieved, suitable mitigation should be identified and be undertaken to achieve compliance, with further details of mitigation and updated acoustic measurements submitted to the Local Planning Authority for approval in writing within one month of the date of submission of the initial results.

Reason:

In the interest of residential amenity, and to ensure compliance with the terms of Policies MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

7. No wood processing shall take place on the premises outside the hours of 07:00 and 23:00.

Reason:

To ensure accordance with the terms of the application, to limit the impact of activities on the immediate area, and to ensure compliance with Policies MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

8. Within six months of the date of this permission, a Flood Mitigation and Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall include measures to reduce the risk of the site flooding, details of the timings of such works, as well as safety and evacuation measures to be deployed in the event of a flood. The management and operation of the site shall thereafter be carried out in accordance with the approved details and timings set out therein.

Reason:

To ensure that the risks associated with flooding are mitigated to an acceptable degree, and in the interests of public safety and prevention of the pollution of the environment, and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. The total tonnage of wood received at the site shall not exceed 250,000 dry tonnes per annum, and records of the amount of wood received and transported off the site shall be retained and made available to the Local Planning Authority on request.

Reason:

To ensure accordance with the terms of the application, to limit the impact of activities on the immediate area, in the interest of highway safety, and to ensure compliance with Policies MD2 (Design of New Development), MD7 (Environmental Protection), and MD20 (Waste Management Facilities) of the Local Development Plan.

11. Notwithstanding the submitted plans and prior to the erection of the flood defence wall, details of its construction and appearance shall be submitted to and approved in writing by the Local Planning Authority. The flood defence wall shall thereafter be completed in accordance with the approved details and retained as such thereafter.

Reason:

To safeguard visual amenity, as required by Policies MD2 (Design of New Development), and SP10 (Built and Natural Environment) 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, SP5 – Employment Requirements, SP7 – Transportation, SP8 – Sustainable Waste Management, SP9 – Minerals, SP10 – Built and Natural Environment, MG9 – Employment Allocations, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, Policy MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MD2 – Design of New Development, MD3 – Provision of Open Space, MD4 - Community Infrastructure and Planning Obligations, MD7 – Environmental Protection, MD8 – Historic Environment, MD9 – Promoting Biodiversity, MD14 – New Employment Proposals, MD15 - Protection of Allocated Employment Sites, MD16 – Protection of Existing Employment Sites and Premises, MD19 – Low Carbon and Renewable Energy Generation, MD20 – Assessment of Waste Management Proposals of the Local Development Plan 2011-2026 and its associated supplementary planning guidance on Biodiversity and Development, Economic Development, Employment Land and Premises, Minerals Safeguarding, Parking Standards, Public Art, and Planning Obligations, Future Wales, Planning Policy Wales (12th Ed. February 2024), TAN 5, TAN 11, TAN 12, TAN 14, TAN 15, TAN 18, TAN 21, TAN 23, TAN 24, the development is considered acceptable in relation to air quality and dust impacts, human health, noise and vibration, major accidents and disasters, climate change, landscape, culture and heritage, ecology and green infrastructure, waste, transportation and highway safety, flood risk, drainage, contamination and residential amenity.

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.

NOTE:

- 1. In accordance with Regulation 3(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, the Local Planning Authority took into account all environmental information submitted with this application.**
- 2. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are reminded that the responsibilities below rest with the developer:-**
 - (i) determining the extent and effects of such constraints;**
 - (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;**
 - Unprocessed / unsorted demolition wastes.**
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.**
 - Japanese Knotweed stems, leaves and rhizome infested soils.****In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and**
 - (iii) the safe development and secure occupancy of the site.**
- 3. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991. The proposed development is crossed by a trunk/distribution watermain. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access their apparatus at all times. The applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal.**
- 4. The applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**

5. **New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

6. **In order to comply with Section 71ZB(5) of the Town and Country Planning Act 1990 (as amended), the applicant/developer must complete a 'Notification of initiation of development' form, which can be found in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The notification shall be submitted in the form specified to the Local Planning Authority.**

At all times when the development is being carried out, a notice shall be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out. The notice shall be legible and easily visible to the public without having to enter the site and printed on a durable material. The notice shall be in the form specified in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

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.

REASON FOR COMMITTEE DETERMINATION

The application is 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, Cllr Neil Thomas due to the considerable local interest in the application.

EXECUTIVE SUMMARY

The application site is a semi-detached property on Clive Crescent and was formerly a care home but is now vacant. The building is situated above the road level and the rear garden area slopes up towards the rear. The site is located within the settlement boundary identified in the Local Development Plan and is on the edge but situated outside Penarth Conservation Area.

Full planning permission is sought for partial demolition to the former care home and its rebuild. In addition, rear and side extensions are proposed to provide 3 dwellings. In addition, permission is sought for proposed alterations throughout the site to include the addition of retaining walls and alterations to levels.

A number of consultation responses have been received, such as from the Highway Authority, SRS and Welsh Water. A summary of all consultation responses is included below.

Neighbour comments have been received, raising concerns on grounds such as detrimental impact on character and appearance of the property and streetscene, loss of privacy, overdevelopment, overbearing, lack of parking and amenity space, noise, impacts on green infrastructure (such as trees) and also concerns with regards to viability / S106. Further detail can be found below.

The proposal is considered acceptable in terms of its principle, impact upon the wider visual amenities and neighbouring properties, in addition to impact upon green infrastructure and parking. An assessment of the impacts is included below.

With regard to Planning Obligations, the proposed development does trigger the need for affordable housing contributions. However, a viability assessment has been received and following independent assessment, it is concluded that the scheme is not viable with the sought after contribution. Further detail is included below.

The proposal is considered to be acceptable and the application recommendation is for approval, subject the applicant first entering into a S106 agreement, as outlined in further detail below.

SITE AND CONTEXT

The application site is a Victorian semi-detached property on Clive Crescent and was formerly a care home but is now vacant. A previous planning application on site identified that the 18-bed care home operated up to the early part of 2022 and then closed down.

Number 9, the adjacent semi-detached dwelling, is divided into flats. 11 Clive Crescent, on the other side, is a single dwelling. The wider area is mainly residential in nature.

The building is situated above the road level and the rear garden area slopes up towards the rear. The garden area has a large tree close to the rear of the building and others within the garden area. It benefits from a drive and a parking area to the front of the building.

In policy terms, the site is located within the settlement boundary identified in the Local Development Plan. It is on the edge but situated outside the Penarth Conservation Area.

An extract of the site location plan is included below:



DESCRIPTION OF DEVELOPMENT

Planning permission is sought for the partial demolition of the former care home and to rebuild. In addition, the application seeks to construct a rear and side extension, the conversion of the building to two dwellings and a proposed two storey side extension to provide a third dwelling. The application also seeks alterations throughout the site to include the addition of retaining walls and alterations to levels.

The proposed side extension would be approximately 6.4m wide and approximately 14.6m deep at ground floor level, albeit approximately 10.6m deep at first floor level. At the front, the proposed extension would have an eaves height of approximately 4.8m and a ridge height of approximately 8.8m, a set-down of approximately 3-3.1m from the ridge height on the main building. It should be noted that levels vary throughout the site and as such, the height also varies.

The accommodation will comprise of two No. 6 bed dwellings within the existing / rebuilt part of the property and one 3 bed dwelling in the new build extension to the side.

At the rear, there is an existing two storey element which projects from the rear elevation of the dwelling and the proposal includes the addition of a second storey, matching the depth and width of the existing first floor addition and also with a ridge height to match the existing dwelling.

The proposed finishes include facing brickwork for the walls, slate for the roof and hanging slate for the dormer extensions.

An extract of the proposed plans is included below:



Proposed front elevation



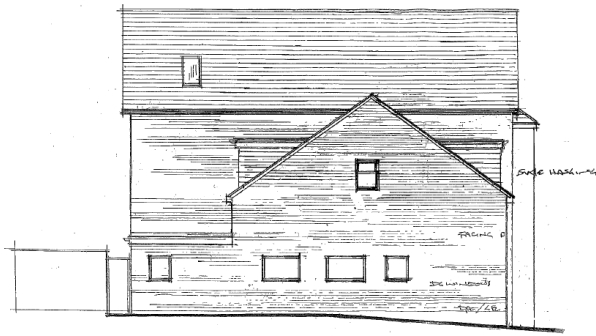
Existing front elevation



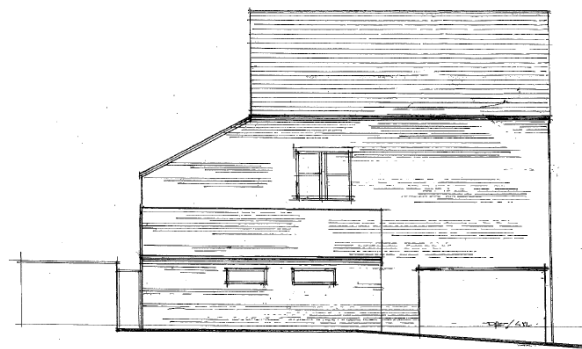
Proposed rear elevation



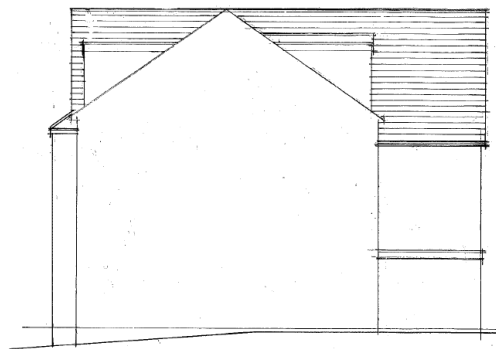
Existing rear elevation



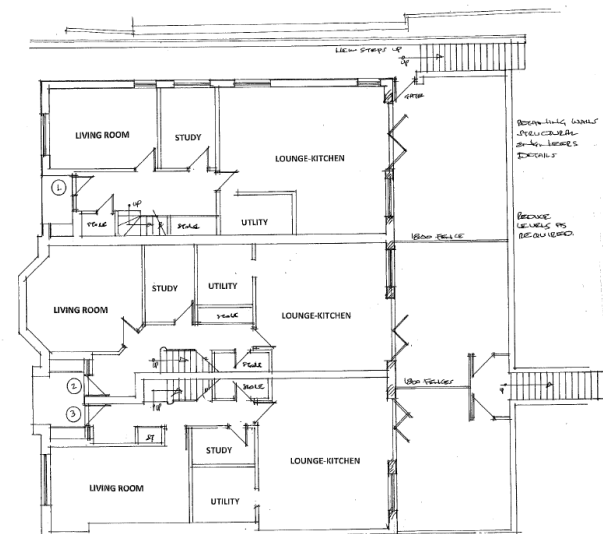
Proposed side elevation



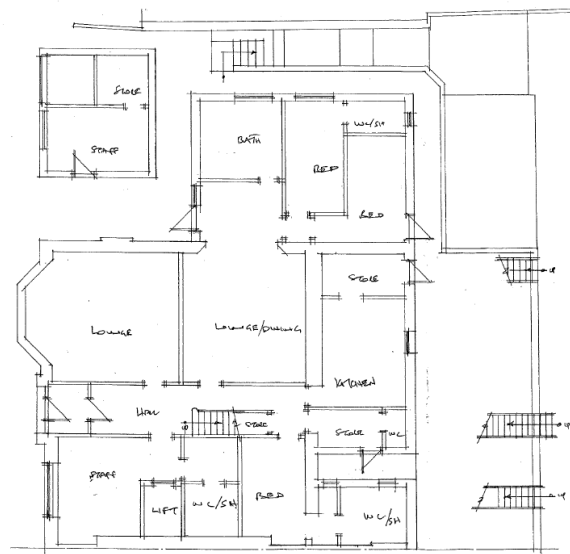
Existing side elevation



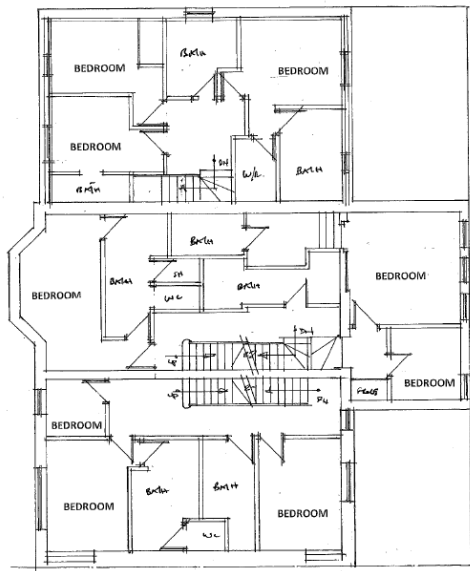
Proposed side elevation



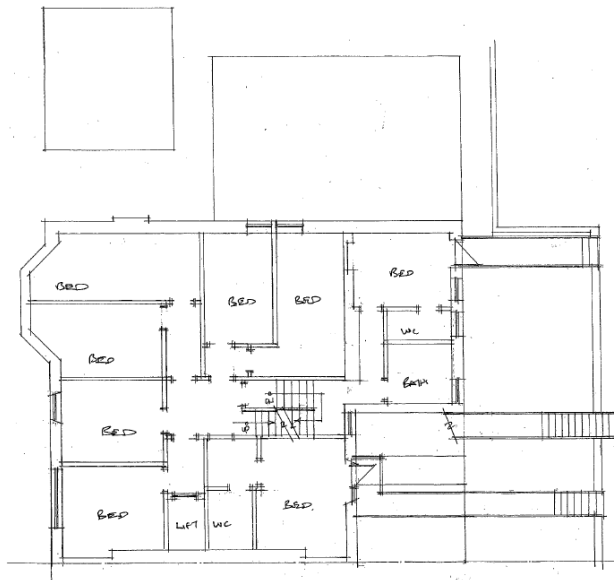
Proposed ground floor elevation



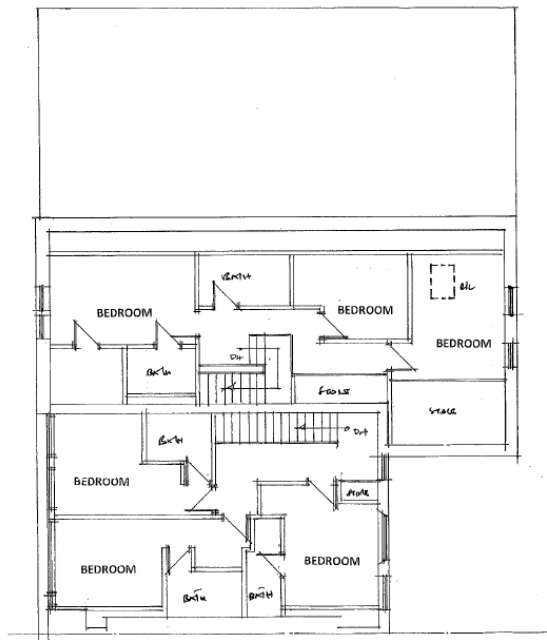
Existing ground floor



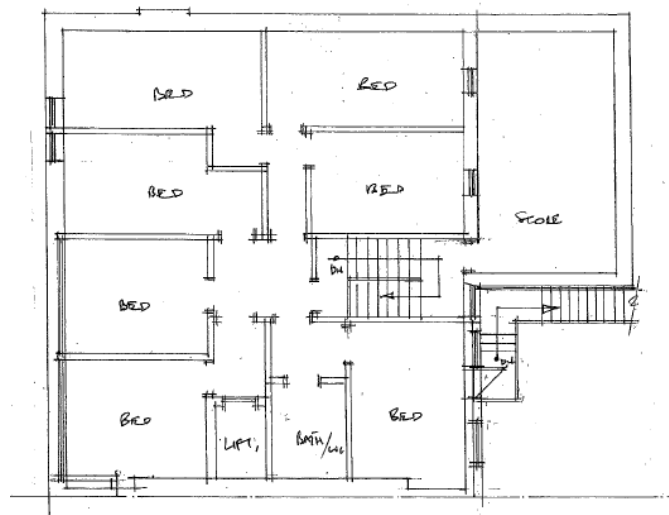
Proposed first floor



Existing first floor

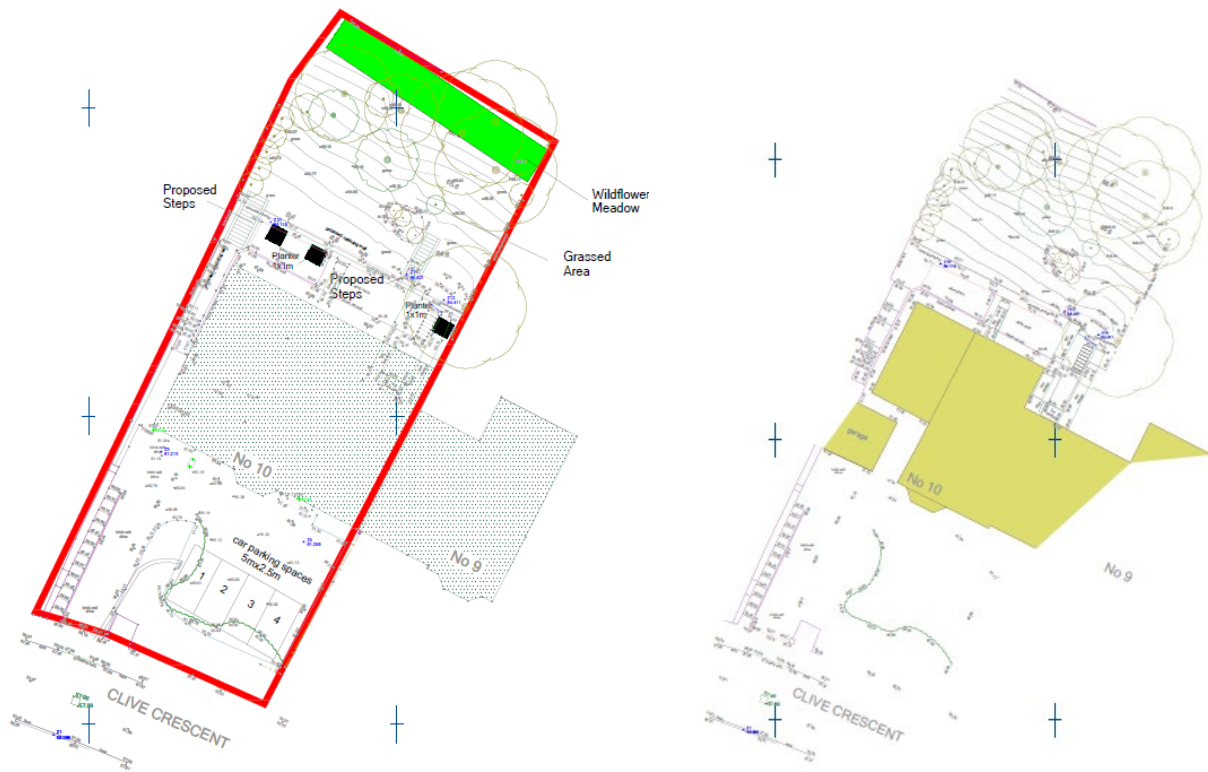


Proposed second floor



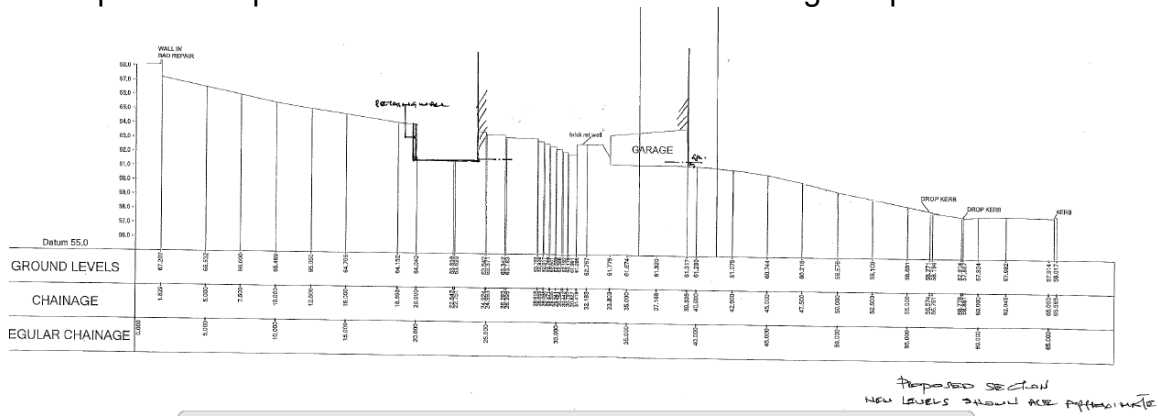
Existing second floor

The proposal also includes the addition of a wildflower meadow to the rear and also ground level alterations to provide a ground level area of amenity space directly adjacent to the rear elevation of the building – which would also incorporate retaining walls and steps etc. as indicated in the following site plans and cross section drawings:

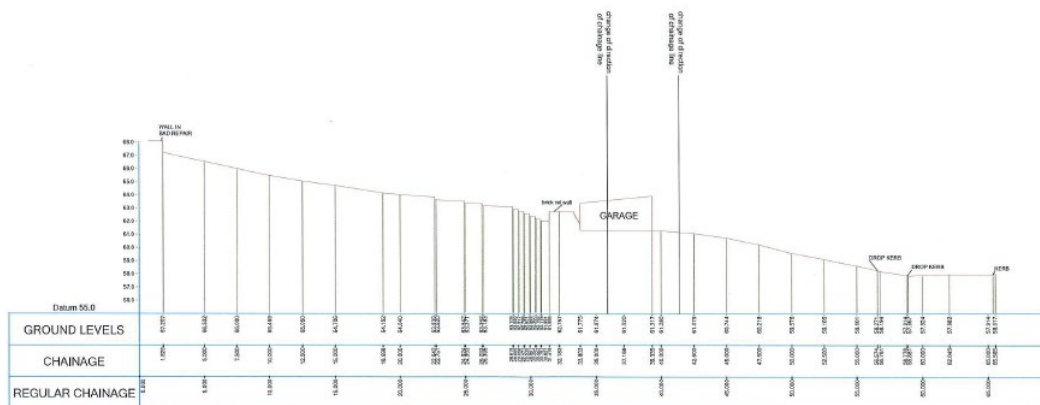


Proposed site plan

Existing site plan



Proposed cross section



Existing long section

The proposal includes the demolition (which has largely already been carried out) of sections of the building and its rebuild. The following extracts indicate the level of demolition (shown in yellow) on the elevation plans:



PLANNING HISTORY

1984/00469/FUL, Address: 10, Clive Crescent, Penarth, Proposal: Old People's Home, Decision: Appeal Allowed

1984/01084/FUL, Address: 9 and 10, Clive Crescent, Penarth, Proposal: Conversion of extension of 2 houses to 10 flats, Decision: Approved

1987/00199/LBC, Address: 10, Clive Crescent, Penarth, Proposal: Demolition of bay frontage and third storey front, Decision: Approved

1987/00889/FUL, Address: 10, Clive Crescent, Penarth, Proposal: Installation of two fire escape stairs, Decision: Approved

1988/00152/FUL, Address: 10, Clive Crescent, Penarth, Proposal: Installation of external fire escape stairs and internal alterations, Decision: Approved

1993/00255/CAC, Address: 10, Clive Crescent, Penarth, Proposal: Erect single storey extension in facing brickwork, slate roof all to match existing, construct dormer roof at main roof level, faced with vertically hung slate to match exist., Decision: Approved

2022/00931/FUL, Address: Cliff Haven Residential Home, 10 Clive Crescent, Penarth, Proposal: Demolition of the existing single storey side extension, existing detached office and retaining walls and external staircases. Construction of a new single storey side extension at ground floor level and a new single storey rear extension at first floor level. Formation of a new rear terrace at ground floor level with excavations, new retaining walls and extended store. Internal alterations and reconfiguration of existing accommodation with new service lift. Refurbishment and restoration of existing external features. New pitched dormer windows on front elevation to replace existing box dormer. Change of use from existing residential care home (Residential institutions Class C2) to a new Daycare Nursery (Non-residential institutions Class D1)., Decision: Refused and appeal dismissed. Refused for the following reason:

- 1. By reason of the scale of nursery proposed (number of children at any one time), frequency and number of comings and goings, the absence of an enforceable means to control noise emanating from outdoor spaces, and the very close proximity of neighbouring residential properties, the proposed nursery would have an unacceptable impact upon the amenity and living conditions of the nearby residents, and would materially alter the predominant residential character of the area. The proposal is therefore contrary to Policy MD2 (Design of New Development), MD5 (Development within Settlement Boundaries) and MD7 (Environmental Protection) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, guidance set out within the Residential and Householder Development SPG and Technical advice note (TAN) 11: Noise.*

CONSULTATIONS

Penarth Town Council commented 14 January 2025 stating that the suggested recommendation is that the application should be approved.

They commented 6 May and 8 July 2025 to state that the “suggested recommendation is that the application should be approved provided the Case Officer is satisfied with the viability assessment and lack of affordable housing contribution.”

They commented on 19 August 2025 to state that “the evidence presented with reference to the local housing market refers to transactions mainly in 2023 and needs updating. Suggested recommendation is that the application should be approved provided the Case Officer is satisfied with the viability assessment and lack of affordable housing contribution.”

Councils Highway Development team commented 7 August 2024 to state, in summary, that as the new apartments each have two bedrooms, the maximum standards are 12 parking spaces plus 2 visitor. However, consideration should be given to the location of the site in proximity to Penarth town centre and the accommodation type of apartments rather than houses. They therefore concluded that the level of parking provided on site is acceptable and there is sufficient on street space along Clive Crescent and the surrounding area for any visitors of the site. They also stated that the access arrangement is proposed to remain and that traffic levels to/from the site for the proposed residential use should not be material based on the historic use and therefore no highway safety issues should arise as a result of the redevelopment. However, they requested a proposed site plan to determine dimension of parking bays and also to assess manoeuvring in and out of the bays.

Further comments were received 25 April 2025 to state, in summary, that the maximum parking standards would require 9 spaces plus 1 visitor parking space, a reduction of 4 parking spaces from the previous proposal. Consideration should be given as the site is located in close proximity to the town centre and there is sufficient on street space along Clive Crescent and the surrounding area for any visitors to the site.

The Highway Authority state that the level of parking proposed is considered acceptable and raise no objections.

Councils Drainage Section commented on 18 July 2024 to state that the site is located within DAM Zone A which is not considered to be at risk of fluvial flooding and coastal / tidal flooding. NRW flood maps (TAN 15 2004) indicate that the site is at a very low risk of surface water flooding. An advisory for sustainable drainage is suggested.

They commented further on 11 March, 6 June and 16 July 2025 to state that their previous comments are still relevant.

Shared Regulatory Services (Pollution) commented 5 November 2024 in summary to request a condition seeking a Construction Environmental Management Plan (CEMP), which should also state that no burning of waste, or other materials, shall take place on site so to protect residential amenity and prevent nuisance and also a condition relating to operating / construction hours. They also suggest an advisory on asbestos.

Shared Regulatory Services (Contaminated Land, Air & Water Quality department) were consulted who commented 3 July 2024 to request an informative on contamination and unstable land.

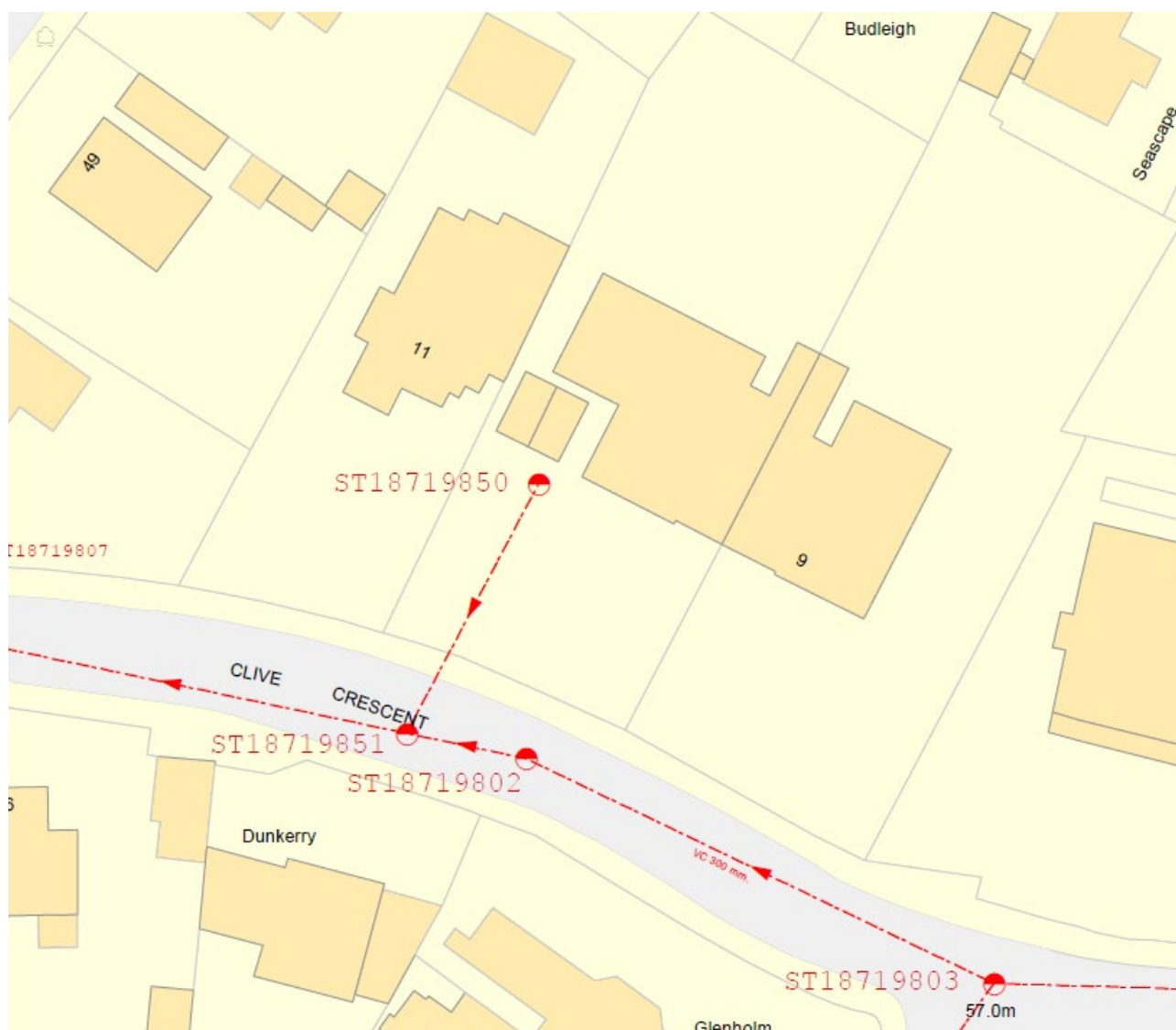
They commented further on 7 January, 25 June and 1 August 2025 to state that they had no additional comments.

Dwr Cymru Welsh Water commented 16 July 2024 to state that they have no objections but requested an advisory notice. In addition, they stated that a water supply could be made available to serve the proposed development and outlined the requirement for contributing under Sections 40-41 of the Water Industry Act 1991 towards the provision of new off-site and / or on-site watermains and associated infrastructure.

Further comments were received by Dwr Cymru / Welsh Water 2 January 2025 and in summary state that the application appears to rely on existing sewer connections and no new connections are to be made with the public sewerage system. They requested an advisory note.

They commented further on 22 April 2025 in summary to state that the development site is crossed by a combined sewer and that the proposed development would be situated near the sewer, which has a protection zone measured either side of the centreline of 3m. The applicant is advised to contact WW and submit a Declaration of Works. WW have also requested a condition for surface water and an advisory. With regards to water supply, WW have stated that capacity is available but that the applicant would need to apply to them for a connection to the potable water supply system. They also stated that DCWW is not responsible for fire protection or for providing suitable fire flows.

They commented further on 30 June and 18 August 2025 to remind that the proposed development site is crossed by a 225mm combined public sewer and in accordance with the Water Industry Act 1991, they require access to its apparatus at all times in order to carry out maintenance and repairs. They stated that the sewer had a protection zone measured 3m either side of the centreline and they advise that the applicant can submit a declaration of works. If minded to grant planning consent, they request a condition and an informative. An extract showing the location of apparatus is included below:



St Augustines Ward Members were consulted and comments were received from **Cllr Thomas**. The comments stated that the site is a prominent, elevated building in the Penarth Conservation Area and any changes must conform with the restrictions that imposes. In addition, they stated that there are significant changes sought to the front of the building and this could impact the street scene. They also stated that they expected a significant s106 consideration to be forthcoming.

On the 19 December 2024, **Cllr Thomas** stated, in summary, that the proposal was dominant in the conservation area and that there didn't appear to be an ecology mitigation statement nor the proposals for some of the trees etc. In addition, they stated that the viability report was disappointing and, in their opinion, makes some assumptions on the value of the proposed dwellings which underestimate the market given the high desirability of that part of the ward.

On the 9 April 2025, **Cllr Thomas**, in summary, stated that the viability statement was pessimistic and that the interest rates are misleading. Moreover, he has stated that from the number of letters of objection it is clear that there is considerable local interest in this application which perhaps should be considered by the planning committee if the delegated officer is minded to approve the application as it stands.

On 24 June 2025, **Cllr Thomas**, in summary, requested that the officer consider the requirements on biodiversity and ecology and requested a new viability statement and new ecology / biodiversity statement.

Cllr Sivagnanam commented 14 January 2025 to notify that they had been contacted by a neighbour on the proposal and requested an update on the application. Following an update by the Officer, no further comments were received.

Council's Housing Strategy (Affordable Housing) department commented on the initial scheme on 3 July 2024 and 19 December 2024 to request an affordable housing contribution of two units on site and an offsite contribution.

They commented further on 15 April 2025 to state they had no further comments.

Further comments were received 29 April 2025 outlining the need and requesting the provision of 1 affordable unit on site plus a contribution of £19,457.03.

However, an email was received 29 April, 26 June and 4 August 2025 stating that based on previous experience, one unit on a small conversion such as this would not attract interest from social landlords and as such, they recommend going forward with a financial contribution only.

REPRESENTATIONS

The neighbouring properties were consulted on 26 June and 19 December 2024, 9 April, 2 May, 24 June and 1 August 2025. In addition, site notices were also displayed on 4 July 2024, 18 December 2024, 11 April, 27 June and 1 August 2025.

To date, objections have been received by the owners and occupiers of 11, Clive Crescent, 5, Clive Crescent, Tor House 4 Penarth Head Lane, Seascape 3 Penarth Head Lane, Osborne House (Penarth Ltd) on behalf of the owners of the 7 residential units within 7 Clive Crescent, Dunkerry, 7 Osborne House, 5, Penarth Head Lane and 9 Clive Crescent Management Company Ltd. on behalf of flats 1-5, 9 Clive Crescent. In addition, comments have been received by one representative, address unknown.

Comments were also received from Heathcliffe, Clive Crescent, querying consultation procedures.

It should be noted that in some instances, a number of objections have been received by the same neighbouring property.

A summary of comments received are included below:

- Principle of residential compatible with residential character of area
- Fails to comply with Building Regulations or Permitted Development Regulations
- Development would be located between 50-85cm of wall to number 11 which is inadequate
- Concerns regarding loss of sunlight and daylight to property and garden
- Loss of view
- No objection to previous application for single storey extension
- Errors in application such as reference to existing use as a nursery, states parking is not relevant, no alteration to access and states no trees or hedges on adjacent land that might be important, states not visible, states not a new building
- No justification for a garage and does not comply with affordable housing
- Overdevelopment
- Concerns regarding legality
- Comments regarding scale and design, such as development is ugly, does not blend with street, inappropriate design on historic property, does not preserve or enhance the character of area
- Concerns regarding management of garden and its biodiversity; lack of details on existing biodiversity or biodiversity enhancement, lack of reference to replanting of 3:1
- Comments not on website
- Overlooking, loss of privacy, outlook, overbearing, overshadowing
- Concerns regarding impact to vegetation, trees and impact on root zone of trees
- Insufficient details on trees such as lack of tree survey or plan submitted showing trees
- Details on tree taken from previous application should be available such as survey and TEMPO assessment
- Application fails to state development area is greater than 100sq.m
- Drainage concerns
- No details of secure cycle parking
- Concerns regarding noise – noisy music in garden or open windows and request for a management condition for the flats
- Council in appeal established noise in the garden as an issue due to defined 'quiet area'
- Management condition required for Walnut Tree due to its importance for screening etc.

- Comments regarding inadequate consultation, such as timing over Christmas period
- Comments regarding number of bedrooms and kitchens per unit / on each floor etc.
- Parking concerns
- Amended proposals worsen impact on no. 11, Clive Crescent due to higher vertical side wall
- Plans and submitted details are inadequate, plans do not show neighbour boundaries / outhouse, no planning statement submitted, no Design and Access Statement etc.
- Planners ignoring rules set out by the Vale
- Concerns regarding increased traffic, damage to roads, such as pot holes etc.
- Concerns regarding level of amenity space provision
- Previous application refused on appeal on several grounds
- Fails to comply with policy, such as PPW, TAN12, LDP, SPG etc.
- Comments regarding viability such as avoiding payment of 106, viability, underestimation of the market, comments on loss etc.
- Attempt to maximise amount of residential usage on plot
- 3 terrace houses at odds with surrounding locality
- Concerns regarding work complying with plans and regulations
- Comments regarding Party Wall agreement
- Appear designed as HMO's for rental market
- Incorrect ownership details
- Application seeking retrospective consent for demolition carried out without planning permission
- Queries regarding why proposed number of units is now less; why demolition is now needed etc.
- Concern regarding veranda to rear and potential overlooking
- Comments regarding works commencing without consent; demolition etc.
- Number of bedrooms does not comply with Council's Housing needs for 1-2 bed homes
- Comments regarding description of development
- Comments regarding reference of units as flats / apartments which is inaccurate

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

POLICY SP3 – Residential Requirement

POLICY SP4 – Affordable Housing Provision

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG1 – Housing Supply in the Vale of Glamorgan

POLICY MG2 – Housing Allocations

POLICY MG4 – Affordable Housing

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD3 - Provision for Open Space

POLICY MD5 - Development within Settlement Boundaries

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

- Based on strategic placemaking principles.

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership

- The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

Policy 7 – Delivering Affordable Homes

- Focus on increasing the supply of affordable homes

Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.
- Significant weight to the need to meet Wales' international commitments and the target to generate 70% of consumed electricity by renewable means by 2030 to combat the climate emergency.
- All proposals for large scale wind and solar developments should demonstrate that they will not have an unacceptable adverse impact on the environment and describe the net benefits it will bring.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales,

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places
- Previously Developed Land

Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)

Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (electronic communications, transportation Infrastructure, economic development, tourism and the Rural Economy)
- Energy (reduce energy demand and use of energy efficiency, renewable and low carbon energy, energy minerals)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)

Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 2 – Planning and Affordable Housing (2006)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- 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
- Trees, Woodlands, Hedgerows and Development (2025)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 13/97 - Planning Obligations

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The key issues are considered to be whether the principle of the use is acceptable, the impacts of the proposal on neighbour amenity, the impact in respect of parking, traffic and highway safety, the visual impact of the proposed extensions and alterations, impact on green infrastructure and ecology, drainage and also the assessment of relevant planning obligations.

Principle of development

The application site is located within a settlement boundary, as defined by the adopted Local Development Plan (LDP). Policy MD5 (Development Within Settlement Boundaries) is of relevance, which states that development within settlements are permitted, provided the proposal complies with policy. An assessment against the relevant policies is made below, however, in principle, the proposed residential development is considered acceptable.

Design and Visual impact

Given the location of the application site within the Penarth settlement boundary, policies MD2 and MD5 are considered of relevance.

Policy MD2 (Design of New Development) states that development proposals should (inter alia):

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density*

Policy MD5 (Development within Settlement Boundaries) states that new development within settlements will be permitted where the proposed development *is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality* (criterion 3).

Whilst the site is not located within Penarth Conservation Area, it should be noted that it does adjoin it. In respect of the impacts of the proposals on the conservation area, Policy MD8 (Historic Environment) of the Local Development Plan requires that within conservation areas, development proposals must preserve or enhance the character or appearance of the area. This is also echoed within policy SP10 (Built and Natural Environment).

The proposed second storey extension extends the existing gable roof to the rear, to align with the existing / pre-existing rear projecting wing and as such would not result in any increase in footprint. The extension to the rear would be glimpsed between properties and the roads, such as Clive Crescent, Clive Place to the west and Penarth Head Lane to the north as well as being visible from neighbouring properties. Whilst it is noted that the proposed ridge height would match the ridge of the existing building, the overall scale and design of this addition is considered acceptable and would not result in an incongruous addition to the building.

With regards to the side extension, initially the proposal sought a taller extension with a large opening for the parking. Concerns were raised by the case officer with regards to the overall scale and design and an amended proposal was received, which lowered the eaves and ridge height and also incorporated a flat roof dormer at the front and rear. Whilst it is noted that neighbours have objected to the overall design and visual impact of the proposed addition, it is considered that the overall scale and proportions of the side extension are suitably subservient when viewed in relation to the host building and as such, would not appear as unduly incongruous within the streetscene. In addition, given the scale of the proposal, it is considered that it would not detrimentally impact upon the balance of the semi-detached pair. Whilst dormer extensions are not always considered suitable at the front of properties, the existing building already has one (albeit this has now been demolished) within its roof and as such, the addition in this instance of a similarly scaled dormer on the lower roof of the extension would not be out of context.

The proposed ground level alterations to the rear to provide a level area of amenity space directly with retaining walls and steps and would not have any material impact when viewed from outside of the site.

The proposed plans indicate facing blockwork, slate roof for the extensions, with a hanging slate for the dormer extensions. These materials are considered acceptable in principle and would relate well with the host building, however, a condition is recommended to secure further details of proposed materials prior to their use (**Condition 2 refers**).

It is noted that demolition works have been carried out and given the location of the application site outside the conservation area, planning permission is not required for partial demolition. However, consent is required for a re-build and the proposed elevations have not been altered since the demolition works given that the intention is to rebuild as was. The aforementioned condition 2 on materials shall also extend to the re-build in order to ensure no detrimental impact to the appearance or character of the building when re-building the property.

Taking the above into consideration, the proposed development would be visible within the street, however, the scale and design is considered acceptable and as such, the proposal would not detrimentally impact upon the character of the property, the balance of the semi-detached pair, the streetscene or the setting of the conservation area. The proposals are therefore considered to comply with policies MD2 (criterion 1 and 2) and MD5 (criterion 3), in addition to MD8 (Historic Environment) and SP10 (Built and Natural Environment) of the Council's LDP.

It should be noted that the proposed site plans indicate retaining walls and no further detail has been provided on height or appearance. As such, a condition is recommended to seek further detail of the retaining walls prior to their erection to ensure they are of an acceptable appearance (**condition 3 refers**).

Given the nature of the proposal as providing three dwellings, there are concerns that further development, such as dormer extensions etc. could be harmful to the appearance of the building or setting of the conservation area, if they are not controlled by the LPA. As such, a condition is recommended to remove permitted development rights for classes A, B and C (**condition 14 refers**).

Impacts on Neighbour Amenity

Criterion 8 of Policy MD2 (Design of New Development) requires new development should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.

Criterion 6 of Policy MD5 (Development within Settlement Boundaries) requires new development has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking.

Criterion 4 of Policy MD7 (Environmental Protection) requires development demonstrate it will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from noise.

The application property shares a boundary with no. 11 and 9, Clive Crescent to the sides and 53, Clive Place, Salterton, Budleigh and Seascope on Penarth Head Lane to the rear.

No. 11 Clive Crescent

No. 11, Clive Crescent is a detached dwelling, located to the west of the application property and is noted to have a single storey addition adjacent to the shared boundary with rooflights / lanterns. The application property has a single storey addition on the side and as such, the addition of a two storey extension of a larger scale and closer to the boundary would alter the outlook for this neighbour. This neighbour has raised concern with regards to a detrimental impact on their property and garden. The proposed extension would be located approximately 1.5-1.7m away from the shared boundary of this neighbour. With regards to the ground floor addition, given its ground floor nature, this is not considered to detrimentally impact upon this neighbour.

Moving to the first floor addition, as aforementioned, the initial scheme proposed a taller extension to the side, which did raise concern with the Officer in terms of neighbouring impact. However, the current proposal represents a reduction in scale and it should also be noted that the overall depth of this element is subservient in comparison to the depth of the host building. Whilst it is considered that the proposed extension would alter the outlook for this neighbour, it is considered that the reduction in scale has addressed Officer concerns and as such, the proposed extension, given its depth and distance to the boundary, would not result in an unacceptable overbearing impact to this neighbour.

It is noted that this neighbouring property has roof lanterns on an existing ground floor element, in addition to windows at ground floor and first floor level on the side elevation. Whilst the proposed extensions are located to the east / south-east, given the height of the eaves and the distance to the boundary, it is considered that the proposed extension would not result in an unacceptable degree of overshadowing. Whilst the neighbour has raised concern with regards to a loss of light, the roof lanterns and side windows currently rely, largely, on borrowed light and notwithstanding this, it is considered that the proposals would not unacceptably impact upon the light for these windows. It is also noted that one of the first floor windows on the side elevation of the neighbouring property serves a bedroom, a habitable room, however, this is located approximately 2.5m away from the boundary, resulting in a distance of approximately 4m between the proposed extension and this window, which is considered a sufficient distance to ensure no detrimental impact.

The proposed rear dormer bedroom window on the extension would offer views towards this neighbour, however, given its set-back from the rear elevation and the presence of a single storey addition on the neighbour's property, any views would not be considered un-neighbourly. Notwithstanding this, such views are considered commonplace in residential settings. A first floor side elevation window is proposed on the extension, however, this serves a bathroom and as such, is likely to be obscurely glazed. However, in order to ensure privacy for the neighbour's side elevation windows, a condition will be added to ensure this is obscurely glazed and non-opening up to 1.7m above the floor level in the room it serves (**condition 5 refers**). It should be noted that at present there is a bedroom window facing this neighbour (albeit located further away from the boundary) and as such, on the whole, the proposal is considered to improve privacy for this neighbour.

The proposed development includes the addition of a rooflight, serving the second floor bedroom, a habitable room. Given that the proposed window would be positioned approximately 7-8m away from the shared boundary, it could offer direct views towards this neighbour. Therefore, a condition is recommended that states this window is obscurely glazed and non-opening up to 1.7m in the room it serves in order to secure privacy for number 11 (**condition 6 refers**).

The proposed rear extension would be located approximately 7-8m away from the boundary with this neighbour, which is considered to be a sufficient distance to ensure no harmful overbearing impact.

No. 9 Clive Crescent

No. 9, Clive Crescent is located to the east of the application property and forms the other half of the semi-detached pair and comprises of five flats. Given the position of the side extension in relation to these neighbours, it is considered that this element would not detrimentally impact upon this neighbour. Whilst the rear extension would be visible to these neighbours, it would be located approximately 5-5.4m away from the shared boundary, which is considered a sufficient distance to ensure no harmful overbearing impact.

With regards to any potential for overlooking, given the previous use of the property, many of the windows adjacent to the boundary historically served habitable rooms, albeit used in a care capacity, as opposed to a householder capacity. Nonetheless, they still served rooms that were habitable. The proposed use of windows would largely be similar to the pre-existing use and as such, the proposed development is not considered to result in an unacceptable level of overlooking. It is noted that the first floor windows within the rear projecting gable would alter from bathroom / wc to bedrooms, however, given its distance to the boundary, the proposed views offered would not be un-neighbourly.

Notwithstanding this, the LPA considers bathrooms as habitable rooms and as such, the proposal and existing scenario both relate to habitable rooms. It is also noted that there are no proposed side elevation windows on the proposed rear extension and as such, no direct overlooking would be offered. As such, the proposal would not result in a detrimental overlooking impact towards this neighbour.

The proposal would result in the infill of a gap between two existing rear, ground floor elements and the replacement of the roof with a flat roof. The proposed alterations are of an acceptable scale and as such, would not detrimentally impact upon the neighbouring properties or gardens. Neighbour comments have referred to a veranda and whilst none are indicated on the plans, it is noted that there is an area of flat roof and as such, a condition is recommended (**Condition 7 refers**) to avoid any confusion over the use of this flat roof. In addition, a Party Wall Act informative is recommended (**informative 6 refers**).

Penarth Head Lane and Clive Place

With regards to the neighbours located to the rear (Salterton and Budleigh), the proposed rear extension would be located approximately 20-21m away from the shared boundary of Salterton and Budleigh. Whilst neighbour comments have been considered, the proposed development is located a sufficient distance away from the boundaries to ensure no detrimental overbearing or overlooking impacts to these neighbours. In addition, these distances accord with the guidance in the Council's Residential and Householder Development SPG.

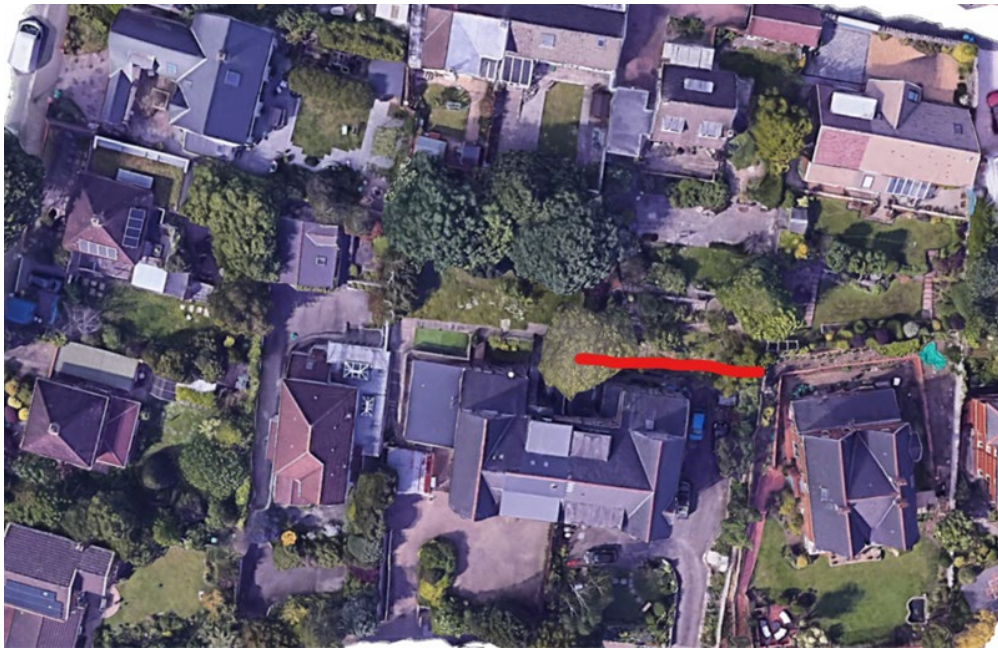
In addition, the proposed rear extension would be located approximately 16m away from the boundary of 53, Clive Place and given the distance, in addition to the orientation of the proposal in relation to this neighbour, it is considered that there would be no detrimental impact.

It has recently been brought to the attention of the LPA that neighbour impacts have been assessed based on Ordnance Survey maps, which is the most up-to-date mapping available. However, the maps indicate the position of neighbouring boundaries as follows:



However, it is acknowledged that satellite images would concur that the rear garden for Seascape does differ to that outlined in the Ordnance Survey maps (as shown above). The updating of maps is outside the scope of control of the Authority, however, the following satellite image, with a drawn red line overlaid, indicates the

rough position of the rear boundary for Seascap, as per the understanding of the Authority:



The proposed rear, second floor extension would be located a sufficient distance from the boundary with Seascap to ensure no harmful impact to this neighbour's garden. In addition, whilst it is noted that there are habitable room windows proposed on the second floor, it is considered that given its distance to the boundary, in addition to the acute angle, there would be no harmful overlooking. It is also noted that this neighbour's garden is already overlooked by existing windows on neighbouring properties.

Other neighbour impacts

The proposed extensions would be visible to those neighbours located opposite. However, it is considered that they are located a sufficient distance from neighbours located opposite to ensure no harmful impact.

Whilst it is noted that the outlook would be altered for neighbours, given the scale of the additions, in addition to distances to boundaries, the proposals would not result in an un-neighbourly impact to outlook.

Some demolition has been carried out and as such, the proposal also includes an element of re-build. Given that the proposal seeks to re-build these elements as was, the proposals would not result in a different impact to neighbouring properties or gardens.

The proposals also include the alterations to levels, to the side and the rear of the property, given that there are significant variations in level throughout the site. The proposed addition of steps along the north-west boundary would replace existing steps, albeit their position would be different. It is noted that the garden and patio are positioned at a significantly higher position than the ground floor and as such, they already offer views towards neighbours. The proposed steps are therefore not considered to result in any unreasonable additional views over and above those offered by the existing property / garden. Steps are also proposed within the site leading from the lower patio areas to the higher area of rear communal garden. However, given its position and scale, it is considered that the structure itself or its use would not result in any unreasonable impacts in terms of being overbearing or overlooking.

Neighbour letters have referred to a lack of compliance with Welsh Government regulations on permitted development. However, permitted development relates to development that can be carried out without planning permission. The guidance does not impose restrictions on other development, it simply means that any development that does not meet those requirements needs planning permission. As such, comments relating to such guidance are not considered of relevance.

Neighbour comments relate to a loss of view and whilst these comments are noted, loss / impact on view is not a material planning consideration.

Comments have also been received with regards to unacceptable noise levels and requests made for conditions relating to management and noise management. Whilst it is noted that a previous application was refused and dismissed at planning appeal due to unacceptable noise, that application proposed a change of use to a nursery and as such, is considered materially different to the current proposal for three dwellings. The proposed use is residential and located within a residential area. As such, it is considered that the proposed use would not result in any unreasonable noise levels and such noises would not be out of place within this residential area. A condition for noise management is therefore considered unreasonable.

It is also noted that neighbour objections have referred to an impact on the designated 'Quiet Area' of Penarth Head Lane, however, the Inspector in their decision on the refused nursery scheme stated the following:

13. To the east of the appeal site lies the Welsh Government's designated Quiet Area of Penarth Head Lane. However, given its distance from the appeal site and the intervening properties, the proposal would be unlikely to significantly harm the tranquillity of this designated quiet area.

Taking this into consideration, given the referenced distance, the proposal would not impact upon this designation. Notwithstanding this, it is considered, as aforementioned, that the overall nature of the scheme is materially different to the refused scheme.

With regards to noise from construction, the Council's SRS department for pollution have requested a CEMP condition and a restriction on operating hours. CEMP conditions are often imposed to control impacts such as noise and dust etc, during the construction phase of development. In this instance, it is noted that the activities which are likely to cause most disruption by way of dust (i.e. the demolition) has in the main already taken place, along with some excavation works. The planning enforcement team are currently investigating these works and as such, that will not be explored in this instance. Whilst the undertaking of these works is regrettable, given that the property is not located in a conservation area, the partial demolition would not require any form of planning consent, albeit the excavations do need planning permission. On balance, given that the majority of the dusty works have already been carried out, a CEMP will not be imposed in this instance. However, a condition restricting hours of construction / deliveries are considered necessary (**condition 4 refers**), in addition to a condition to restrict burning (**condition 8 refers**).

Impact on future occupants

The proposed units are all considered of an acceptable size and each have an acceptable outlook. Whilst it is noted that some bedrooms are small in scale, the Authority currently has no standards for room sizes and as such, a refusal on this basis alone would be unreasonable. Notwithstanding this, the small rooms would be located within a unit of an acceptable scale noting the number of bedrooms proposed and as such, would not detrimentally impact upon future occupiers' wellbeing.

Amenity Space

In terms of amenity space, the aims of the SPG in terms of amenity space provision for houses and flats is similar – with both stating that 3+ bedrooms would typically have 4 persons and as such, 240 sq. m of amenity space is required. In this instance, there are private amenity spaces for each of the dwellings, which would be directly accessed from the rear of the properties, measuring between approximately 25 and 30sq.m. In addition, a large communal area is proposed to the rear, which can be accessed by all three units, measuring approximately 338sq.m. The SPG recognises that communal areas are acceptable, provided these are “directly accessible for all occupiers”. The proposed amenity space, in terms of scale and location is therefore considered acceptable and complies with the aims of the SPG, thus ensuring a high quality of wellbeing for future occupants.

Whilst it is noted that the direct amenity space for the ground floor occupants can be overlooked, given the nature of the use, this is not considered unreasonable.

Parking and Highway Safety

The proposal seeks to utilise an existing access from the highway and proposes four no. parking spaces on the driveway and existing parking area. The Council's Parking Standards SPG sets a maximum parking requirement of one parking space per bedroom, with a maximum of three parking spaces per unit. In this instance the standards require no more than 9 parking spaces, plus 1 visitor parking space. Whilst the proposal represents a shortfall, the standards are maximum and the SPG allows consideration for a reduction in parking in instances where the site is positioned in a sustainable location. In this instance, the application site is located in close proximity to Penarth town centre and it is also noted that there is some availability of parking on street. The proposed parking provision of four off street spaces is therefore considered acceptable and sufficient to serve the needs of the future occupiers of the three dwellings.

Based on the number of bedrooms proposed, the cycle parking provision would equate to three cycle stands, which would be secured by condition (**condition 12 refers**)

It should be noted that in initial comments, the Highways Authority referred to the dwellings as apartments. Whilst this is noted, the assessment as made above on parking and highway safety is based on the current proposals and therefore still stands.

Green Infrastructure

On 18 October 2023, Welsh Government announced changes to Planning Policy Wales (PPW) by way of a Dear CPO letter entitled 'Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales'. The main policy changes which are of relevance relate to green infrastructure, net benefit for biodiversity and the protection afforded to trees.

It is noted that the works are largely proposed on existing areas of hardstanding, however the GI statement does state that approximately 40m² of grassland would be lost as a result of the proposal.

The proposals include the incorporation of a wildflower planting area to the rear of the garden, including a variety of plants such as common knapweed, common eyebright, yellow rattle etc. Whilst it is noted that greenspace is to be lost, given the nature of the proposals, in addition to the incorporation of a wildflower planting area, the proposed development is considered acceptable in terms of its impact on green infrastructure.

It is noted that planters are proposed within the rear gardens, to include species such as English lavender etc. Whilst these are welcomed, it is difficult to condition the retention and management of planters, due to their moveable nature and as such, these will not be conditioned.

The Green Infrastructure Statement in appendix 1 provides a proposed site plan, however, it is noted that this is an out of date plan, including alterations at the front of the property which are no longer part of the proposal. Therefore, whilst the GI statement is recommended as part of the approved documents condition, it is with the exception of this plan. It is noted that the proposed topographical site plan also includes the location of planting and as such, this will be incorporated into the condition for ensuring the planting is provided (**condition 10 refers**).

Trees

Neighbour comments have referred to concerns with regards to the impact of the proposed development on the Walnut tree in the rear garden of the application property. It is noted that there are some works in proximity to the tree, however, the following is noted from the previous Officer's report for the refused nursery application:

"The property is not within the conservation area and the tree does not benefit from the protection of this status. Whilst this is the case the tree can only be seen from limited views from the surrounding public views. A tree report by Treescene Arboricultural Consultants details the tree as being a mature tree of fair condition with good form and well-balanced crown. It assesses as being of moderate quality with a life expectancy between 20-40 years. Carrying out a TEMPO assessment of the tree it would not be suitable for a Tree Preservation Order."

Taking this into consideration, given the unprotected nature of the tree, it is noted that this could be removed outside of the application process without consent, although the impacts to trees and green infrastructure need to be considered as part of the planning application process, in line with PPW12.

Neighbour comments have referred to the lack of tree survey with the current application and have stated that should decisions be made based on source material from another application, that material should again be added to the current application. However, it is considered that the assessment on the Walnut tree in the previous report remains a material consideration and there has been no material changes in circumstances or character of site etc. to warrant a different outcome and as such, it is not considered necessary to request additional tree surveys. In addition, the Authority would not have the necessary consent to include the tree survey as a document on the current scheme but nonetheless, this information and the previous Officer's conclusion is information that is publicly available.

The previous Officer's report carried out a TEMPO and one has also been completed for the current application, an extract of which is included below:

Tree details		
TPO ref:		
Location:	Cliff Haven, Penarth	
Tree/Group No.	Walnut Tree	
Owner:		
Part 1: Amenity Assessment		
a)	Condition and suitability for a TPO	Fair/satisfactory
b)	Retention span (in years) and suitability for a TPO	20-40
c)	Relative public visibility & suitability for TPO	Medium trees, or large trees with limited view only
d)	Other Factors	Trees of particularly good form, especially if rare or unusual
Part 2:	Expediency Assessment	Foreseeable threat to tree
Part 3:	Decision	Do not apply TPO
Notes:		

The findings of the TEMPO do not differ to the assessment made on the previous application, given that the previous assessment on retention span and condition etc. are still considered relevant. As such, a refusal on the impact on this tree would be considered unreasonable. Notwithstanding this, it is noted that regrettably, a large proportion of the excavation works have already been carried out, albeit without formal consent, and as such, some damage to the roots of the tree is likely to have taken place. It is noted from the tree survey on application 2022/00931/FUL that “built structures to the south will limit rooting in this direction” and it is considered in this instance that any further impact to the roots is likely to be minimal. However, a condition is recommended for further details of tree protection to be submitted prior to any further works (**condition 9 refers**).

Comments have also been received with regards to concerns on impacts to other trees within the site and it is noted from the GI statement that only grassland is to be lost. Paragraph 1.4 states the following:

The north-eastern boundary of the site is lined by trees, whilst the site contains small amounts of nonnative shrubs. The addition of planters and a wildflower meadow will tie-in with these existing habitats and will enhance the foraging and refugia opportunities they provide.

The proposed extensions and alterations are considered to be located a sufficient distance from the trees to the rear, however, it is acknowledged that development activities can sometimes harm trees and as such, a condition is recommended to seek further details of tree protection measures in order to ensure trees are protected throughout the remainder of the development (**condition 9 refers**).

Biodiversity enhancement

Policy MD9 ‘Promoting Biodiversity’ of the Adopted LDP requires new development to conserve and where appropriate, enhance biodiversity interests unless it can demonstrate that:

1. The need for the development clearly outweighs the biodiversity value of the site;
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.

Para. 6.4.5 of Planning Policy Wales (Edition 12, 2024) states that:

“Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity..... “

Neighbour comments have referred to inadequate provision of biodiversity enhancements and whilst it is noted that the aforementioned provision of wildflower planting would be of biodiversity benefit, given the scale of the proposed development, it is not considered a proportionate provision and as such, a condition is recommended for additional details to be submitted at a later date (**condition 11 refers**).

Drainage

The neighbouring properties have referred to concerns on drainage, however, it should be noted that the Council's drainage team have not raised an objection. Notwithstanding this, the proposal triggers the need for SAB approval and as such, this will be addressed as part of a future SAB application with the Council's drainage team.

Other issues

An objection has been raised with regard to some properties not being notified. Letters were sent out to properties immediately adjacent the application site and a site notice was displayed. It is considered this is a suitable level of advertisement and in accordance with article 12 of 'The Town and Country Planning (Development Management Procedure) (Wales) Order 2012'.

Neighbour comments have referred to concern regarding damage to pavements and roads and as these are adopted highway, this is considered to be a matter for the Highways Authority, who have not raised an objection to the proposals.

Welsh Water / Dwr Cymru commented on their most recent consultation response to state that the development site is crossed by a combined sewer and that there is a protection zone for this sewer. They have advised the applicant to contact WW and submit a declaration of works and as such, this is recommended as an informative (**informative 2 refers**). WW have also requested a condition for surface water (**condition 13 refers**) and an advisory (**informative 2 refers**). With regards to water supply, WW have stated that capacity is available but that the applicant would need to apply to them for a connection to the potable water supply system and as such, a further informative is recommended (**informative 13 refers**) to inform of this requirement.

The Council's Contaminated Land, Air & Water Quality Team have requested an informative on contamination and unstable land (**informative 5 refers**).

Neighbour comments have stated that the submitted information is inadequate, however, it is considered that the submitted documents and plans are sufficient to describe the proposed development. Comments have also referred to references to a nursery – however, the application form states that the previous use was as a nursing home. In addition, comments state inaccuracies in terms of stating that parking is not relevant or that the property is not visible etc. and whilst these are noted, issues relating to parking and the impact of the property on the streetscene etc. have been considered by the LPA.

Comments have been received in relation to the Party Wall Act and it should be noted that this is a legal matter and as such is not a material planning consideration. However, an informative is recommended to inform the applicant of their duties, (**informative 6 refers**).

Neighbour comments have raised concern with regards to compliance with the plans and regulations and it should be noted that a condition is imposed to ensure compliance with the approved documents (**condition 1 refers**). The onus is on the applicant to ensure they comply with all other regulations such as Building Regulations etc.

Neighbour comments have referred to queries on the demolition and have queried why the proposal was amended to demolish sections of the building when the plans initially involved conversion. Whilst this is noted, planning permission is not required for partial demolition. Notwithstanding this, the principle of the proposals, as referenced above, is considered acceptable.

Comments have referred to the number of bedrooms in the unit and concerns that the proposals would result in HMO's. However, planning permission is required for a HMO. In addition, comments refer to the Council's Housing needs for 1-2 bedroom units and whilst this is noted, this is largely relevant when assessing affordable housing and ensuring that any units supplied comply and address the most needed number of bedrooms. Therefore, the addition of units with bedroom numbers that far exceed these numbers is not considered a reasonable reason for refusal.

Planning Obligations

LDP Policy MD4 'Community Infrastructure and Planning Obligations' and the Council's SPG on Planning Obligations, sets out the policy framework for seeking new and improved infrastructure, facilities and services appropriate to the scale, type and location of proposed new development. In particular, the SPG on Planning Obligations sets out thresholds and formulas for each type of obligation, based upon different development types. Following consideration of the size of the development and the potential impacts and needs arising from the developments, the Council sought planning obligations for the following:

- Affordable Housing; (Off-Site Contribution of £116,322)

The Council's Affordable Housing and Planning Obligations Supplementary Planning Guidance (SPGs) provides the local policy basis for seeking affordable housing and planning obligations through Section 106 Agreements in the Vale of Glamorgan. It sets thresholds for when obligations will be sought and indicates how they may be calculated.

Affordable Housing

There is an evidenced need for additional affordable housing in the Vale of Glamorgan, as evidenced by the 2023 Local Housing Market Assessment (LHMA) which determined that 1075 additional affordable housing units were required each year to meet housing need in the area.

The need is further evidenced by the following figures from the Council's Homes4U waiting list in the area in the St Augustines Ward of Penarth:

ST AUGUSTINES	
1 bed	144
2 bed	44
3 bed	21
4 bed	4
5 bed	1
	214

The adopted Affordable Housing SPG sets out how affordable housing is calculated. The proposed development is within Penarth and as such 40% affordable housing would be requested on residential developments with a net gain of 1 or more residential units.

The proposal seeks to convert and extend an existing building to three residential units and in line with policy, the Council's Housing team initially sought one affordable unit on site, plus a contribution which can be calculated as AHC (0.58) x 0.2 of the ACG of the unit type most in need i.e. a 2 person 1 bedroom unit at £162,733. The financial contribution would therefore be £19,457.03.

However, following receipt of these comments, additional comments were received stating that based on previous experience, one unit on a small conversion scheme such as this would not attract any interest from social landlords. As such, the Housing Officer recommend going forward with a contribution only. In light of this and in line with the current SPG, an offsite contribution of AHC (0.58) X 1.2 of the ACG of the unit type most in need i.e. a 2 person 1 bedroom unit at £167,127 was sought, resulting in a total contribution figure of £116,322.

It should be noted that the ACG figures were recently increased for the unit most in need, in this instance from £162,733 (as referenced by the Housing Officer) to £167,127 and as such, it is this figure that the Authority have used to finalise the total contribution.

Development Viability

Welsh Government advice contained in "Delivering Affordable Housing Using Section 106 Agreements: A Guidance Update" (2009) makes it clear that development viability is a material consideration in determining planning applications.

Para 4.2.22 of PPW states that *"Where up-to-date development plan policies have set out the community benefits expected from development, planning applications which comply with them should be assumed to be viable and it should not be necessary for viability issues to be considered further. It is for either the applicant or the planning authority to demonstrate that particular exceptional circumstances justify the need for a viability assessment at the application stage."*

LDP Policy MD4 recognises that regard should be given to development viability, and supporting paragraphs 7.29-7.30 advise as follows:

"7.29 Where a developer contends that the Section 106 requirements are too onerous... and will potentially make the scheme unviable, they will be expected to submit a breakdown of the development costs and anticipated profits based on properly sourced evidence. Developers must take account of the necessary planning obligation requirements at an early stage to ensure these are reflected in the land value assumptions. The Council may seek independent verification of these details before considering whether to reduce the number and / or value of planning obligations sought."

7.30 The Council accepts that it may not always be possible for developers to satisfy all the planning obligation requirements. Where this is proven to be the case, the Council will need to consider what the planning obligation priorities will be for that particular development, having regard to the site location and the local needs in the vicinity. This will be considered on a site by site basis having regard to the statutory tests. The Welsh Government has advised that, in such circumstances, affordable housing should be the priority once sufficient infrastructure to enable the scheme to proceed has been made available".

The viability of the scheme has been considered on the basis of an entirely off-site financial contribution, as it was confirmed that from experience, no Registered Social Landlords would be willing to manage any units provided on site. As aforementioned, the requested off-site contribution totalled £116,322.

In this instance, the agent advised that the scheme would not be viable if the requested financial contribution was provided, which was detailed within a Viability Assessment undertaken by CTD Consult. An independent viability review was then undertaken by the Valuation Office Agency (VOA) following instruction by the Council to appraise the viability assessment submitted by the applicant, in order to provide an impartial view on its accuracy.

In respect of GDV (Gross Development Value), the applicant's advisor has adopted a GDV of £1,876,00. In their assessment, the VOA have reviewed the proposed Market Values of the unrestricted, private dwellings, based on RICS guidance on comparable evidence. This suggests that in consideration of comparable properties to help guide them on adopted values they should always firstly seek sales values from as close as proximity as possible to a development.

The VOA have undertaken research based on open market transactions and considered sales information for current and forthcoming schemes and the prices of properties in the location. They have also considered the market values proposed of each property type. In concluding on market value, the VOA state that the individual market values proposed by the applicant's surveyor are suitable to determine the viability of the scheme. The VOA have stated that their GDV for a policy compliant appraisal with no on site affordable units is £1,876,000.

In respect of Development Costs, it is noted that the VOA agree to the applicant's costs on build costs, external works, abnormals, contingency, professional fees. However, they are not in agreement with the costs provided on financial contributions to planning policy (outlined above as the sought 106 contribution, which was given a nil figure), disposal fees, finance and land acquisition. Of those not agreed, the following is summarised:

- Planning policy – this is noted above as the sought after 106 contribution.
- Disposal fees – a figure of £925 has been provided in the viability report, however, the VOA have stated that a figure of £600 is reasonable for a scheme of this nature.
- Finance – a figure of 7.5% has been provided in the viability report, however, this has been reduced to 7% by the VOA based on the current economic conditions.
- Land acquisition – stated as SDLT (stamp duty land tax) in the viability report, however, the VOA state that this should be 1.25% for agent and legal fees plus stamp duty at the prevailing rate.

In respect of developer's profit, the applicant has provided a figure of 15%. According to RICS standards, a reasonable developer's profit margin typically ranges from 15% and 20% of the Gross Development Value (GDV) for market housing. Therefore, the VOA have concluded that a 15% profit is considered appropriate for a scheme of this nature.

In respect of Benchmark Land Value (BLV) the applicant's surveyor has adopted a BLV of £950,000 which is based on the purchase price. In forming their conclusion on BLV, the VOA have followed the five-step process as outlined in section 5.7 of the RICS Professional Standard. These steps, and their conclusions are outlined below

1. Existing Use Value (EUV) – a valuation to determine the EUV. The applicant's EUV is £950,000 based on the purchase price. However, EUV is based on use of the vacant residential care home and as such, has been approached by a comparable method of valuation. To conclude on EUV, the VOA has stated that they are of the opinion that a rate of £35,000 per room for the subject is not unreasonable for a former care home located in Penarth which is no longer operational. This returns a value of £630,000.

2. Alternative Use Value (AUV) – An AUV is not considered applicable in this case as there are no extant permissions or allocations in the local plan and as such, the VOA have not formed an opinion of the AUV.

3. Cross Sector Collaboration Evidence of BLV and Premium – step 3 is to assess a premium above EUV based on the evidence set out in PPG. In this instance, the VOA have concluded that the property is in a dilapidated state of repair and it would cost the landowner to bring the subject into a reasonable state of repair. The VOA have therefore stated that it is not unreasonable to assume there is no demand for the existing use and have therefore adopted a nil premium.

4. Residual Land Value (RLV) – step four is to determine the residual value of the site or typology, assuming actual or emerging policy requirements and this can then be cross checked against the EUV. The RLV in this instance is calculated at £48,939 with full policy requirements. This is lower than EUV.

5. Adjusted Land Transaction Evidence – due to the difficult nature of analysing comparable on a like for like basis, market transactions have not been considered by VOA.

With regards to purchase price, the VOA state that “the PPG on viability encourages the reporting of the purchase price to improve transparency and accountability, however it discourages the use of a purchase price as a barrier to viability, stating *the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. And under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan (pa. 9.7).*” In this instance, adopting the purchase price provided of £950,000 would not enable full policy delivery and as such, this has been discarded for the purpose of the assessment by VOA.

Using the RICS five steps process, the VOA are of the opinion that the applicant's Benchmark Land Value (BLV) of £950,000 is not reasonable and have instead considered a BLV of £630,000 as appropriate. This comprises an EUV of £630,000 and a nil premium.

In appraising the full policy scheme, including the inputs of the off site contribution of £116,322 and adopting a fixed profit of 15% GDV and the outputs of the Residual Land Value (RLV), which is compared to the Benchmark Land Value (BLV) of £630,000 to determine the viability of the scheme the DVS full policy appraisal generates a residual land value of £48,939 which is below the BLV of £630,000. To conclude, the VOA state that a scheme fully compliant is unviable.

The VOA have also appraised the scheme for zero policy (i.e. not contributing to 106 payments) and have concluded that this would generate a residual land value of £163,162, which is below the BLV of £630,000 and as such, the VOA conclude that the scheme cannot support any S106 policy requirements.

Notwithstanding this, in circumstances whereby viability demonstrates that a scheme cannot provide for any or only part of a financial contribution, the viability assessment undertaken is time sensitive. Markets can change and schemes that were previously unviable can become more profitable to provide further contributions. That being the case, national guidance states that reduced commencement periods are appropriate and a limited time for the implementation of the consent is recommended.

However, for such a review mechanism to work, Welsh Government guidance advises that there should be a very clear and binding definition of what amount of development needs to have been undertaken for the requirements of the permission to have been met.

Following consideration of the scheme and the likely timescale for construction and the scope of the works for the extension and conversion, it is considered that the authority would require the development to be substantially completed within 2 years of the grant of any planning permission, given that development has already commenced. This would be secured through a section 106 agreement and it should be noted that the applicant has agreed to enter into such an agreement.

In the event that the dwellings are not substantially completed on the trigger date, the owner/developer would be required to submit a viability appraisal to the Council within 20 working days of the trigger date and pay the Council's costs in having the viability re-appraised independently assessed by the District Valuer or any other independent consultant.

In the event that on review of the Viability Appraisal submitted it is concluded that the development is able to support payment of some or all of the planning obligations then the owner/developer would be required to enter into a section 106 agreement with the Council to satisfy the planning obligations deemed necessary by the Council to mitigate the impact of the development in planning terms.

Having considered the above, and in light of the advice published by Welsh Government, LDP Policy MD4 and the SPG on Affordable Housing, the Council consider that the absence of any planning obligations is only accepted in view of the development viability issues balanced against the desirability of bringing a building back into beneficial use.

Some comments have been received stating that in light of demolition works, a new viability assessment is required. However, the current Viability Assessment is still considered of relevance and it is considered that if anything, demolition works are likely to have increased costs etc.

Neighbour comments have referred to a loss and it should be noted that the developer's willingness to proceed at a loss would not be a material planning consideration that could be used as a refusal reason and would be a matter for the applicant/developer.

RECOMMENDATION

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.

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 submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of all trees within the site. The approved scheme shall be carried out during the demolition of the buildings and 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), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

10. The wildflower planting set out in plan no. 22042_L_2 'Topographical Survey and layout' (received 8 April 2025) and the details of species for planting as detailed in paragraph 1.4 of the Green Infrastructure Statement (received 18 October 2024) shall be carried out in full prior to the first beneficial occupation or use of the development. 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.

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 12th 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.

NOTE:

1. The applicant should take into account the risk of asbestos containing building materials during the demolition works required with appropriate surveying and removal being undertaken.
2. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991.

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at <https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

3. A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site water mains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to WW/DC
4. New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

Any works to watercourses, including ditches and stream where defined by the Land Drainage Act 1991, require Land Drainage Consent by the relevant drainage body (Lead Local Flood Authority – Vale of Glamorgan Council). Works include any change to the ordinary watercourse that may obstruct or alter its flow on a permanent or temporary basis.

5. R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;
(ii) ensuring that any imported materials (including, topsoil, subsoil, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

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 adjoining occupier(s) 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. (I71).
7. This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

APPLICANT: VJ Thomas Pancross Farm, Llanccarfan, CF62 3AJ

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

Pancross Farm, Llanccarfan

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

REASON FOR COMMITTEE DETERMINATION

The application must be determined by Planning Committee under the Council's approved scheme of delegation because it has been called-in by Cllr I Perry. The reason provided is 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.

EXECUTIVE SUMMARY

The site comprises part of an existing farm complex at Pancross Farm, to the south west of of Llanccarfan. The farm yard is accessed off the main highway into Llanccarfan.

Planning permission was granted for the cattle housing building subject of this application under reference 2018/00782/FUL, however, it was constructed a metre taller than approved and has been extended to its southern side without planning permission. This application seeks retrospective permission for these changes, as well as a proposed lean-to extension and open concrete yard area to its eastern side.

Llanccarfan Community Council were not supportive and raised concerns relating to the unauthorised nature of the works, light pollution, noise pollution, and drainage. There have been 20 public representations made and the prevalent grounds of objection and concerns relate to light pollution, noise pollution, odour, drainage (inc. subsidence and pollution) harm to the character of Llanccarfan Conservation Area (visual, light pollution), and harm to ecological interests (primarily light pollution).

Having considered the above, and having appraised the principle of development, the visual and landscape impact, impact to heritage assets, ecology and biodiversity, residential amenity, flood risk and drainage, among other things, it is considered that the development is reasonably necessary for the purposes of agriculture and would not cause any unacceptable environmental harm. The application is therefore recommended for approval.

SITE AND CONTEXT

The site comprises part of an existing farm complex located at Pancross, to the south west of the village of Llancarfan. The farm yard is accessed off the main highway into Llancarfan.

The site falls within or near the below constraints:-

- Nant Llancarfan Special Landscape Area
- Llancarfan Registered Historic Landscape.
- Mineral Safeguarding Area for Limestone (Category 2)
- Tree Preservation Order No. 036 - 1973 - 24 - A26m - part of the adjacent woodland.
- Scheduled monument of Llancarfan Monastery (Site of) c. 200m to the east.
- Llancarfan Conservation Area c.60m to east.
- Listed buildings – St Cadoc's Church (Grade I), Telephone Box (Grade II) c. 250m to north east.
- A Site of Importance for Nature Conservation (SINC) is c.100m to the south (No.266 Calcareous Grassland).
- Aerodrome Safeguarding Area (>15m high, CAA).

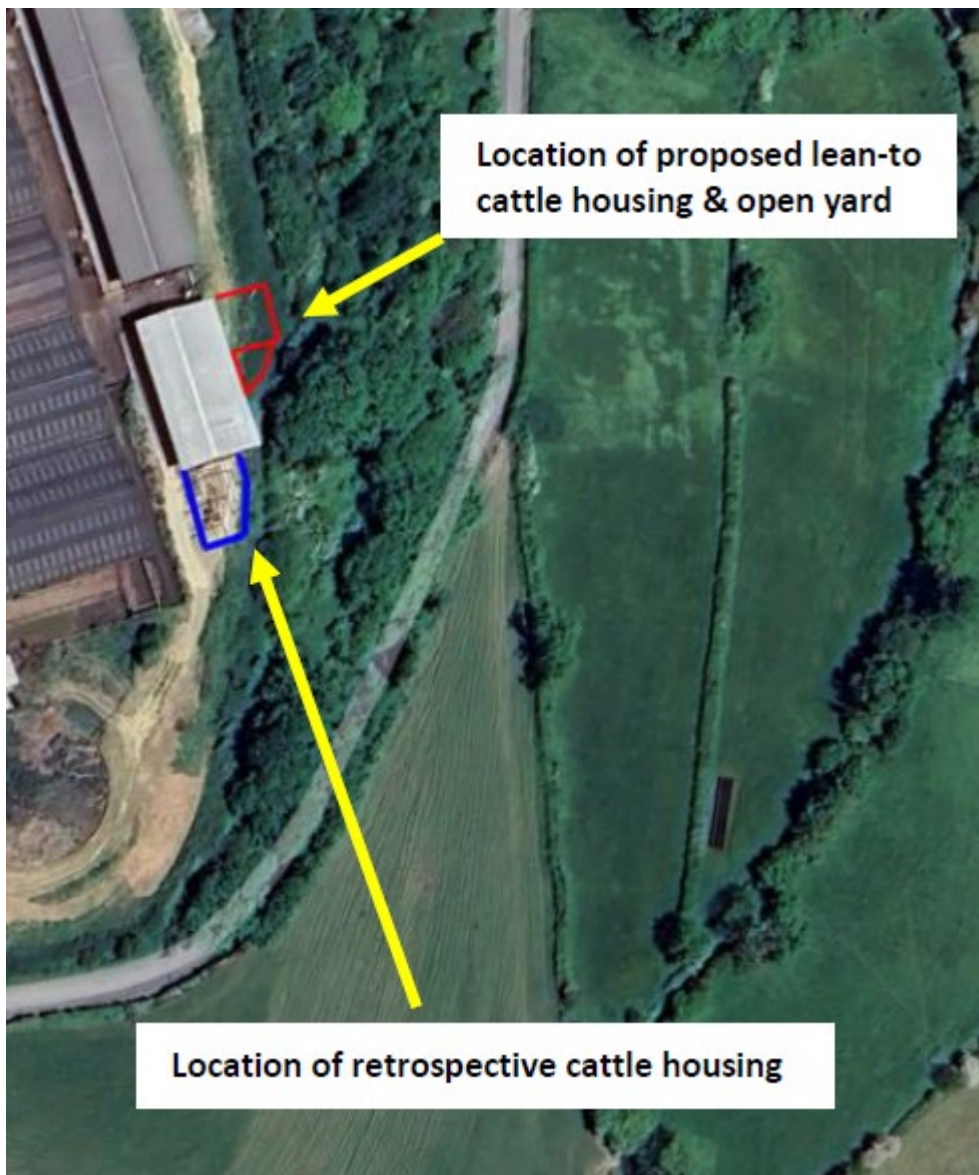
An extract of the location plan below provides the context of the site:



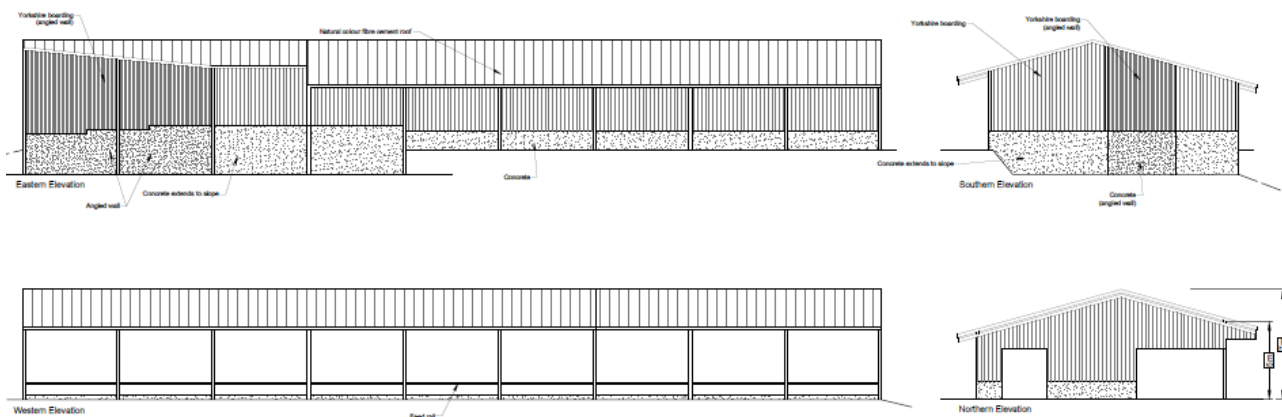
DESCRIPTION OF DEVELOPMENT

Planning permission was granted for the cattle housing building subject of this application under reference 2018/00782/FUL. However, it was constructed a metre taller than approved and has been extended to its southern side without planning permission. This application seeks retrospective permission for these changes, as well as a newly proposed lean-to extension and open concrete yard area to its eastern side. The development is illustrated in the below plan extracts:-

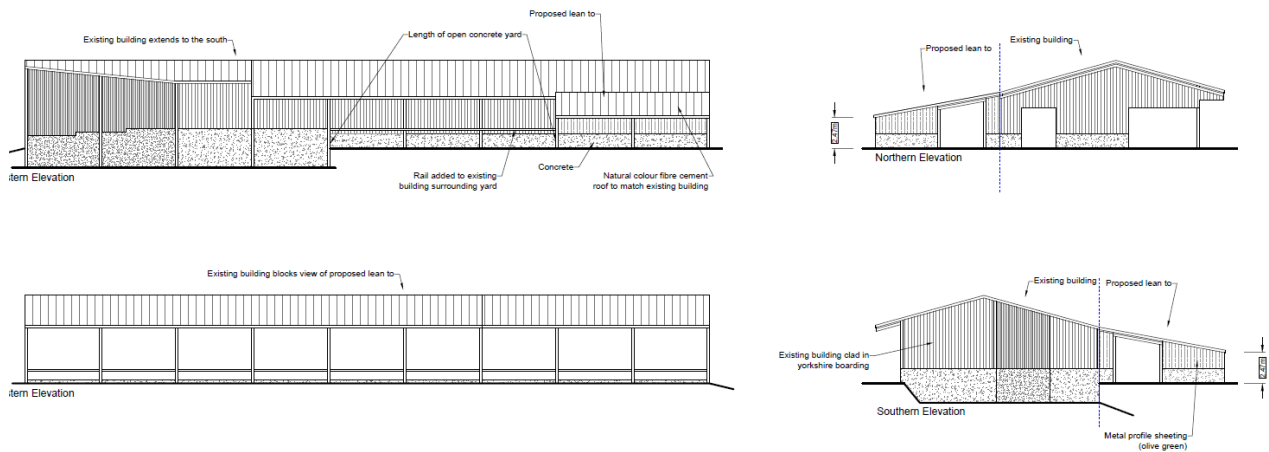
The approximate location of the extensions and yard:-



The 'as built' elevations:-



The proposed elevations:-



The works approved by planning permission 2018/00782/FUL included ground works to facilitate the building at a similar level to the existing yard. The site now has a small external apron around its eastern side, as shown in the image below: -



Meanwhile, the foundations of the southern extension have been built up to provide a roughly level floor, as shown in the image below:-



PLANNING HISTORY

2009/00926/FUL, Address: Pancross Farmyard, Pancross Farm, Llancarfan, Proposal: Renewal/retention of temporary consent to retain residential caravan at Pancross Farm for purposes of housing essential dairy farm workers. Consent was previously granted under 2006/01035/FUL. Consent requested until 31 December 2011, Decision: Approved

2010/00627/FUL, Address: Pancross Farm, Llancarfan, Proposal: Amendment to 02/00749/FUL in order to move cow yard 6m in order to improve ventilation and cow welfare, Decision: Approved

2011/00559/FUL, Address: Pancross Farm, Llancarfan, Proposal: Replacement of existing livestock building, Decision: Approved

2012/00216/FUL, Address: Pancross Farm, Llancarfan, Barry, Proposal: Extension of two cattle accommodation buildings, Decision: Approved

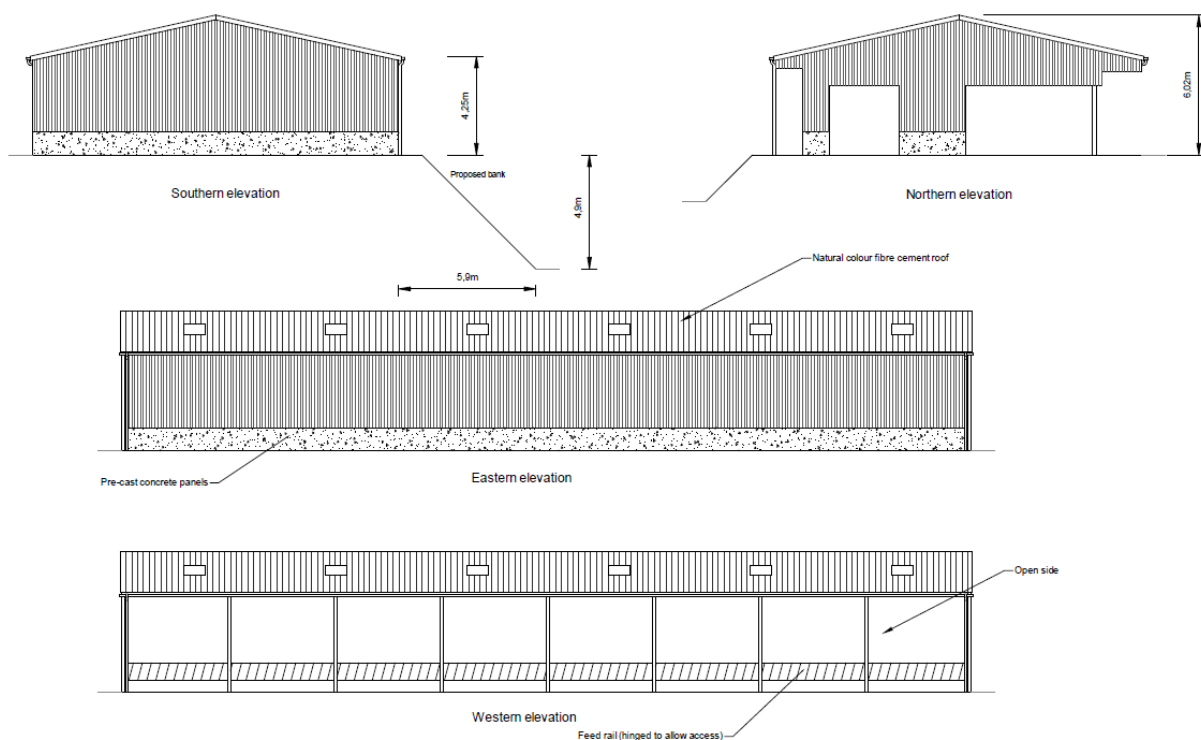
2012/00244/FUL, Address: Pancross Farm, Llancarfan, Barry, Proposal: Siting of four mobile homes to accommodate agricultural workers, Decision: Approved

2014/00516/FUL, Address: Pancross Farm, Llancarfan, Proposal: Planning application for Dairy Loose Housing, Decision: Approved

2018/00782/1/CD, Address: Pancross Farm, Llancarfan, Proposal: Discharge of Conditions 4 - Landscaping, 6 - Levels and 7 - Surface Water Drainage. Planning Permission ref. 2018/00782/FUL: Erection of agricultural building for dairy loose housing, Decision: Approved

2018/00782/FUL, Address: Pancross Farm, Llancarfan, Proposal: Erection of agricultural building for dairy loose housing, Decision: Approved

The previously approved elevations are shown below:-



2020/00252/1/CD, Address: Pancross Farm, Llancarfan, Proposal: Discharge of Condition 3 - Ecological Enhancement Plan. Planning permission 2020/00252/FUL - Building to house a Biomass Boiler Installation with erection of flue (retrospective), Decision: Approved

2020/00252/FUL, Address: Pancross Farm, Llancarfan, Proposal: Building to house a Biomass Boiler Installation with erection of flue (retrospective), Decision: Approved

2020/00757/PNA, Address: Pancross Farm, Llancarfan, Proposal: Steel portal frame feed store, Decision: Approved

2021/00275/FUL, Address: Pancross Farm, Llancarfan, Proposal: Extension to Agricultural Machinery Workshop, Decision: Approved

CONSULTATIONS

Llancarfan Community Council stated they were not supportive of the application and commented about the scale of the unauthorised works and retrospective nature of the application. They also made further observations relating to the following:-

Light pollution – light intrusion was a significant issue for residents as well as impacting on ecology, that the proposed planting was insufficient mitigation (time to establish and leaf loss in winter), and requested the south side of the building was sheeted or boarded to block the light from inside.

Noise pollution – the expansion of intensive farming operations over several years has caused increased noise and resulted in several complaints from residents to VoG Council.

Water management – questioned whether water management systems are designed to cope with the roof water from the increased roof area and stated that there has been a noticeable increase in runoff through the woods to the roadway during heavy rain and several small landslips and tree movement.

VoGC Drainage Section (SAB) stated the site is not considered to be at high risk of flooding and advised that the development was subject to SAB approval for a detailed scheme of surface water drainage.

Shared Regulatory Services – stated that the department had received complaints about noise from fans in the past and requested a planning condition that prohibited their installation in the barn without further agreement of details. They also stated that the details of site lighting were sufficient to prevent light affecting the village, and requested a planning condition that ensured the light to neighbouring residential windows from the light fixings in the development does not exceed 10Ev (lux).

Cllr I Perry stated:-

“There is considerable local public interest in the recent development at, and proposals for, Pancross Farm. There is a very difficult balance to make between the often-conflicting issues of animal welfare; profitable, competitive farming; local environment, light and noise pollution, water pollution, odour and greenhouse gas emissions, etc.

As noted in the planning application in relation to the retrospective part of this planning application, “the extension only came to the attention of the planning department due to a nuisance complaint regarding internal lighting viewed from a number of houses in Llancarfan village.”

The recently added buildings were supposed to have no impact on the Llancarfan Conservation Area, but it appears that they have – from the application it appears that the buildings were built 1m higher than the previous planning application permitted thus increasing visibility from the valley of the buildings on the ridge.

Because of the potential for ongoing negative impact on the Llancarfan Conservation Area, and potential for light pollution over a wide area due to the location on top of a ridge in a sensitive dark area that benefits from no street lighting, the final determination needs to be made by the Planning Committee to maximise opportunity for public participation in the decision-making and transparency of the reasoning behind the final decision.”

VOGC Ecology Officer – provided comments with regard to the submitted green infrastructure statement and biodiversity enhancements and states that they ‘consider this to be an excellent biodiversity benefit and from a biodiversity perspective there are no objections to this planning application.’

CADW – no response received at the time of writing.

REPRESENTATIONS

The neighbouring properties were consulted on 28 August 2024.

A site notice was also displayed on 22 August 2024.

There have been 20 representations made on behalf of 10 households to date and all objected or raised concerns about the development. The grounds of objection and/or concerns raised are summarised below: -

Drainage: Reports of water coming down into village via hill and/or road. The previously approved drainage system was for smaller building (577sq.m). Related concerns about foul water / slurry disposal and pollution management.

Odour: Nuisance has increased since barn in use, regular issues during bedding replenishment and scraping of slurry.

Noise: pollution from general site activities, tractor movements, machinery, cows. The extension brings development closer to village, use of fans in barns (inc. this one) causes noise issue. No details of fans included in the application.

Light pollution: concerns about light pollution from the yard, the extension and trees (deciduous) would not mitigate the light issue, it has not been built to approved specification (solid elevations).

Visual impact: greater intrusion from increased height, prominent on ridge, blot on the landscape.

Conservation Area: detrimental visual impact and light impact, there is no street lighting/ a dark environment in Llancarfan (noted in CAAMP assessment), site located in area of significant views.

Ecology: harm from light pollution on to adjacent dark habitat and nocturnal species, impact on dark skies, local ecosystem compromised.

Concerns about impact on stability of embankment/ subsidence.

Concerns about retrospective application / unauthorised nature of works.

Errors on application forms – development visible from public areas.

Plans: most of the barn is excluded from the red line plan.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

POLICY SP9 – Minerals

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG17 – Special Landscape Areas

POLICY MG19 – Sites and Species of European Importance

POLICY MG20 – Nationally Protected Sites and Species

POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

5.6.8 Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. They should also adopt a positive approach to the conversion of rural buildings for business re-use.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)

- Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)

3.1.1 Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes.

3.1.2 Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.

- Technical Advice Note 10 – Tree Preservation Orders (1997)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Minerals Safeguarding (2018)
- Trees, Woodlands, Hedgerows and Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

- Section 160 (1) of the Historic Environment (Wales) Act 2023, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.
- Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process. 2nd Ed, Cadw (2007).

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

Background

The main barn, as it was originally constructed, accorded with the location specified in 2018/00782/FUL, to the extent that this permission has been implemented and represents a valid 'fall-back' position. It was eventually constructed to be a metre taller than the approved plans (at the eaves and ridge), with works completed less than four years ago. The extension undertaken more recently to its southern side is unauthorised.

This assessment is therefore concerned with the impacts arising from the increased height of the main barn, the southern extension in its entirety, as well as the proposed lean-to extension and concrete yard to its eastern side, all of which are contained in this application.

Agricultural need

The application site is located on an existing dairy farmyard and proposes development that would support the agricultural enterprise. The applicant has submitted a statement which outlines the need for the building, which serves as an isolation housing primarily for cows which have recently calved and require individual attention and isolation, in the interest of their welfare. There is broad support for agricultural development in planning policy, as emphasised at paragraph 5.6.8 of Planning Policy Wales which advocates a constructive approach, especially where it is in the interests of animal welfare.

Accordingly, while this proposal is in a sensitive part of the countryside (it is part of the Nant Llancarfan Special Landscape Area and Registered Historic Landscape), it is considered acceptable in principle, subject to there being no demonstrable harm and/or environmental impact that would outweigh the agricultural need, which is in association with an established farming enterprise and their related welfare requirements. These matters are discussed in more detail below.

Mineral safeguarding

The site is within a limestone mineral safeguarding location. Policies SP9 (Minerals) and MG22 (Mineral Safeguarding Areas) of the Local Development Plan (LDP) are relevant and seek to safeguard unworked mineral resources. However, given the location of the development within the existing agricultural yard and near to residential properties, it is considered that the extraction of any available resource on the application site would have an unacceptable impact on amenity. Therefore, it is considered the proposal is compliant with Policies SP9 and MG22 of the LDP.

Landscape and visual impact

The site lies within the Nant Llancarfan Special Landscape Area. LDP Policy MG17 (Special Landscape Areas) indicates that development proposals will be permitted where they cause no unacceptable harm to the important landscape character of the area. The site is also within the Llancarfan Historic Landscape, which is included in the Cadw Register of Landscapes of Historic and Outstanding Historic Interest in Wales. It is therefore important to ensure development does not cause demonstrable harm to the local landscape character.

Whilst utilitarian in appearance, the building has clearly been designed for agricultural purposes and reflects the character of other buildings in the yard, both in terms of its scale and appearance. It is understood the position was chosen due to its proximity and its functional relationship to the remainder of the cattle barns. It is nonetheless visible from several locations in the wider landscape, as well as from parts of Llancarfan village due to its proximity to the valley edge.

The building, as extended, is visible from a long range but appears as a natural extension of the existing complex from locations where the yard is in full view. The image below shows the extensions and yard from the direction of Pen Onn:-



(September 2024)



(Street view image of the original shed (under construction, without extensions) in winter)

The building is also viewed in the established agricultural context of the farmyard and set against the existing agricultural buildings from the footpath to the north of the yard.

A greater degree of visual change has occurred from Llancarfan because of this building and the other barn to the north which are close to the valley edge. The building is visible from many locations, but these are often partial or glimpsed views, such as the examples shown in the images below: -



(September 2024)



(Street View image showing the original shed (under construction and without extensions) in winter)

The public views of the building from lower down in the valley are also softened by the surrounding vegetation. It is proposed to provide additional tree planting that would further soften and screen these views, particularly in the medium to long term. This effect would diminish in winter (as seen in the street view images) but, considering the limited extent of the increased height of the main part of the building compared to the previous approval, and modest size of the southern extension, in comparison to the host building, the development has not been unduly harmful to the character and appearance of the site, the wider special landscape area or the historic landscape.

The proposed extension would be sited closer to the valley edge than the existing building, however, it has a sloping roofline that decreases to c. 2.5m height at the eaves of the eastern elevation. The extension would give the building slightly greater visual prominence than it does presently. However, the extension covers a modest area, is viewed against a backdrop of established agrarian buildings, and the impact would be of marginal visual consequence compared to the current ridge line, which as noted above, is considered acceptable. The proposed extension and yard are also located outside of the wooded area on the nearby slope (subject of a preservation order), and the construction works would not necessitate tree works or removals.

It is considered that the development, taken as a whole, would not result in an unacceptable impact to the countryside or harm the landscape character of the Nant Llancarfan Special Landscape Area or the Llancarfan Historic Landscape, complying with the requirements of Policies MG17 (Special Landscape Areas), MD1 (Development in the Countryside), MD2 (Design of New Development) and MD8 (Historic Environment) of the LDP.

Residential amenity

It is noted that issues of residential amenity have been raised in several representations and the principal issues concerned are those of noise pollution, light pollution, and odour nuisance. Policy MD2 of the LDP requires new development to safeguard existing public and residential amenity. Policy MD7 (Environmental Protection) requires development to have no unacceptable noise, vibration, odour nuisance and light pollution impacts.

Noise:

It is understood that complaints about noise from the site have previously been made to Shared Regulatory Services (SRS) and the Environmental Health Officer (EHO) queried whether mechanical fans would be installed in the application building. The applicant has confirmed that they have no such intention and, subject to conditions restricting their installation, and no objection was raised by SRS (see recommended condition 6).

The application building is ostensibly used for recuperation and isolation of cattle and even as extended, it is not likely to be intensively occupied. On this basis and as previously noted, the development would not directly result in increased herd sizes or greater intensity of farming activities at the site. In any event, it is very close to other cattle housing and within the context of an established farmyard, where even if it were used more intensively in future, there is not likely to be a significant difference or unacceptably adverse effect on amenity compared to the existing situation. It is therefore considered that the development would cause no unacceptable noise impacts or related harm to residential amenity.

There were also no adverse comments from SRS relating to noise impacts from the use of the building.

Odour:

It is noted that concerns have been raised in representations relating to odour nuisances from the site. Dairy farms are a patent source of odour and so it is not surprising that site activities have resulted in some odour impacts at times. The application building, as previously noted, is stated for use for recuperation and isolation and, even as extended, is not likely to be intensively occupied. It is considered that the development hasn't, and would not, result in unacceptable amenity impacts relating to odour. As noted, it is also very close to other cattle housing and within the context of an established farmyard, where even if it were used for more intensively than at present, there is not likely to be a significant difference or adverse effect on amenity, compared to the existing situation.

SRS did not object or make any further comments about odour impacts in response to consultation.

Light pollution:

The farmyard and application building are visible against the dark canopy of the sky but neither project such great luminance toward Llancarfan as to impact on occupiers living conditions. The site lighting does not cast any discernible shadow over the village.

It is understood that complaints were made to Shared Regulatory Services but this did not result in any formal action being taken. The applicant has nonetheless, since, installed mitigation measures comprising of sheeting and additional Yorkshire (slatted) boarding to the elevations. The lights from the building are still visible, but these measures are likely to have dampened their initial impact.

The images below show the farmyard (approximate location of the building marked pink) shown in darkness and against domestic interior and exterior lighting, for context:-





(November 2024)

The Environmental Health Officer (SRS) recommended a planning condition preventing luminance from the light fixings exceeding 10Ev (lux). However, based on the available evidence, the lighting from the application building does not cause material harm to residential amenity at the relative distances, nor is it ever likely to do so. The above condition is not considered necessary to overcome any unacceptable amenity impact (in reference to the tests contained in Circular 014/2014) and therefore is not recommended to be included.

There is no external lighting on the building, and none shown on the proposed plans. Nevertheless, to prevent potential new sources of nuisances, new external lighting (serving the proposed yard area) can be prohibited by planning condition (see recommended condition 7).

In conclusion on residential amenity and having regard to the above, it is considered that the development has not and would not cause an unacceptable level of harm to the living conditions of nearby occupiers or result in any unacceptable impacts to residential amenity, in compliance with the requirements of Policy MD2 and MD7 of the LDP.

Heritage

The application building, as previously noted in the assessment of landscape impact, is partially visible from Llancarfan as well as from parts of the Conservation Area. It is also visible from parts of the scheduled monument site GM075 (Llancarfan Monastery (Site of)). The Llancarfan Conservation Area Appraisal and Management Plan (CAAMP) identifies significant views across the valley in the direction of the farmyard from the road leading to Pen Onn. The application site is some 60m outside of the Conservation Area but is in a prominent position on the valley edge.

In considering the impacts of the development, including the increased ridge height, southern extension, and proposed lean-to extension, it is considered that the building has not resulted in a significant visual impact or resultant harm to the character and appearance of the Conservation Area, or to the setting of the site of Llancarfan Monastery (scheduled monument). As previously noted, views of the buildings are partial and/or screened and softened by the intervening vegetation. The planting of additional trees would further soften the visual impact of the building. The proposed extension also, as noted, covers a modest area, and the impact would be of marginal visual consequence compared the current ridge line.

The CAAMP mentions, as part of the character analysis, that no street lighting exists in the village, however, there is no further discussion of its importance, and the dark night environment is not identified as a key characteristic in the assessment. The presence of lighting on the farmyard and elevated position means it is clearly visible, emphasised by the dark environment surrounding it. However, it is not as bright or unusual as to have a telling impact on the character or appearance of the Conservation Area. The main sources of night-time light in the village are from moonlight, on clear nights, and domestic sources such as motion sensor floodlights.

Having regard to the above and the Council's duties under Section 160 (1) of the Historic Environment (Wales) Act 2023, it is considered that the development would preserve the character and appearance of the Llancarfan Conservation Area and would not have a harmful impact on the setting of the Llancarfan Monastery (site of) scheduled monument, in compliance with Policy MD8 of the LDP.

Ecology and Green Infrastructure

The construction of the building resulted in the loss of c.30m of hedgerow which, as secured under details approved under condition 4 of planning permission 2018/00782/FUL, should have been translocated. This was not done.

The Green Infrastructure Statement (GIS) submitted with this application details that c.90m of new hedgerow would be planted on land to the south of the site. This is not in the same location as put forward under application 2018/00782/FUL, however, it offers greater potential to provide habitat connectivity in the new location. There would also be substantially more hedgerow (to a native specification) planted than was originally secured. This is considered acceptable to both compensate for the loss of the hedgerow and provide suitable enhancement.

In addition, the GIS details how trees would be planted adjacent to the proposed extension to infill a gap in the existing copse. This would comprise 15 trees, a mix of silver birch, rowan and sessile oak. The proposed extension and yard are also located outside of the wooded area on the nearby slope (subject of a tree preservation order), and the construction works would not necessitate tree works or removals. It is recommended further details of tree protection are provided to minimise any risk to the trees during the construction phase (see recommended condition 2).

The proposed measures within the GIS provide for considerable enhancement that is considered acceptable in relation to the requirements of Chapter 6 of PPW and Policy MD9 Promoting Biodiversity of the LDP. Conditions 3-5 are recommended to secure these measures are enforceable and delivered.

Flood risk and drainage

There have been concerns raised in representations about increased surface water run-off from the site, and related concerns about land stability and pollutants. The application site is not located in an area considered to be at high risk of tidal or fluvial flooding and NRW maps indicate there is a low risk of surface water flooding. The applicant's submissions initially stated that roof water would be collected and stored in an underground tank for re-use while solid wastes would be deposited in the anaerobic digester plant. The latter reflects the existing farm management practices and is considered acceptable.

The Council's Drainage Engineers have not objected to the application in consultation, albeit they have stated that separate SuDS approval for a scheme of surface water drainage would be required from them (SAB). An application was made for a SuDS scheme to serve the existing building and its extensions, and this was approved on 22nd July 2025.

However, despite the above-mentioned intention, the approved 35,000L rainwater harvesting tank (Condition 7, 2018/00782/FUL) had not been built. Moreover, based upon site inspection, the roof water is collected via rainwater goods and while some of it is collected and stored in a smaller above-ground tank, the remainder is discharged to ground, in areas which slope and naturally drain toward the valley.

It is noted that issues regarding run-off and land slippage have been raised anecdotally, however, there is no evidence to suggest a significant public safety risk has occurred to date. Nonetheless, this does not diminish the need to have an acceptable drainage scheme and new development must mitigate any risk (however small) relating to erosion, land stability and flood risk arising from surface water discharges.

The approved SAB scheme, now submitted alongside this planning application, is considered to be an appropriate solution, which would see rainwater collected and directed toward a detention basin to the north of the building. As the scheme seeks to deal with rainwater from existing parts of the building, it is appropriate to secure its implementation through planning conditions.

Highway Safety

The application building is used for animal welfare rather than principal housing and would not inherently increase total livestock numbers or intensify farming activities at the site. As such, the proposal should not increase traffic over and above the existing situation. Accordingly, the proposal does not result in any parking or highway safety implications, complying with the requirements of MD1 and MD2 of the LDP.

RECOMMENDATION

APPROVE 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 In the interests of 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 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 12th 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.

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

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

REASON FOR COMMITTEE DETERMINATION

The application is 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 Cllr 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.

EXECUTIVE SUMMARY

The application site relates to 27, Robinswood Crescent, a post war detached property located within the Penarth Settlement Boundary. The property is positioned within a row of detached dwellings, albeit a number of them have been extended / altered. The property is located within a zone 2 for surface water flooding.

Planning permission is sought for a two storey side/rear extension, single storey rear extension, porch increased in size along with balcony above and new solar panels to front and rear.

Consultation comments have been received from internal consultees such as the drainage department and contaminated land, in addition to external consultees such as NRW and Welsh Water. No objections have been received from consultees, albeit some conditions / informatives are requested.

Neighbouring properties have been consulted and an objection has been received from the immediate neighbour at no. 29, Robinswood Crescent. A summary of the objections is included in the report below.

The proposed development is considered acceptable in terms of its visual impact, impact on neighbouring amenities and green infrastructure etc. A full assessment is included below, however, the application is recommended for approval, subject to a number of recommended conditions and informatives.

SITE AND CONTEXT

The application site relates to 27, Robinswood Crescent, a post war detached property located within the Penarth Settlement Boundary. The property is positioned within a row of detached dwellings, albeit a number of them have been extended / altered.

The property is located within a zone 2 for surface water flooding.

An extract of the site location plan is included below:



DESCRIPTION OF DEVELOPMENT

Planning permission is sought for a two storey side/rear extension, single storey rear extension, porch increased in size along with balcony above and new solar panels to front and rear.

The proposed two storey side extension would replace an existing garage and would project past the existing side elevation by approximately 3m (not including roof overhang). The proposed two storey side extension would overlap with a section of the existing front elevation, creating a gable approximately 4.8m wide. The proposed two storey side extension would project past the rear elevation (first floor element) by approximately 3.4m, creating a gable approximately 3.4m wide.

The ridge and eaves height of the two storey side extension would match those of the existing dwelling, albeit the ridge height of both projecting gables would be lower.

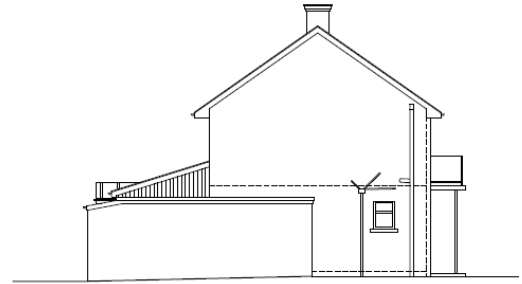
The proposed single storey rear extension would span the entire width of the dwelling but would vary in terms of its depth, ranging from 4.4m deep and reducing to 3.3m deep along the northern elevation.

At the front, a porch is proposed, with a balcony above measuring approximately 5.7 x 2m.

The proposed external finishes include self coloured render to extensions and the existing dwelling, cedar boarding on the front gable, man made slate for the proposed extensions and main dwelling, colour coated aluminium/upvc dark grey/black.



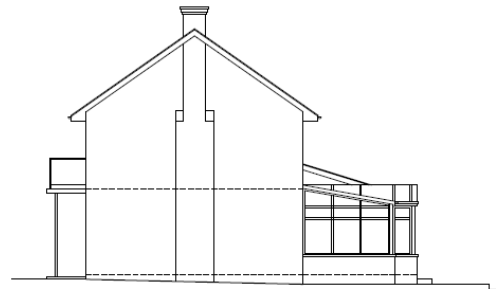
FRONT ELEVATION



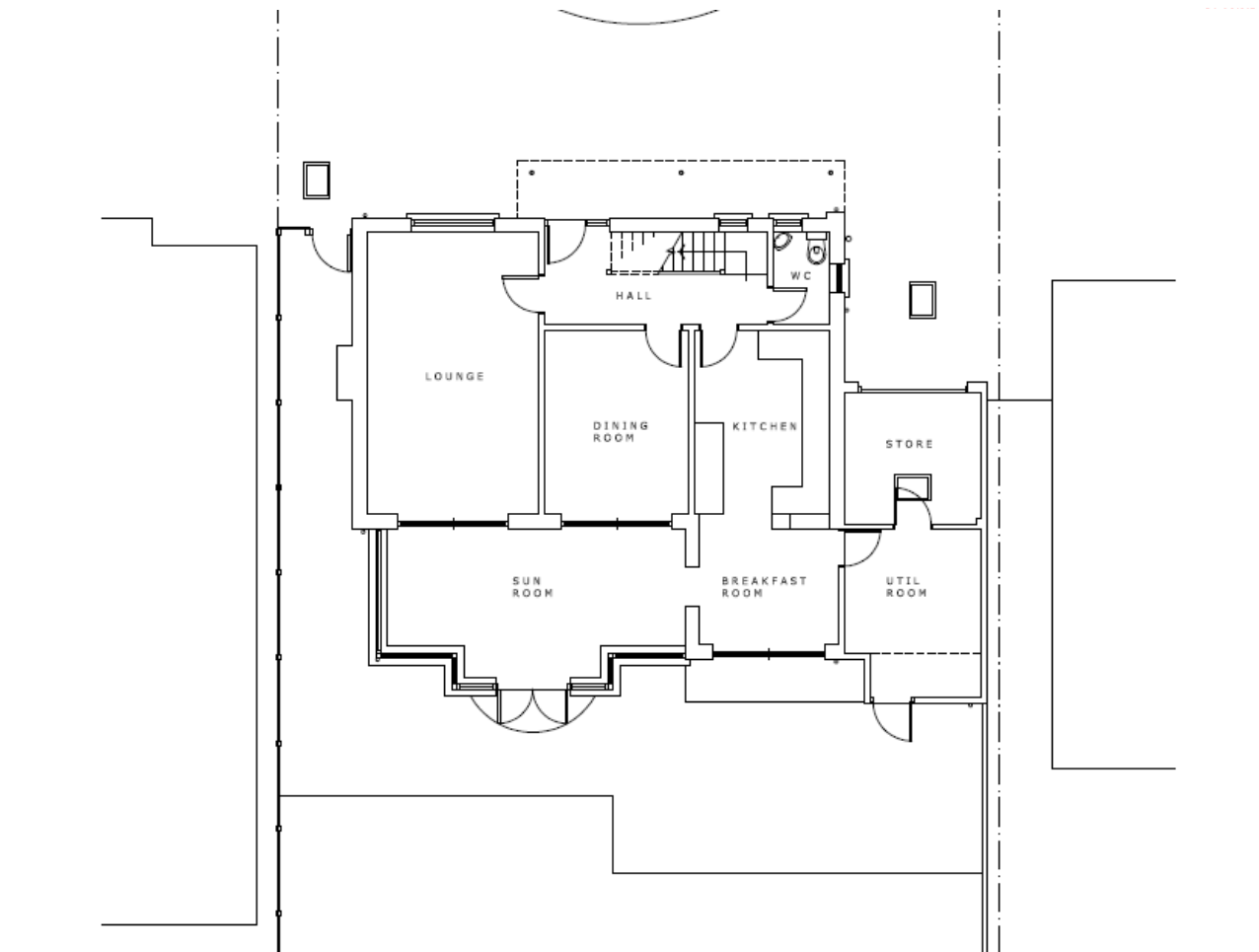
SIDE ELEVATION FACING 29

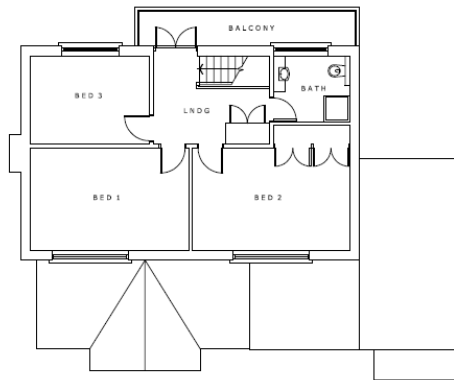


REAR ELEVATION

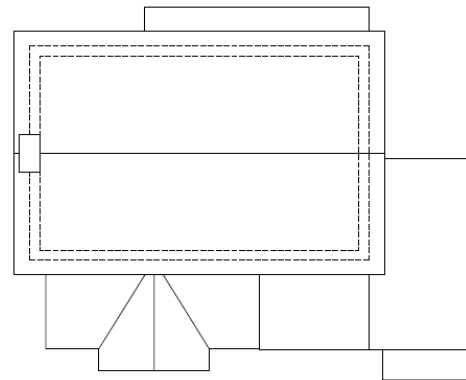


SIDE ELEVATION FACING 25

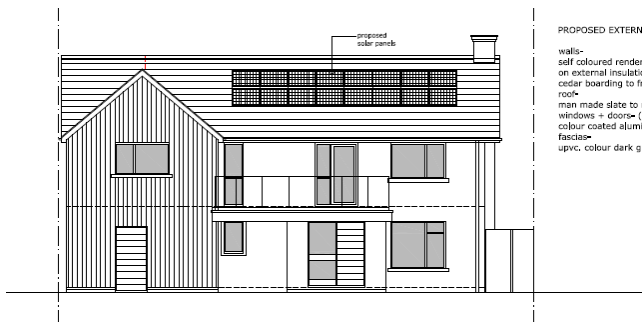




FIRST FLOOR PLAN



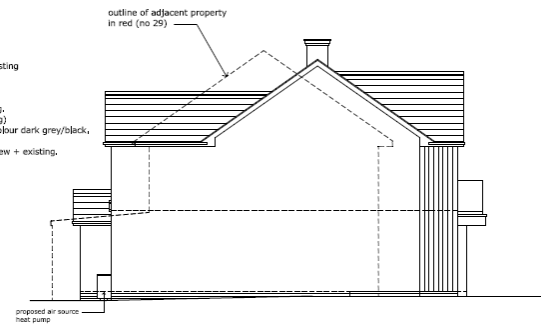
ROOF PLAN



FRONT ELEVATION

PROPOSED EXTERNAL FINISHES

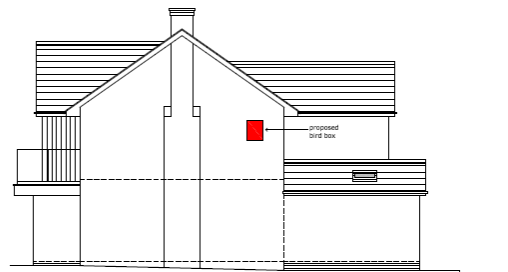
walls-
self coloured render to new + existing
an external insulation system,
cedar boarding to front gable,
roof-
main made slate to new + existing,
windows + doors- (new + existing)
colour coated aluminium/upvc, colour dark grey/black,
fasciae-
upvc, colour dark grey/black to new + existing.



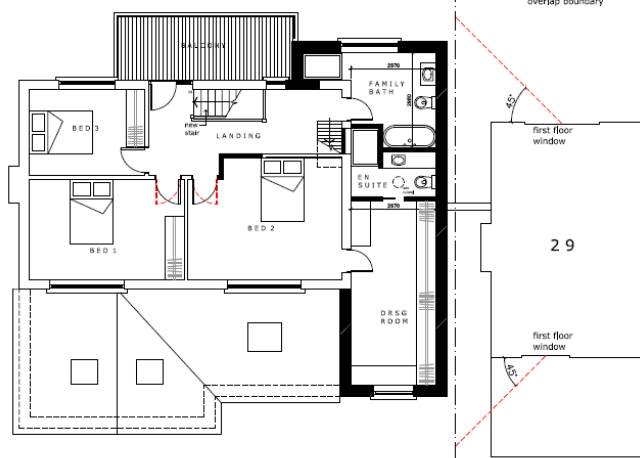
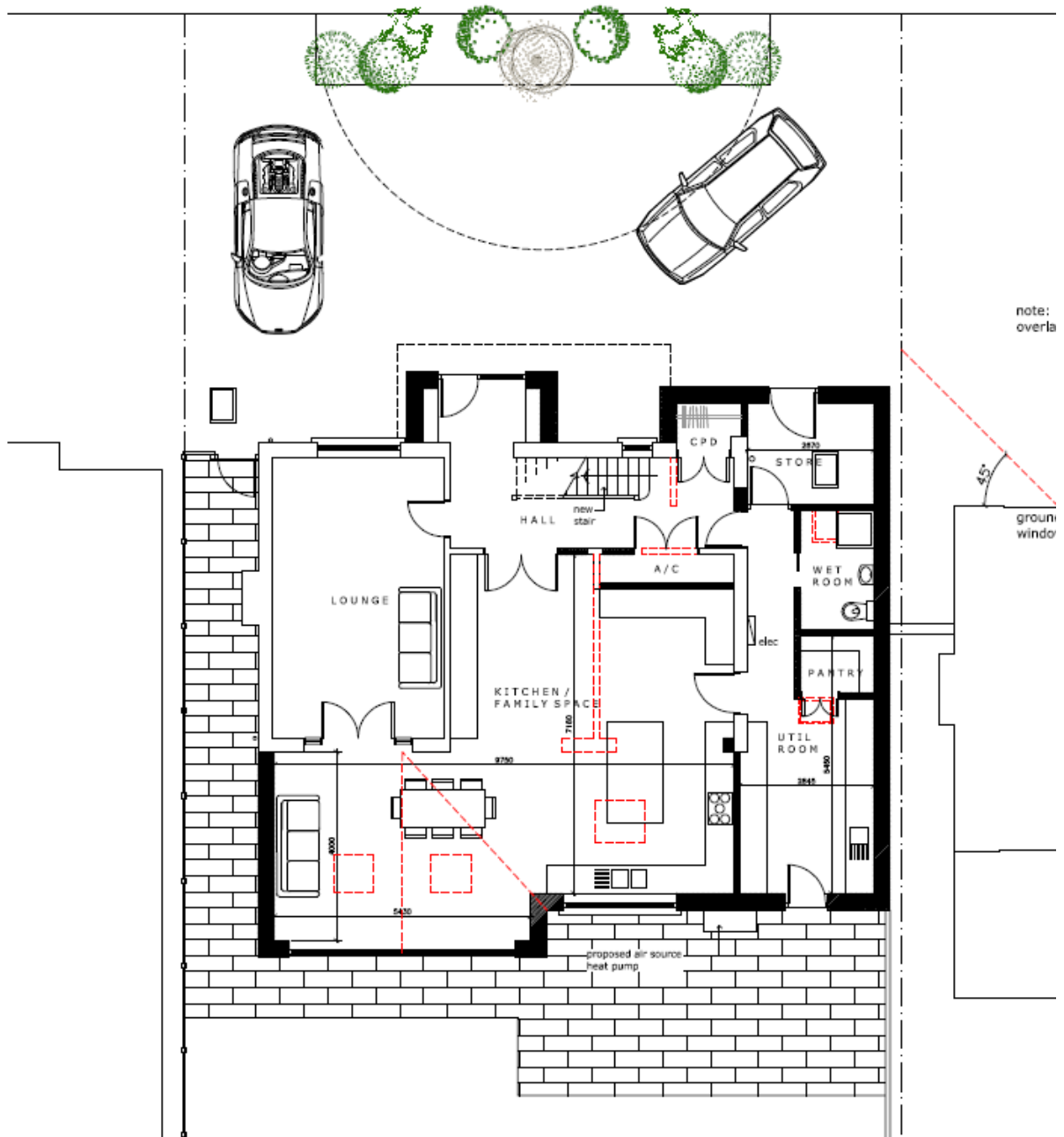
SIDE ELEVATION FACING 29



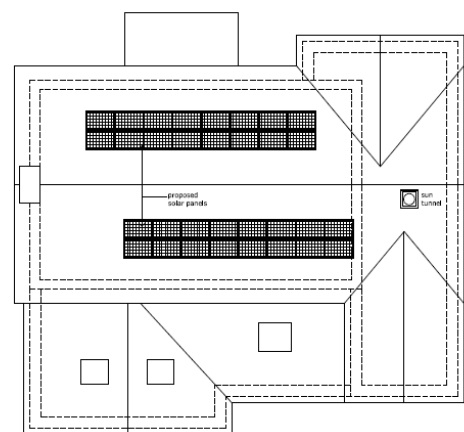
REAR ELEVATION



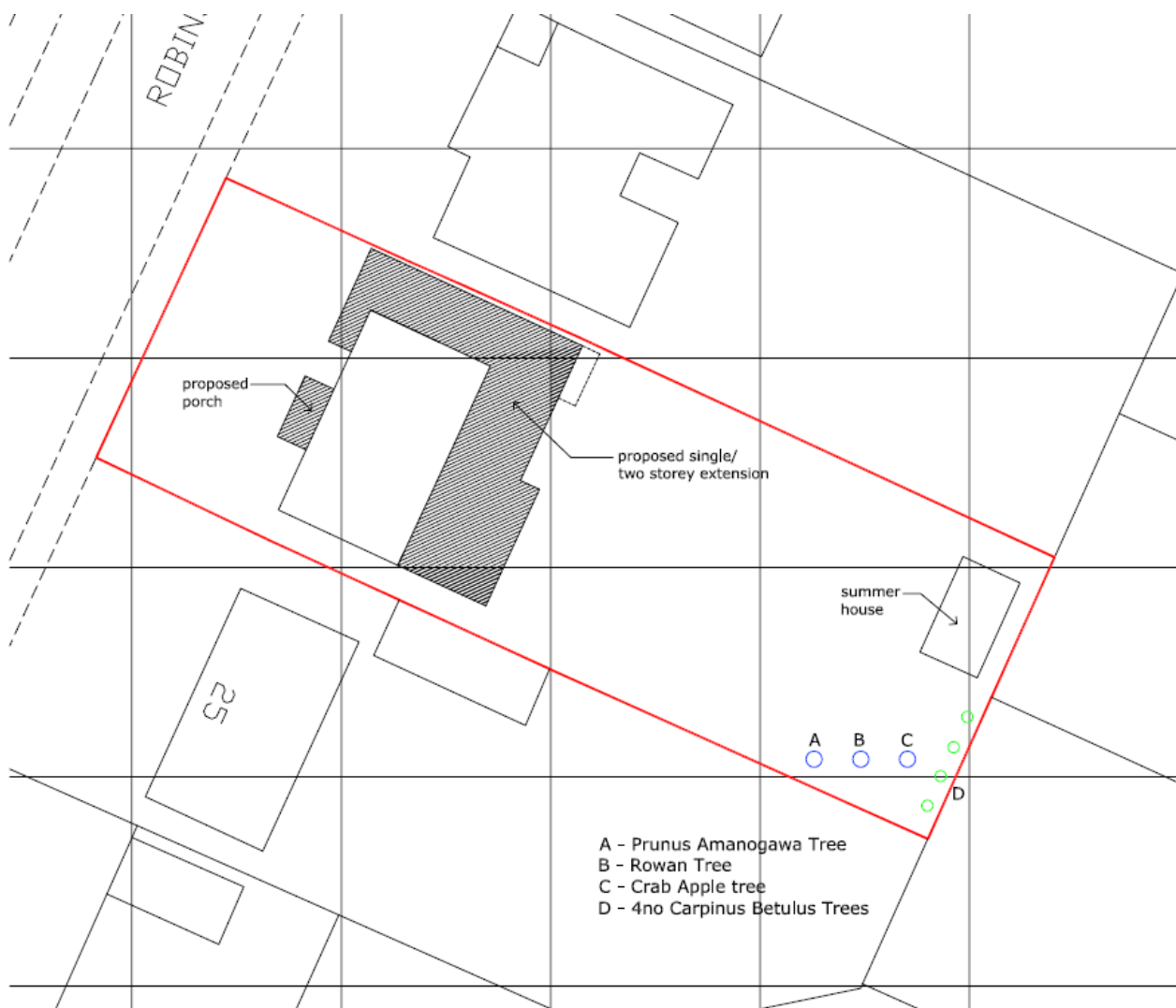
SIDE ELEVATION FACING 25



FIRST FLOOR PLAN



ROOF PLAN



PLANNING HISTORY

2004/00024/FUL, Address: 27, Robinswood Crescent, Penarth, Proposal: Installation of conservatory, Decision: Approved

CONSULTATIONS

Penarth Town Council commented 16 July and 4 August 2025 to state that they had no objection.

Councils Drainage Section commented 24 July 2025 to state that the “*site is located within Rivers and Sea Flood Zone 1 which is not considered to be at risk to fluvial and coastal / tidal flooding. The NRW Flood Map for Planning (TAN15 2025) shows most of this site to be in Surface Water and Small Watercourses (SWSW) Flood Zone 1, indicating a low risk of pluvial flooding. The north, west and south sides of the existing house are bounded by a small area of SWSW Flood Zone 2, considered to be at risk of pluvial flooding. The entranceway and northwest section of the proposed extension overlap this Flood Zone.*”

Further to queries from the Planning Officer, the following additional comments were received on the 11th August 2025:

Due to the small scale of this development and the nature of the surface water flood risk, we do not consider and FCA to be necessary, however we do recommend that the applicant still be considerate of the flood risk to this property and consider incorporating mitigation and flood resilience measures as part of the proposed extension to ensure that they do not increase the flood risk for this site or elsewhere.

Council's Shared Regulatory Services (Pollution) were consulted and to date, no comments have been received.

Plymouth Ward Members were consulted and comments were received on 9 July 2025 from Cllr Ernest stating, in summary, that they had concerns over the impact of the development on the neighbouring dwelling and stated that the accompanying technical report recognised these concerns. **Cllr Ernest** therefore objects to the planning application.

Dwr Cymru / Welsh Water commented 10 July 2025, in summary, to state that the proposal does not seek to connect to the public sewer via a new connection and appears to rely on existing sewer connections.

Following re-consultation, DC/WW commented 31 July 2025 to state that they had no further comment but requested the aforementioned condition.

Natural Resources Wales commented 4 and 24 July 2025 to state, in summary, that the proposed development did not affect a matter listed on their consultations topic. However, they stated that no ecological information had been submitted and there are records of bats in the vicinity. As such, they recommended seeking advice from the Council's Ecologist. They noted that the decision not to comment does not rule out the potential for the proposed development to affect other interests and also added that it is the responsibility of the applicant to ensure all other permits / consents relevant to the development are secured.

Contaminated Land, Air & Water Quality commented 7 July 2025 to request an informative in relation to land quality.

Council's Ecologist was consulted and to date, no comments have been received.

REPRESENTATIONS

The neighbouring properties were consulted on 4 and 22 July 2025 and a site notice was also displayed on 16 July 2025.

An objection has been received by the neighbour at no. 29, Robinswood Crescent. A summary of the comments received are as follows:

- Concerns regarding overshadowing
- Loss of daylight and sunlight
- Fails to comply with SPG (such as not set back, set in from the boundary and set-down of the roof)
- Does not comply with Rights of light Act 1959

- Claim to use of light in Prescription Act 1832 is absolute and indefeasible and supersedes planning 45 degree rule
- No. 25 has extended and darkened passage between two properties but no side windows for no. 27
- Footprint of no. 27 already extends beyond neighbouring property and this would extend it further
- Supporting information is evidence of overshadowing and loss of light
- Combining results of daylight and sunlight study for “weighted assessment” does not make allowance for context
- Light to living room is influenced by mature trees and side windows compensates for loss of light through this window
- Concerns regarding external finish of front elevation which would darken view from front window

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

POLICY MD7 – Environmental Protection

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales’ outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

- Based on strategic placemaking principles.

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership

- The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places

Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2025)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Model Design Guide for Wales
- Parking Standards (2019)
- Residential and Householder Development (2018)

9.1. Overbearing and overshadowing impacts

9.1.1. Development can have a negative impact on a neighbour's amenity, depending on the size of it and its location in relation to the principal outlook of a neighbour's garden or rooms. Similarly, development that causes a harmful level of over shadowing will be considered unneighbourly and, therefore, unacceptable. New development must ensure that your neighbour's existing residential amenity is safeguarded.

9.1.2. Key principles:

- Two-storey development, large single storey extensions and/or large structures should in most cases be set away from the boundary adjacent to the garden of a neighbour's property.*
- Development should not unreasonably enclose a neighbour's immediate outlook.*
- Development should not cast large shadows onto a neighbour's house or garden.*
- Development that results in a significant loss of daylight and / or sunlight to habitable rooms (i.e. living room, main bedroom, kitchen and dining room) or private garden areas of neighbouring properties are likely to be harmful.*
- Thought should be given to the orientation of the development in relating to the sun so as to minimise its overshadowing impact on a neighbour's property.*
- Consideration should be given where there is a change in levels between your property and a neighbouring property must ensure that your neighbour's existing residential amenity is safeguarded.*

9.1.3. Subject to the context of a site, possible design solutions to achieve a successful development could include:

- Carefully considering the scale of the existing buildings within your property and adjacent to it, to ensure that new development is of an appropriate scale in comparison. Any development, in particular extensions, should be proportionate to your house and the surrounding existing development.*
- Siting development away from neighbouring boundaries.*
- Setting back upper floors of new development from the ground floor element. (See Figure 6)*
- Development of one and half storeys.*
- Using lower ridge heights or shallow pitched roofs.*
- Slope roofs away from the neighbour's property.*

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The main issues to consider in the determination of this application are the design and visual impact of the proposals on the wider visual amenities, impact on neighbouring amenities, impact on parking, amenity space, green infrastructure and also biodiversity enhancement provision.

Design and Visual impact

The site is located within a settlement boundary and as such, policies MD2 and MD5 are of relevance. Policy MD2 (Design of New Development) states the following (inter alia):

In order to create high quality, healthy, sustainable and locally distinct places development proposals should:

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;*

Policy MD5 (Development within Settlement Boundaries) states the following (inter alia):

Settlement boundaries have been defined around all the settlements within the LDP settlement hierarchy. New development within these settlements will be permitted where the proposed development:

- 2. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*

The alterations and additions to the front elevation would alter the appearance of the dwelling from the road. It is noted from this part of the streetscene, that whilst there is a consistent pattern in terms of detached dwellings, many have been extended and altered and as such, there is a mixed design along this part of the street. Number 25 to the south has recently been extended and altered and a number of others along the row have also been extended / altered, with some examples of balconies to the front. Therefore, the alterations and extensions proposed along the front are considered acceptable and would not detrimentally impact upon the appearance of the streetscene.

Neighbour comments have referred to a lack of set-back from the front elevation, lack of set-down of ridge height and also a lack of separation between the proposed extension and the side boundary. Whilst these comments are noted, the standards as set out in the SPG (Residential and Householder Development) are aims and general guidance and each application is considered on its own merits. Set-backs from the front elevation, reductions in height and also the separation between the boundary and the proposed extension are generally advised in order to ensure no terracing impacts and to ensure a subservient addition to the host dwelling etc. In this instance, the application property is a detached dwelling and whilst there is a characteristic break between properties along the row, there remains a gap between the application property and both neighbours and realistically, given the modest gap between the side elevation of the neighbour at number 29 and the boundary, an extension in this location is unlikely and as such, the gap would be retained. Notwithstanding this, as the application property is detached, the proposed extension to the side and forward projecting element of the gable would not result in a harmful terracing impact. It is also considered that given the modest width of the proposed extension, in addition to the stepped-down ridge height on the gabled element at the front, that the overall scale and design of the proposed side / front extension is considered acceptable.

The proposed rear extensions would be visible from neighbouring properties and also via the street to the rear. These are considered of a scale and design that are commensurate with the scale of the dwelling and as such, would have an acceptable impact on the appearance and character of the dwelling.

The proposed extensions and main dwelling would be finished with self coloured render and man-made slates, which is considered acceptable and would not be out of context within the streetscene. The proposed front gable would be finished in cedar boarding, albeit no detail has been provided on finish (i.e. whether this would be stained etc.). Whilst this is a traditional material it will be used in a more contemporary way as feature detail, where such materials are now commonplace within residential settings and is considered to provide a positive contrast on the front elevation, although a condition is recommended to secure further detail of this material prior to its use (**Condition no. 3 refers**).

The proposal includes the provision of solar panels on the front and rear elevations which are considered acceptable within this residential setting and would not detrimentally impact upon the appearance of the property.

Taking the above into consideration, the proposed scale and design of the extensions is considered acceptable and would not detrimentally impact upon the appearance of the locality. The proposals are considered to comply with policy MD5 (criterion 2) and MD2 (criterion 1 and 2) of the adopted LDP.

Impact on neighbouring amenities

Criterion 8 of policy MD2 states that development proposals should “*Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance*”.

An air source heat pump (ASHP) is located on the rear elevation of the property, approximately 3-3.1m away from the shared boundary of the neighbour at no. 29, Robinswood Crescent. The Council's Shared Regulatory Services department have been consulted and to date, no comments have been received. Additions such as air source heat pumps can result in a noise impact to neighbours. However, it is noted that the General Permitted Development Order (GPDO) allows ASHP's without planning permission, subject to complying with a number of criteria. Whilst this application is not seeking to determine whether or not the ASHP is permitted development (i.e. development that does not require planning permission), it is of note that the GPDO allows ASHP's provided that no part of the ASHP is installed within 3m of the boundary of the curtilage, subject to compliance with criteria. In this instance, given that limited details have been submitted, further details in respect of the make, model and site specific assessment to include a “MCS020 Noise Assessment for ASHP Installations”, shall be required for submission through a planning condition (**Condition no. 7 refers**) to ensure no harmful impact to neighbours by way of noise or disturbance.

The proposed single storey rear extension would be located approximately 1.4m away from the shared boundary of the neighbour at number 25. This neighbour has recently received consent for extensions and alterations and as part of the approved scheme, there is a single storey addition adjacent to the boundary. Whilst the proposed single storey extension would project past this neighbour's main rear elevation, it would not project past the single storey element and as such, the proposed single storey addition would not detrimentally impact upon the outlook of this neighbour's property or garden. Notwithstanding this, it is of a single storey nature and is located a sufficient distance from the boundary to ensure no harmful impact.

The proposed two storey extension would be located approximately 0.2m away from the shared boundary of the neighbour at number 29, albeit the roof overhang would be positioned closer and just adjacent to the boundary. The proposed extension would project past this neighbour's front elevation by approximately 2.5-2.7m and would project past their main, first floor rear elevation by approximately 1.2-1.4m. The neighbour has objected to the planning application, as referenced above, due to concerns on overshadowing, loss of light and overbearing impacts.

For context, this neighbour has two, high level, obscurely glazed windows on the side elevation at ground floor level serving a living room, which is as a habitable room. This room is also served by a principal window on the front elevation and glazing to the rear, albeit the rear windows provide entrance into a rear conservatory.

The neighbour comments refer to a Right to Light. It should be noted that whilst sunlight and daylight impacts are material planning considerations, a "right to light" as defined in the legal sense, as an easement that gives a landowner the right to receive light through defined apertures in buildings on his or her land. A “right to light” can arise by prescription, where light passes through the windows of a building from across neighbouring land for 20 years.

Members should note that planning permission and the 'right to light' serve different purposes. The grant of planning permission would not override another parties light rights.

In terms of daylight / sunlight, the proposed extensions are located to the south of the neighbour at number 29 and as such, a loss of daylight would occur. The proposed plans provide detail on the 45 degree rule and it should be noted that whilst some Planning Authorities use this rule to determine loss of light impacts, it is not included within the Vale of Glamorgan Supplementary Planning Guidance and as such, is not used in determining planning applications. Nonetheless, it is noted that this is a standard / rule used by some Local Planning Authorities and in this instance, the proposals demonstrate that the proposed extensions would not breach the 45 degree rule for both the front and rear first floor neighbouring windows.

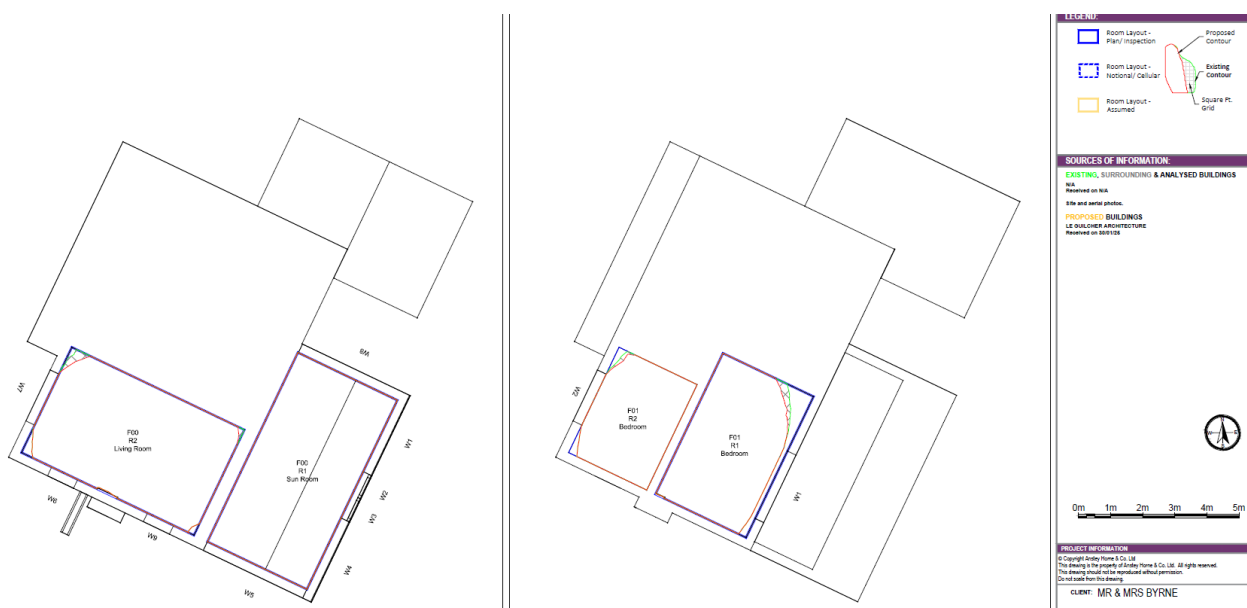
In terms of overbearing and overshadowing impacts, section 9 of the Council's Supplementary Planning Guidance (SPG) on Residential and Householder Development sets out the key principles for development to ensure that they do not detrimentally impact upon neighbours by way of being overbearing or overshadowing, such as setting development away from the boundary etc.

The application has been supported by a daylight and sunlight assessment, which concludes that:

"The results of the technical study demonstrate an extremely high level of compliance, with all of the neighbouring windows and rooms achieving BRE compliance for VSC, daylight distribution internally and sunlight."

Overall, the proposed development adheres to the BRE guidelines and will only have a negligible impact on the neighbouring property."

The following image has been taken from the assessment and provides details on the daylight distribution contours:



Source: Appendix B 'Daylight Distribution Contours', Daylight and Sunlight study, Anstey Horne & Co Ltd

With regards to the front and rear elevation windows, it is noted that some daylight would be lost, however, given the scale and orientation of the proposed extensions, it is considered that these windows would retain an acceptable outlook and level of daylight.

This neighbour, as aforementioned, has two, high level, obscurely glazed windows to the side elevation, serving the living room. Given the high level nature of the windows, the proposal is not considered to have an unacceptable impact on outlook. However, the construction of a two storey extension adjacent to the boundary would result in a different impact to these neighbours in terms of light to these windows and this is demonstrated in the following table extract from the daylight and sunlight assessment:

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
29 Robinswood Crescent							
Gnd Floor							
R1	RESIDENTIAL		SUN ROOM	W1	39.61	39.61	N/A
R1	RESIDENTIAL		SUN ROOM	W2	39.61	39.61	N/A
R1	RESIDENTIAL		SUN ROOM	W3	39.61	39.61	N/A
R1	RESIDENTIAL		SUN ROOM	W4	39.61	39.61	N/A
R1	RESIDENTIAL		SUN ROOM	W5	25.41	20.72	0.82
R1	RESIDENTIAL		SUN ROOM	W8	23.44	23.44	1.00
R2	RESIDENTIAL		LIVING ROOM	W6	18.18	1.87	0.10
R2	RESIDENTIAL		LIVING ROOM	W7	36.30	33.86	N/A
R2	RESIDENTIAL		LIVING ROOM	W9	21.29	3.10	0.15
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	28.15	27.60	N/A
R2	RESIDENTIAL		BEDROOM	W2	35.00	33.71	N/A

Source: Appendix C 'VSC Results Table', Daylight and Sunlight study, Anstey Horne & Co Ltd

It should be noted that the two side elevation windows serving the living room are labelled as W6 and W9 in the above table. Measurement of 'vertical sky component' (VSC) is at the centre of the windows, to measure the level of obstruction of the sky.

The assessment in reference to daylight states the following on these two windows:

"Not surprisingly, due to their proximity to the boundary the two small secondary windows do not meet the recommended BRE targets in either the existing or proposed condition. In this instance BRE recommends a 'weighed' assessment of the VSC by combining the VSC of all windows that serve a particular room. Having taken a 'weighted' approach to the VSC assessment we consider the weighted value in the existing condition to be approximately 36% VSC and in the proposed condition to be approximately 31%, both of which are well in excess of the BRE target VSC value of 27%.

Taking the findings of the principal windows and the weighted approach into account we consider that the BRE target recommendations for VSC will be satisfied."

The following assessment is made on sunlight to these windows:

“The results of the sunlight assessment indicate that although, when considered individually, the secondary gable windows will fall short of the BRE suggested target, when the rooms are considered as a whole all rooms will fully satisfy the BRE guidelines for both annual and winter APSH.”

The above statements on impacts to these two side elevation windows are noted. These windows are secondary windows serving the living room, albeit the principal window at the front, as referenced by the neighbour, is currently impacted by mature trees and planting and as such, the neighbour states that the light from these side elevation windows is of importance. Whilst the Authority are supportive of the retention of trees and planting, it is considered unreasonable to refuse a planning application on the basis that light levels to a neighbour's principal window is impacted in part by vegetation. Whilst the neighbour comments have been considered, the two high-level side windows are nonetheless secondary windows that are already impacted to some degree by the existing dwelling. The comments regarding context are noted (i.e. that the existing principal window is impacted etc.), however, given that the two side windows are high level, obscurely glazed and secondary, it is not considered that the impact by way of a reduction of light levels to the living room will make the living room unusable or be so harmful to living conditions within the room that it would warrant the refusal of the application. It is also concluded that for the reasons listed, the proposed extension would also not be considered overbearing on these windows.

Again, it is noted that the “right to light” is controlled by separate legislation and as such, will not be considered in the assessment of the application.

It is noted that this neighbour has a rear conservatory and the proposed extension would not project past this and as such, the proposed extension would not detrimentally impact upon the neighbour's rear garden. In terms of the conservatory itself, whilst the proposed extension would alter the outlook from this room, given the orientation and scale of the proposed extensions, they would not unacceptably impact upon the outlook or result in any overbearing impact on the conservatory.

The proposed porch on the front of the property is of a modest scale and is located a sufficient distance from shared boundaries to ensure no harmful impacts. Whilst views would be offered from the balcony above, the existing dwelling and proposed extensions would restrict unreasonable views back towards neighbouring windows and the remaining views would be acute towards the front of properties, views that are already highly visible to members of the public. As such, the proposed balcony would not offer any unacceptable views towards neighbours.

Given the position of additional windows on the ground floor, these would not result in any unacceptable views towards neighbouring properties. At first floor level, at the rear, a dressing room window is proposed and whilst this would offer views, these views would be acute in nature and are commonplace within residential settings. Views offered from the front first floor window would offer views of areas that are already available from within the public realm and as such, would not be unreasonable. Given the location of rooflights / sun tunnel within the roof and their relationship to neighbouring properties, it is considered that these would not result in any unacceptable views towards neighbours.

The proposal does not propose any first floor, side elevation windows and as such, the proposal would not raise concerns with regards to direct overlooking to neighbouring properties.

To conclude, and fully taking into account the concerns raised through consultation with the neighbour, it is considered that the proposed development would not unacceptably impact upon neighbours and as such, the proposals are considered to comply with criterion 8 of policy MD2 of the LDP.

Parking

The property benefits from a driveway to the front, which provides parking for 2-3 cars. In addition, there is a detached garage / store, however, it should be noted that this does not comply with the aims of the Parking Standards SPG in terms of garage size and as such, is not considered as a parking space.

The proposed extensions at the front of the property would reduce the size of the driveway, however, the remaining driveway is considered sufficient to provide parking for 2 which is considered adequate to serve the needs of the dwelling as extended and to comply with the aims of the Parking Standards SPG.

Amenity space

The proposed extensions would result in a loss of some amenity space, however, the property sits within a generously scaled plot and as such, the remaining amenity space is considered sufficient to meet the needs of the occupants of the extended dwelling.

Flooding

As aforementioned, the NRW Flood Map for Planning (TAN15 2025) shows most of the site to be in Surface Water and Small Watercourses (SWSW) Flood Zone 1, indicating a low risk of pluvial flooding. The north, west and south sides of the existing house are bounded by a small area of SWSW Flood Zone 2, considered to be at risk of pluvial flooding and it is noted that the entranceway and northwest section of the proposed extension overlap this Flood Zone.

Policy MD7 (Environmental Protection) states that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from (inter alia) flood risk and consequences (criterion 5).

TAN15 was updated March 2025 to provide further guidance on applications within flood zones and to require further information in some instances. Paragraph 6.1A states the following:

6.1A Flood Consequences Assessment is required for any development proposal located fully or partly in Surface Water and Small Watercourses – Flood Zones 2 and 3 -, Local Authorities may exercise some discretion for householder applications where the risk may be lower due to the nature of the development being proposed and the requirements should be proportionate to the development proposal. An assessment should also be undertaken for development on sites outside of these zones, but which has the potential to affect the course of surface water and/or excess water from ordinary watercourses. Planning authorities may provide specific local advice on this issue in Development Plans. Planning authorities should ensure any new development adjacent to Flood Zones 2 and 3 for Surface Water and Small Watercourses is appropriately set back to allow for extreme flood events.

The Council's Drainage Authority, the Lead Local Flood Authority in this instance have stated that due to the small scale nature of the proposed development and the nature of the surface water flood risk, a Flood Consequences Assessment (FCA) is not considered to be necessary. However, they have stated that the applicant should be considerate of the flood risk to this property and consider incorporating mitigation and flood resilience measures as part of the proposed extension to ensure that they do not increase the flood risk for this site or elsewhere. As such, an informative is recommended (**informative no. 2 refers**).

In light of the above, the proposal is considered acceptable in terms of surface water flooding and is in compliance with TAN15 and policy MD7 of the Council's LDP.

Ecology

Whilst it is noted that NRW have stated that there are records of bats in the vicinity, it is noted from records available to the LPA that there do not appear to be any within 250m of the site. The Council's Ecologist has been consulted and to date, no comments have been received. However, an informative will be added (**informative no. 3 refers**) to any decision in order to ensure the applicant is fully aware of their duties in respect of these protected species.

Green Infrastructure

On 18 October 2023, Welsh Government announced changes to Planning Policy Wales (PPW) by way of a Dear CPO letter entitled 'Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales'. The main policy changes which are of relevance relate to green infrastructure, net benefit for biodiversity and the protection afforded to trees.

The application has been supported by a Green Infrastructure Statement, which states that given the presence of an existing garage and hardstanding etc. the proposed development would have no effect on green infrastructure. The statement and site plan indicates that four no. trees (*Carpinus Betulus* (Hornbeam)) will be planted in the rear garden and provided these are conditioned (**Condition no. 4 refers**), the proposal is considered acceptable in terms of its impact on existing green infrastructure and also providing a net benefit for green infrastructure.

Biodiversity enhancement

Policy MD9 'Promoting Biodiversity' of the Adopted LDP requires new development to conserve and where appropriate, enhance biodiversity interests unless it can demonstrate that:

1. *The need for the development clearly outweighs the biodiversity value of the site;*
2. *The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.*

Para. 6.4.5 of Planning Policy Wales (Edition 12, 2024) states that:

"Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity....."

The GI statement states that an RSPB approved bird box would be added on the side elevation of the dwelling and this is indicated on the proposed elevation plans. Provided this is conditioned (**Condition no. 5 refers**), it is considered a sufficient net benefit for biodiversity enhancement and is considered to comply with policy MD9 of the LDP.

Other issues

The Authority's contaminated land department have requested an informative on contamination and unstable land, which is recommended (**informative no. 1 refers**).

Welsh Water / Dwr Cymru have requested a condition with regards to surface water, which is recommended (**Condition no. 6 refers**).

RECOMMENDATION

APPROVE 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 12th 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.

NOTE:

1. R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoil, subsoil, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should

controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to

deposit controlled waste on a site which does not benefit from an appropriate waste management

license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.

- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also

an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical

constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it,

but this does not mean that the land can be considered free from contamination.

- 2. The applicant should be aware of the flood risk to the property and should consider incorporating mitigation and flood resilience measures as part of the proposed extension to ensure they do not increase the flood risk for the site or elsewhere.**

3. You should note that the building / site may constitute a breeding or resting place (roost) for bats, both of which are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994) (as amended). This legislation makes it an absolute offence to either damage or destroy a breeding or resting place (roost), to obstruct access to a roost site used by bats for protection and shelter, (whether bats are present at the time or not) or to intentionally or recklessly disturb a bat/bats within a roost. It is recommended that a full bat survey of the building/ site (including trees) be conducted by a licensed bat surveyor to ascertain presence or absence of bats/bat roosts. In the event that the survey reveals the presence of bats/roosts, further advice must be sought from Natural Resources Wales on 0300 065 3000 or the Council's Ecology Section on 01446 704855.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

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

REASON FOR COMMITTEE DETERMINATION

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

EXECUTIVE SUMMARY

This is a full planning application, submitted by V J Thomas & Sons, for a proposed development at Moorlands Farm, which is located approximately 1.2km west of Llantwit Major and to the south of the B4265 Wick Road. The proposal is for the extension of an existing heifer (cow) accommodation building, erection of a new cow heifer accommodation building, and construction of a slurry lagoon.

The site is located in the countryside and mineral safeguarding area for limestone but is not subject to any other policy designations. No objections have been received from consultees or neighbours to the amended plans. Having appraised the principle of development, the visual and landscape impact, impact on residential amenity, impact on biodiversity and green infrastructure, and flood risk and drainage, among other things, it is considered that the proposed development is reasonably necessary for the purposes of agriculture and would not cause any unacceptable environmental harm. The application is therefore recommended for approval subject to conditions.

SITE AND CONTEXT

The application site (the 'site') is land at Moorlands Farm which is located some 1.2km to the west of Llantwit Major. The farm is accessed from the B4265 Wick Road via a private track. The site comprises a total of circa 1.4 ha made up of the access track and undeveloped land adjacent to the existing farmyard. The site location is shown in Figure 1 below with the application site outlined in red and the wider land ownership of the applicant outlined in blue.

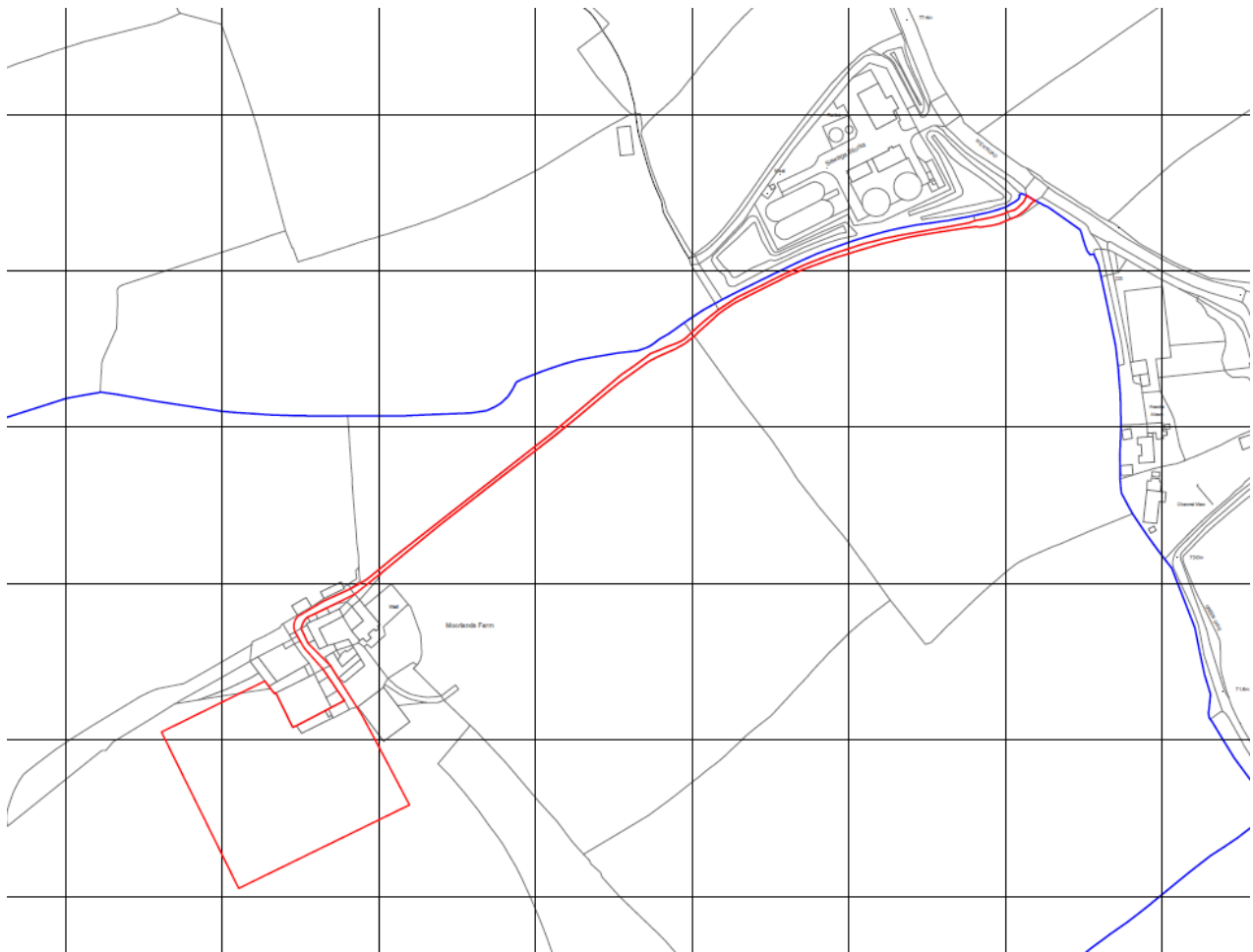


Fig 1: Site Location

The site is located outside of the settlement boundaries defined by the adopted Local Development Plan within the countryside. The site is within a mineral safeguarding area for Limestone (Category 2). There is a public right of way which crosses the fields to the east of the site which terminates at the farmyard.

The site is surrounded by fields which form part of the agricultural unit. There is a sewage treatment works and two residential properties located to the northeast of the site adjacent to Wick Road, which are respectively located approximately 300m and 450m from the farmyard. Dimlands Castle, Dimlands Riding School and some residential dwellings are located approximately 500-800m south of the farmyard.

DESCRIPTION OF DEVELOPMENT

Full planning permission is sought for an extension to one of the two existing heifer (cow) accommodation buildings, erection of a new heifer accommodation building, and construction of a slurry lagoon. Figure 2 below shows the proposed site plan. The site plan was amended during the course of the application to include additional details of the proposed slurry lagoon and tree planting.

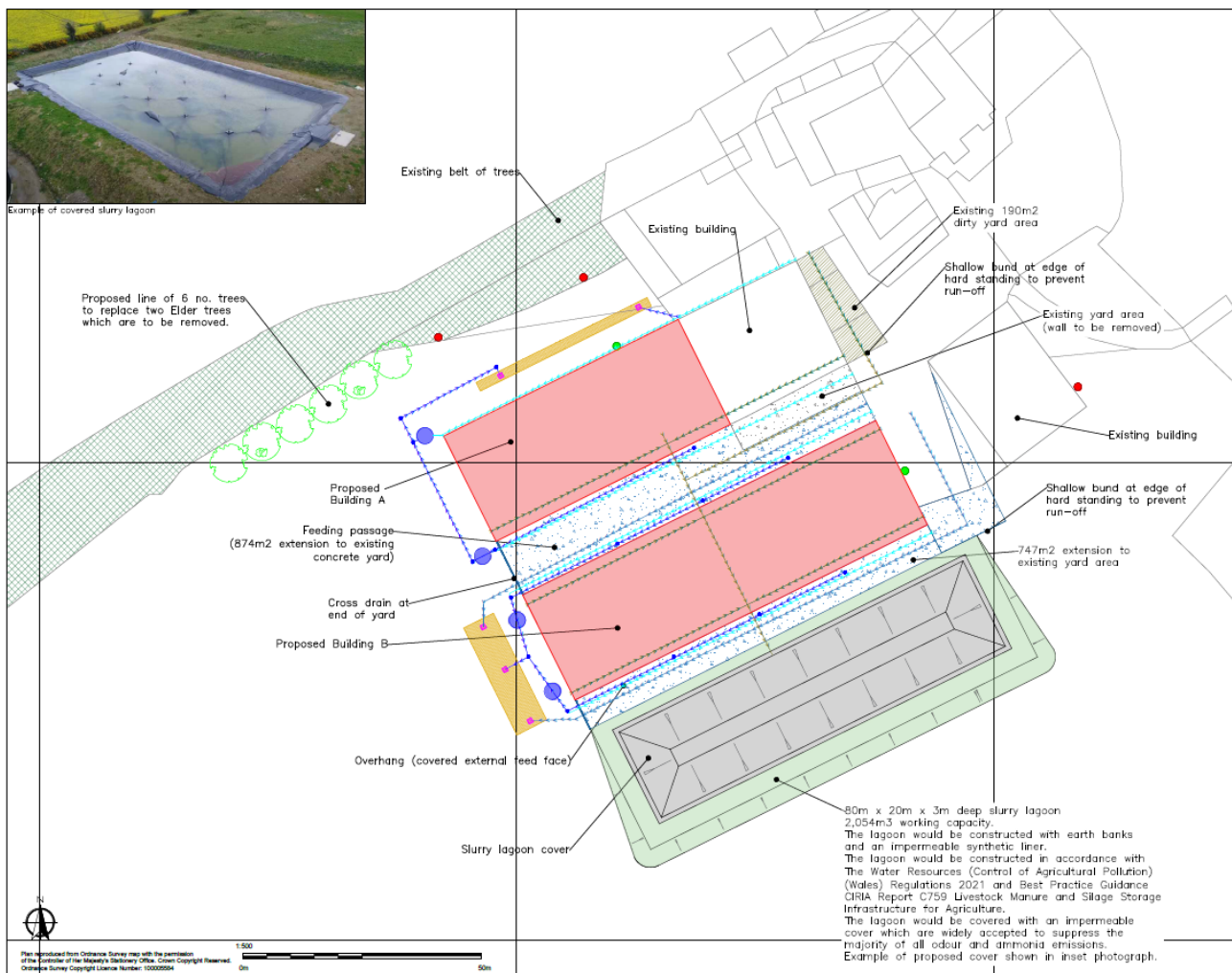


Fig 2: Proposed Site Plan (as amended)

The existing building on the site which is proposed to be extended measures circa 27.6m long, 24m wide, and 6.8m high. The proposed extension (referred to in the application as Proposed Building A) would be circa 55.1m long, and 24.4m wide and 6.8m high to match the existing building. The proposed extension would therefore roughly triple the floorspace of the existing building. The proposed new building (Building B) would be roughly the same length and width as the extended building at circa 82.5m long and 24.4m wide, but slightly taller with a ridge height of circa 7.4m. Building A is shown as being enclosed on three sides while Building B is shown as being enclosed at the two ends, with pre-cast concrete panels to the lower part and Yorkshire boarding with a dark stain to the upper part of the elevations. The buildings would be finished with a profile cement roof and sky-lights. The proposed elevations and floor plans for Buildings A and B are shown in Figures 3 – 8 below.

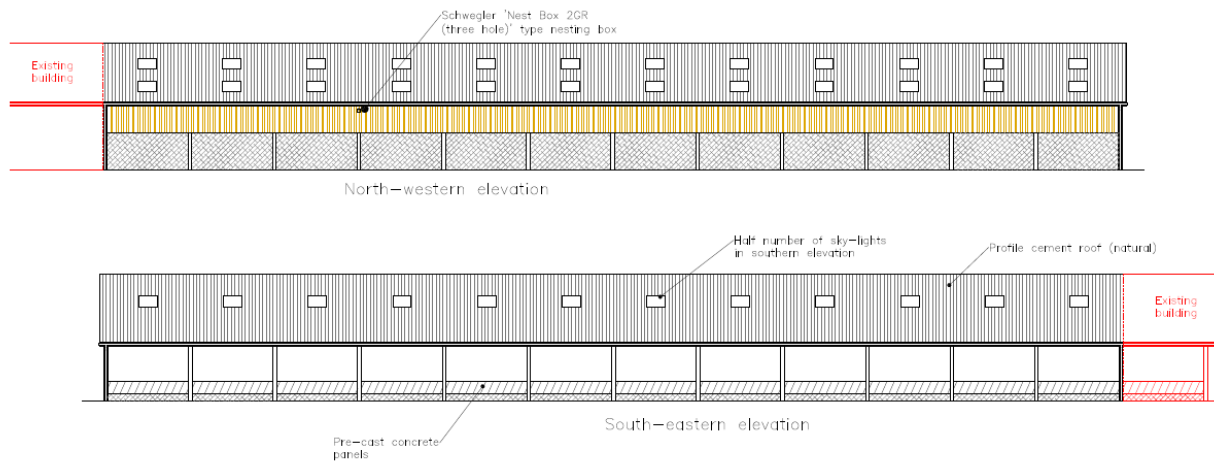


Fig 3: Building A – Proposed North-Eastern Elevation and South-Eastern Elevation

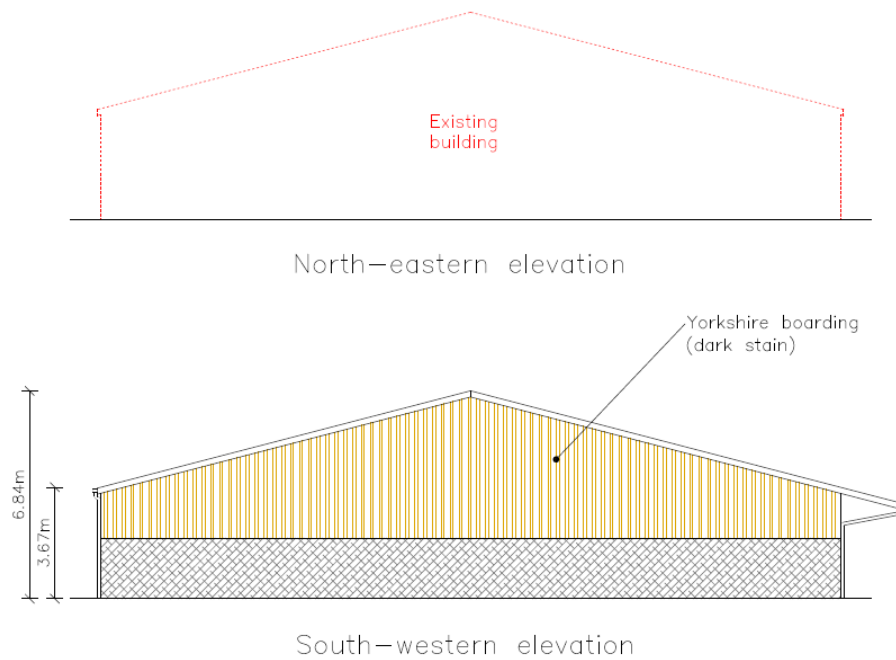


Fig 4: Building A – Proposed North-Eastern Elevation and South-Western Elevation

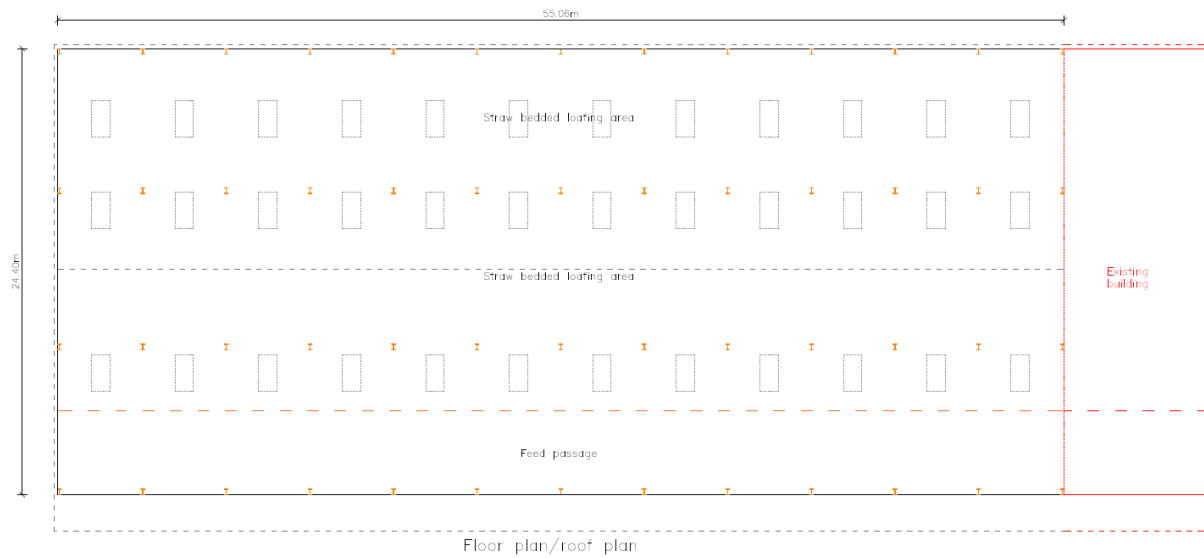


Fig 5: Building A – Proposed Floor Plan / Roof Plan

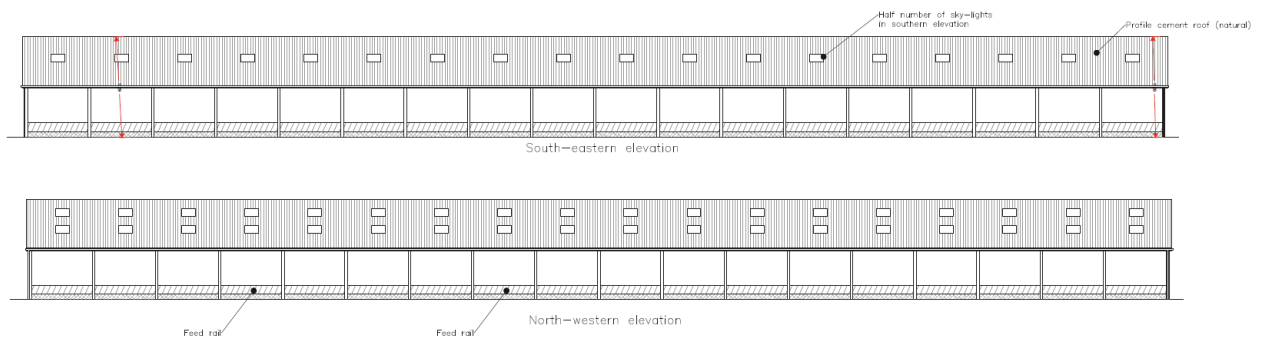


Fig 6: Building B – South-Eastern Elevation and North-Western Elevation



Fig 7: Building B – South-Western Elevation and North-Eastern Elevations

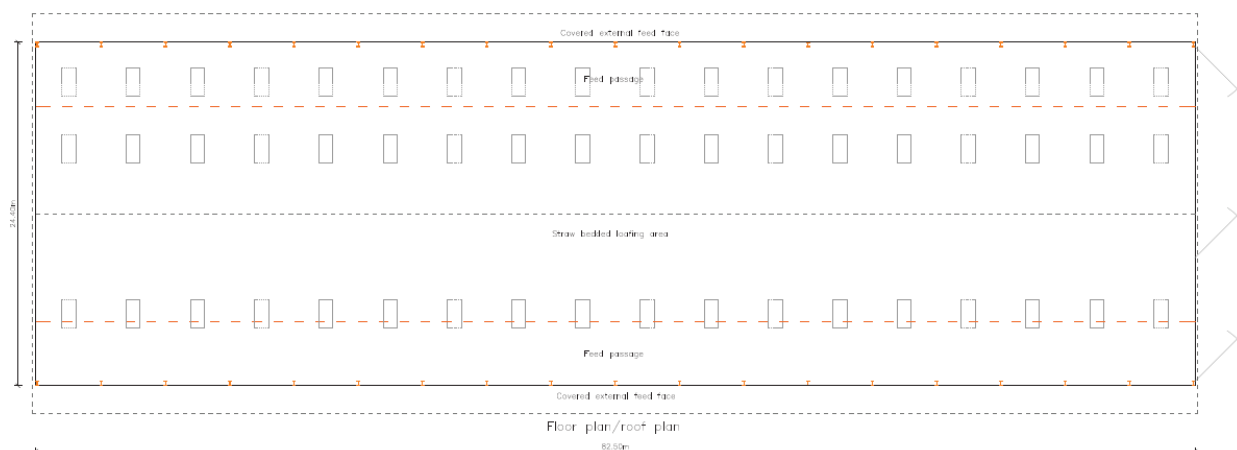


Fig 8: Building B – Proposed Floor Plan / Roof Plan

The existing yard area would be extended to provide a means of access to the new buildings with the new hardstanding amounting to an area of approximately 1,621 sqm. The proposed slurry lagoon is located to the south of Buildings A and B and the extended yard area. The lagoon would be 80m long x 20m wide and 3m deep with 2,054 m³ working capacity which the submission details would provide the farm with 6-months storage of slurry in accordance with best practice. The lagoon would be constructed with earth banks and an impermeable synthetic liner with an impermeable cover on top.

PLANNING HISTORY

1990/00839/FUL, Address: Moorlands Farm, Wick Road, Llantwit Major, Proposal: Provision of golf course, Decision: Approved.

2004/00774/FUL, Address: Moorlands Farm, Wick Road, Llantwit Major, Proposal: Barn conversion to domestic dwellings - 4 No. with detached garages, Decision: Refused.

2006/01142/FUL, Address: Land and buildings at Moorlands Farm, Wick Road, Llantwit Major, Proposal: Change of use of agricultural building to 2 no. dwellings, Decision: Approved.

2012/00323/1/CD, Address: Moorlands Farm, Wick Road, Llantwit Major, Proposal: Discharge of Condition 8 - Repeat Bat Survey. Planning Permission 2012/00323/1/CD : Renewal of 2006/01142/FUL for change of use of agricultural building to two dwellings at Moorlands Farm, Wick Road, Llantwit Major, Decision: Withdrawn.

2012/00323/FUL, Address: Moorlands Farm, Wick Road, Llantwit Major, Proposal: Renewal of 2006/01142/FUL for change of use of agricultural building to two dwellings, Decision: Approved.

2018/00101/FUL, Address: Moorlands Farm, Wick Road, Llantwit Major, Proposal: Extension of five year time limit 2012/00323/FUL: Renewal of 2006/01142/FUL for change of use of agricultural building to two dwellings and variation of Condition 8- updated bat survey, Decision: Withdrawn.

CONSULTATIONS

Llantwit Major Town Council were consulted on two occasions and two responses have been received. The first response, received 7 May 2025, stated that the pre-application consultation undertaken did not detail the construction of the slurry lagoon and that the planning applications lacks information of the details of the construction of the lagoon. Amended plans were subsequently submitted by the applicant including additional information about the proposed slurry lagoon on which the town Council were reconsulted. Their second response, received 3 June 2025, advised no objections.

Council's Highway Development Section were consulted but no response has been received at the time of writing.

Council's Public Rights of Way Officer was consulted and a response was received on 23 April 2025 stating that no public rights of way are directly affected by the proposal, however Footpath No.24 Llantwit Major terminates at the farm and therefore the applicant is advised that contractors and delivery drivers are aware that members of the public may be in the area.

South Wales Fire and Rescue Service were consulted and a response was received on 28 April 2025 advising no objection to the proposed development and refers the LPA to any current standing advice by the Fire Authority.

Council's Drainage Section were consulted and a response was received on 2 June 2025. Within this it is noted that NRW flood maps indicate that the site is at a very low risk of surface water flooding. It is advised that the application is subject to SAB approval.

Shared Regulatory Services (Pollution) were consulted and a response was received on 12 August 2025. Within the response it is noted that the site is very rural with residential housing over approximately 0.5km from the farm and the fact that only young pre-calving heifers will be held on site, the risk of noise being an issue is extremely small. With regard to odour, it is stated that as the slurry lagoon is to be covered by an impermeable cover the risk of odours being carried inland, by the prevailing westerly wind, and causing issue is reduced and thus the risk of odour being an issue is diminished. In summary, SRS state that they have no negative comment or objection to make.

Heneb, The Trust for Welsh Archaeology were consulted and a response was received on 11 June 2025. The response outlines that it is unlikely that archeologically significant material will be encountered during the course of the proposed works and as a result there are no objections to the positive determination of the application.

Llantwit Major Members were consulted but no response has been received at the time of writing.

Dwr Cymru Welsh Water was consulted and a response was received on 28 April 2025. The response identifies that the application may be subject to SAB approval and that there is no objection in principle to the proposed disposal of surface water flows into a soakaway, subject to consultation and agreement with the regulatory body or riparian owner of the system. It is also detailed that the proposed development would be situated outside of the protection zone of the public rising mains associated with the wastewater treatment works (located further to the north-east) which is acceptable in principle. A condition is requested to prohibit any surface water and/or land drainage from connecting directly or indirectly with the public sewerage network.

Shared Regulatory Services (Contaminated Land, Air & Water Quality) were consulted and a response was received on 31 July 2025 confirming no comments.

South Wales Police were consulted but no response was received at the time of writing.

Open Spaces Society was consulted but no response has been received at the time of writing.

The Council's Ecology Officer was consulted on two occasions. A response was received on 29 April 2025 and within this it is advised that they are happy with the proposed bird and bat boxes, particularly the bat boxes which will be attractive to Pipistrelle bats which have been recorded at the farm. However, it is also stated that the lack of landscaping proposals is somewhat disappointing as agricultural units can lead to increased atmospheric ammonia pollution which has negative impacts for biodiversity. The applicant is referred to a guidance note which allows farmers to plan for mitigating such pollution through the planting of trees. The applicant has submitted an amended plan illustrating that 6 no trees are to be planted to the north of the existing buildings by the existing tree belt. The Council's Ecologist has been consulted on the landscaping proposals but no further comments have been received to date.

Natural Resources Wales were consulted on two occasions. The first response, received 14 May 2025, raised concerns with the application because inadequate information has been provided in regard to protect of controlled water. It was therefore advised that further information be sought from the applicant, specifically clarification of the size of the existing dirty yard is needed to determine if the overall slurry storage complies with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations, 2021. An amended site plan illustrating the existing dirty yard area was submitted and NRW have confirmed in their latest response, dated 4 June 2025, that having reviewed the information they are satisfied the farm should have sufficient storage to meet CoAPR requirements.

REPRESENTATIONS

The neighbouring properties were consulted on 16 April 2025.

The application was also advertised in the press on 1 April 2025 and two site notices were displayed on 25 April 2025.

One representation has been received to date commenting on the application. The comment requested details of the cover that will be used on the slurry lagoon due to concerns about smells. Further details of the proposed slurry lagoon were subsequently submitted by the applicant in the form of an amended site plan. The concerned party was notified that additional details had been received but no further comments have been received to date.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

POLICY SP9 – Minerals

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG19 – Sites and Species of European Importance

POLICY MG20 – Nationally Protected Sites and Species

POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 4 – Supporting Rural Communities

- Supports sustainable and vibrant rural communities.

Policy 5 – Supporting the Rural Economy

- Supports sustainable, appropriate and proportionate economic growth in rural towns.

Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales,

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Sustainable Management of Natural Resources
- The Best and Most Versatile Agricultural Land

- Development in the Countryside (including new housing)

Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (electronic communications, transportation Infrastructure, economic development, tourism and the Rural Economy)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2025)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Minerals Safeguarding (2018)
- Parking Standards (2019)
- Planning Obligations (2018)
- Sustainable Development - A Developer's Guide
- Trees, Woodlands, Hedgerows and Development (2025)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The main issues to consider, having regard to the above policies and guidance, relate to the principle of development, the visual impact of the proposal, and the 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 are also material considerations.

Principle of Development

The site is located outside of the settlement boundaries defined in the adopted Local Development Plan (LDP) and therefore is within the countryside. LDP Policy MD1 (Location of New Development) seeks to protect the countryside from unacceptable and unjustified new development. It sets out a number of criteria that new development on unallocated sites should comply with, including criteria 1 and 9 which respectively require there to be no unacceptable impact on the countryside and the best and most versatile agricultural land.

The proposed development relates to an existing, established working farm. The new buildings and slurry lagoon would be located adjacent to the existing farmyard and buildings. The submitted Supporting Statement outlines that the proposal would enable the applicant (V J Thomas & Son) to consolidate their heifer rearing operations at fewer owned sites. It is stated that V J Thomas & Sons is one of the largest dairy and arable farms in Wales extending to approximately 1,100 ha. The business is based at Pancross Farm, Llancarfan and the wider holding comprises several farms and separate blocks of land in the South Wales area. The farm breeds its own heifers to improve genetics and to minimise the ongoing threat of bovine tuberculosis (bTB). Currently, the buildings at Moorlands Farm are used to house six-month to 12-month old heifers before these are moved to rented buildings and parcels of land near Wenvoe, however it is stated that there is no security of tenure. It is therefore proposed for Moorlands Farm to be used for the rearing of heifer replacements between the ages of 12 months to pre-calving at 22.5-23 months, with the six-month to 12-month old heifers currently housed at the farm moved to another site in the Applicant's ownership into buildings more appropriately designed to meet the needs of the cattle. The statement outlines that by locating all the heifers in this age group at one site it will increase the efficiency of the wider farm unit, for example by simplifying feeding, care and transport operations.

There is broad support for agricultural development in planning policy, as emphasised at paragraph 5.6.8 of Planning Policy Wales which advocates a constructive approach, especially those developments which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with welfare legislation. The proposal is considered to be reasonably necessary for the purposes of agriculture and therefore to be justified in this countryside location.

According to the Agricultural Land Classification map the site is primarily made up of grade 3a agricultural land, which is graded as good to moderate quality and is amongst the best and most versatile (BMV) agricultural land as defined by PPW12. Paragraph 3.59 of PPW12 sets out that *"Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historical or archaeological designation which outweighs the agricultural considerations."* It goes on to state that *"If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be direct to the lowest grade."*

The proposed development is for the expansion of an existing agricultural operation at the site and is fundamentally agricultural in nature although it is recognised it is not directly related to crop production. The application is in part on an area of the existing yard that is surrounded by BMV agricultural land on all sides, and as such the development cannot be directed to lower graded land at the site. It is considered that this, coupled with the reasons above in terms of the need for the development, which would rationalise the applicant's sites and improve the efficiency of the wider farm unit, justifies what amounts to a modest incursion into surrounding land, noting that grade 3a is the lowest grade of BMV land.

In conclusion, it is considered that the proposal represents an appropriate form of development in this location and that there would be no unacceptable impact on the countryside or best and most versatile agricultural land, in compliance with Policy MD1. The principle of development is therefore acceptable subject to there being no demonstrable harm and/or environmental impact that would outweigh the agricultural need. These matters are discussed in more detail below with other issues.

Visual and Landscape Impact

Criterion 1 of LDP Policy MD2 (Design of New Development) states that in order to create high quality, healthy, sustainable and locally distinct places development proposals should *'Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest'*.

The farmyard is located some 500m from the B4265 Wick Road and is well screened from this direction by vegetation. There is a public footpath which crosses the fields to the east linking Green Lane with the farmyard which would afford close quarter views of the site. The proposed buildings have a large footprint but would be broadly commensurate in height to the existing buildings, with Building A being circa 6.8m high to match the existing building and Building B being circa 7.4m high. The proposed buildings are agricultural in appearance and consequently would not appear incongruous in this rural setting. Any views from Dimlands to the South would be long distance and in the context of the existing farm and backdrop of trees. The proposed slurry lagoon would be set into the ground with grassed banks and black cover and therefore would have limited impact on the landscape. No new external lighting is proposed and lighting within the buildings will be downward facing to reduce spill. Noting the above, the proposal is considered to comply with Policy MD2 and to have an acceptable visual impact.

Impact on Residential Amenity

Criterion 8 of Policy MD2 (Design of New Development) requires that development proposals should safeguard existing public and residential amenity. In addition, Policy MD7 (Environmental Protection) sets out that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity and property from noise and odour nuisance amongst other things.

The nearest residential dwellings (with the exception of the dwelling on-site serving the farm) to the proposed buildings and slurry lagoon are located approximately 500m to the east. One neighbour comment has been received requesting details of the slurry lagoon cover due to concerns about smells. Further details of the proposed slurry lagoon have been provided on amended plans, which detail that the lagoon would be constructed in accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Best Practice Guidance CIRIA Report C758 Livestock Manure and Silage Storage Infrastructure for Agriculture. The lagoon would be covered with an impermeable cover which is stated to be widely accepted to suppress the majority of all odour and ammonia emissions.

There is an existing livestock operation at the farm and whilst it is accepted that the use would intensify as a result of the proposed development, some smells are to be expected from a farm of this nature. The site is located in a relatively isolated rural location at least 450m away from the nearest residential dwellings. Members should note that slurry lagoons can be constructed under permitted development rights where the lagoon is at least 400m away from 'protected buildings' which include residential dwellings not within the agricultural unit and other conditions are met. Environmental health officers (Shared Regulatory Services) have been consulted and have noted in their response that the impermeable cover would reduce the risk of odours causing an issue. In addition, they have advised that there is an extremely small risk of noise being an issue given the distance to residential housing and the fact that only young pre-calving heifers will be held on site.

Taking into account the above, it is considered that the proposal would not have an unacceptable impact on the amenity of the closest neighbours insofar as noise and odour. Accordingly, the proposal is considered to comply with criterion 8 of Policy MD2 and policy MD7. A condition is added to ensure that the slurry lagoon is constructed and retained in accordance with the approved details (**condition 3 refers**).

Biodiversity and Green Infrastructure

Policy MD9 (Promoting Biodiversity) states that *'new development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:*

- 1. The need for the development clearly outweighs the biodiversity value of the site; and*
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.'*

Furthermore, Planning Policy Wales Edition 12 (PPW12) Chapter 6 places increased emphasis on the protection and enhancement of the natural environment. It states that all developments must achieve a biodiversity benefit and also that green infrastructure statements should accompany all planning applications to evidence how the 'step-wise' approach has been applied.

The application has been supported by a Green Infrastructure Statement. The site comprises a mix of previously developed land and greenfield land. The greenfield land includes part of a field used to grow arable crops and a small bund which is overgrown with various ruderal species. As such, it is considered that the biodiversity value of the site is likely limited. The proposed development would also result in the removal of two Elder trees which are located adjacent to the existing building. The trees are small specimens with a stem diameter of less than 75mm. The applicant has agreed to plant 6 trees adjacent to the existing tree line as compensation for the loss of the two trees, to include 2 Beech and 4 English Oak. This complies with the minimum replacement tree planting ratio set out in PPW12 with the proposed species providing biodiversity benefits.

The application also proposes to install 2 nest boxes to the new buildings and 3 bat boxes to one of the existing building and trees. No new external lighting is proposed in order to limit light spill. The Council's Planning Ecologist has been consulted and confirmed that the proposed nesting boxes and bat boxes are suitable for this location, with the bat box being attractive to Pipistrelle bats which have been recorded at the farm. They initially commented that the lack of landscaping proposals are disappointing given that agricultural units such as proposed can lead to increased atmospheric ammonia pollution which has negative impacts for biodiversity.

The amended plans include the provision of the 6 trees detailed above which would offset some of the emissions. In addition, the applicant has completed a 'SCAIL' (Simple Calculation of Atmospheric Impact Limits) online screening tool as recommended by Natural Resources Wales to determine whether the proposed buildings and slurry lagoon would cause an exceedance of ammonia critical levels and nitrogen critical loads at the boundary of statutorily protected sites within a 5km radius of the proposed development. The results of the SCAIL assessment are detailed within the submitted Supporting Statement which concludes that the process contribution of the proposed development in addition to the background ammonia concentration is well below the critical level.

Noting the above, it is considered that the proposed development would not have an adverse impact on protected sites and would conserve and enhance biodiversity in accordance with Policy MD9 and PPW12. The provision of the biodiversity enhancements and tree planting shall be secured by condition (**conditions 4 and 5 refer**).

Highway Safety and Parking

Criterion 6 of LDP Policy MD2 (Design of New Development) requires that development proposals should have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree. Criterion 9 also requires that car parking be provided in accordance with the Council's standards.

The proposal does not involve any changes to the existing access and parking arrangements. The application forms detail that the development would not require the employment of any staff. There is unlikely to be a significant change in vehicle movements to and from the site as the heifers will be kept on the site between the ages of 12 months to 22.5-23 months. On this basis there are no concerns in relation to highway safety and parking and the application is considered to comply with criteria 6 and 9 of Policy MD2.

Public Rights of Way

There is a public right of way (Footpath No.24 Llantwit Major) which is located outside but adjacent to the application site. The footpath would not be impacted by the proposed development, however the Council's Public Rights of Way Officer has advised that the footpath terminates at the farm and therefore contractors and delivery drivers are aware that members of the public may be in the area. This is added as an informative for the applicant.

Although not directly impacted by the development, the public right of way is located a short distance from the proposed slurry lagoon. A condition is considered necessary to agree details of a secure enclosure to be erected to the perimeter of the lagoon to deter access and ensure no risk to safety of members of the public, in accordance with criterion 8 of Policy MD7 (Environmental Protection) (**condition 3 refers**).

Mineral Safeguarding

The site is located within a mineral safeguarding area for limestone (Category 2). LDP Policy MG22 (Development in Mineral Safeguarding Areas) aims to safeguard known mineral resources of sandstone, sand and gravel and limestone which are shown on the proposals map. The policy states that *'New Development will only be permitted in an area of known mineral resource where it has first been demonstrated that:*

- 1. Any reserves of minerals can be economically extracted prior to the commencement of the development;*
- 2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or*
- 3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or*
- 4. The resource in question is of poor quality / quantity.'*

The proposed development would result in the loss of some of the limestone resource, however the limestone (Category 2) safeguarding area covers a large area across the Vale of Glamorgan, and therefore it is considered it would not have a significant impact on future working of the resource. The proposal is therefore considered to comply with criterion 3 of Policy MG22.

Flood Risk and Drainage

Aforementioned Policy MD7 (Environmental Protection) outlines that development proposals are required to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from pollution of land, surface water and ground water (criterion 1) and flood risk and consequences (criterion 5) amongst other things.

The application was received on the same date that the updated TAN 15 (Development, Flooding and Coastal Erosion) was published. The Council's Drainage Section have advised that the site is located within flood zone A on the (now superseded) NRW Development Advice Map which is not considered to be at risk to fluvial and coastal / tidal flooding. The application site is located outside of flood zones 3 and 3 for rivers and seas, and surface water and small watercourses, on the new NRW Flood Map for Planning. As such, there are no concerns with regard to flood risk and the proposal is considered to comply with criterion 5 of Policy MD7. The proposed site plan indicates that soakaways would be constructed to manage surface water run-off. The Council's Drainage Section have confirmed that the application is subject to SAB approval prior to commencement of any works and this is added as an informative for the applicant.

Several measures are proposed in order to avoid pollution of surface waters, including the external yard area being fitted with shallow kerbs and cross-drain directed to the proposed slurry lagoon. In addition, all manure would be taken directly from the buildings and stored on field headlands in accordance with best practice before being spread on surrounding arable land in accordance with the Manure Management Plan and Nutrient Management Plan which is in place at the holdings. Natural Resources Wales have been consulted and within their initial consultation response requested clarification regarding the size of the existing dirty yard. This information has been provided by the applicant on an updated plan and NRW have subsequently confirmed that they are satisfied that the farm should have sufficient slurry storage to meet The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

The application is therefore considered acceptable in this respect and to comply with criterion 1 of Policy MD7. A condition is added to ensure that the slurry lagoon is provided in accordance with the submitted details prior to first beneficial use of the development and retained thereafter (**condition 3 refers**).

Planning Obligations

Planning Obligations are ordinarily sought for major developments. The Council's Planning Obligations SPG document sets out that planning obligations will be sought for residential and commercial development over certain thresholds. The proposal is for non-residential but not strictly commercial development as the development would not directly result in the employment of any staff. It is considered that planning obligations are not necessary for the development to be acceptable in planning terms and therefore no contributions are sought in this instance.

Other Issues

Llantwit Major Town Council commented that the pre-application consultation undertaken by the applicant did not detail the construction of the slurry lagoon. The submitted pre-application consultation report outlines that the slurry lagoon is proposed in response to comments from Natural Resources Wales at the time of pre-application consultation. The construction of a slurry lagoon in its own right would not trigger the requirement for pre-application consultation. It is therefore considered that the pre-application consultation report meets the necessary requirements. The planning application has also been publicised in accordance with legislative requirements.

RECOMMENDATION

APPROVE 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 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.

NOTE:

1. **The contractor and any delivery drivers should be advised that there may be members of the public area in the area due to public Footpath No.24 Llantwit Major terminating at the farmyard.**

2. **New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

3. **Please note advice from Welsh Water:**

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

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

REASON FOR COMMITTEE DETERMINATION

The application must be determined by Planning Committee under the Council's approved scheme of delegation because it has been called-in by Cllr 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."*

EXECUTIVE SUMMARY

The site is located at The Merrie Friars Building (No.8 & 9) Paget Road which is a three-storey property which fronts directly onto Paget Road. It is currently occupied by several commercial units on the ground floor, and prior to re-development, a former gymnasium occupied the first floor and basement, with a single large residential unit above that on the second floor. Planning application 2022/01185/FUL was granted for the residential conversion of the upper floors of the building in 2023.

The application is made under Section 73a of the Town and Country Planning Act and seeks to regularise unauthorised works already carried out, as well as make further amendments, to Planning Permission Ref. 2022/01185/FUL. A front balcony has been constructed which does not accord with the approved plans, and there are other minor amendments to the configuration of the rear elevation.

Barry Town Council did not object, Cllr S William wrote in support of the application, and Cllr S Perkes called the application to Planning Committee. There have been no representations made by members of the public.

The principal issue relates to the unauthorised front balcony. The VoGC Conservation Officer objected to the proposals, noting that the balcony covers over the piers, losing the deliberate and quality interwar design which is reflective of the historic importance of the seaside resort.

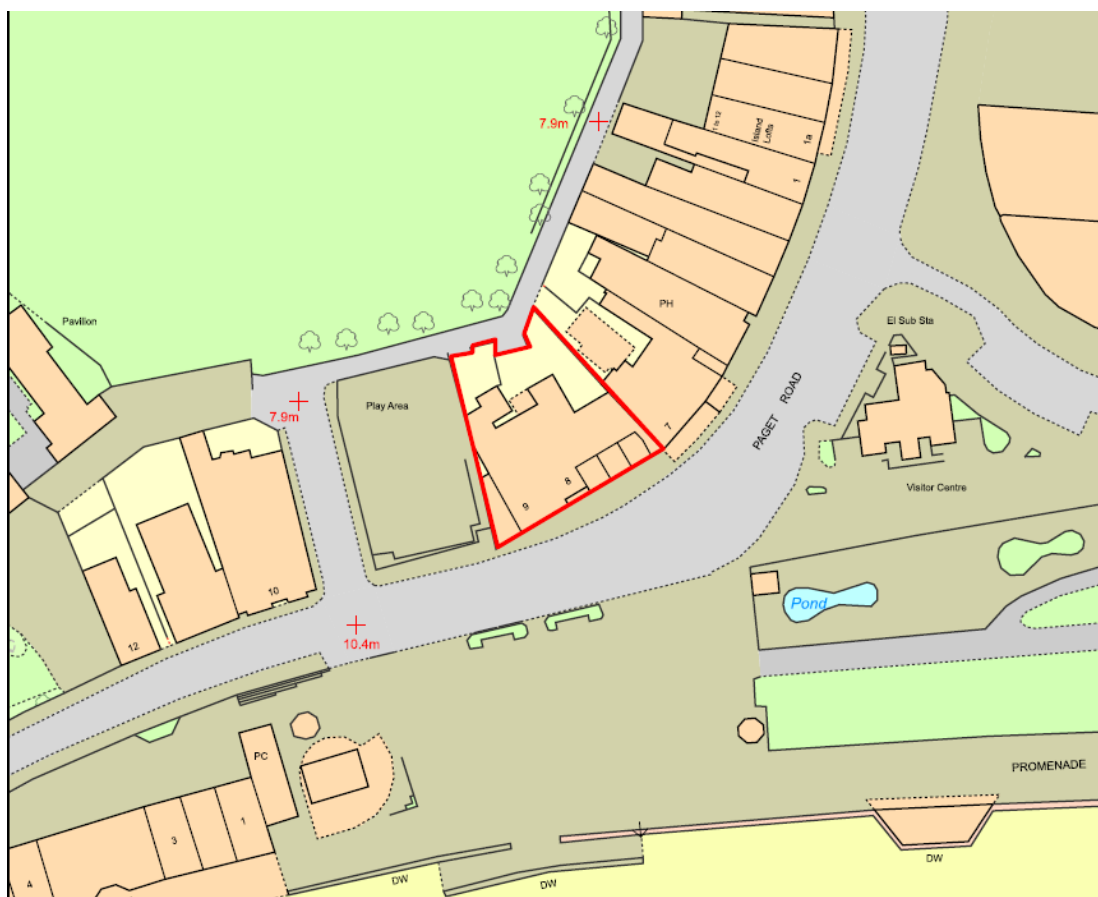
Having considered the above and having appraised the visual impact and having given special attention to the impact to the desirability of preserving the character of the Barry Marine Conservation Area, among other things, the proposal is considered sufficiently harmful to warrant refusal. The application is therefore recommended for REFUSAL.

SITE AND CONTEXT

The site is located at The Merrie Friars Building (No.8 & 9) Paget Road, within the settlement boundary of Barry as defined by the Local Development Plan (LDP). The site relates to a three-storey property which fronts directly onto Paget Road. It is currently occupied by several commercial units on the ground floor, and prior to re-development, a former gymnasium occupied the first floor and basement, with a single large residential unit above that on the second floor.

The site is in the Barry Marine Conservation Area, although the building is not identified as a 'positive building' in the conservation area appraisal and is not listed. The building has a utilitarian appearance at the rear with a stone façade at the front. The original frontage included a recessed terrace framed by the Grecian style columns, however, at some point in time these appear to have been infilled with casement windows.

Planning application 2022/01185/FUL was granted for the residential conversion of the upper floors of the building in 2023. In recent months, construction works have been started on the building and these remain on-going.



DESCRIPTION OF DEVELOPMENT

The application is made under Section 73a of the Town and Country Planning Act and seeks to regularise unauthorised works already carried out, as well as to make further amendments to Planning Permission Ref. 2022/01185/FUL.

The original application was for the residential conversion of the first and second floor of the Merrie Friars building to create six residential units (a net gain of five units).

The amendments sought include:

- Extended Front Elevation Balconies (retrospective)
- Revised External Staircase;
- Amended Rear Communal Entrance (to Flats 1 & 2) (retrospective); and
- Inclusion of Rooflights, AOV (vent), and Basement Doors;

Front Balconies:

The pre-existing front elevation comprised of the original ashlar masonry, with white upvc windows and doors set within the original openings between the vertical piers, as pictured below.

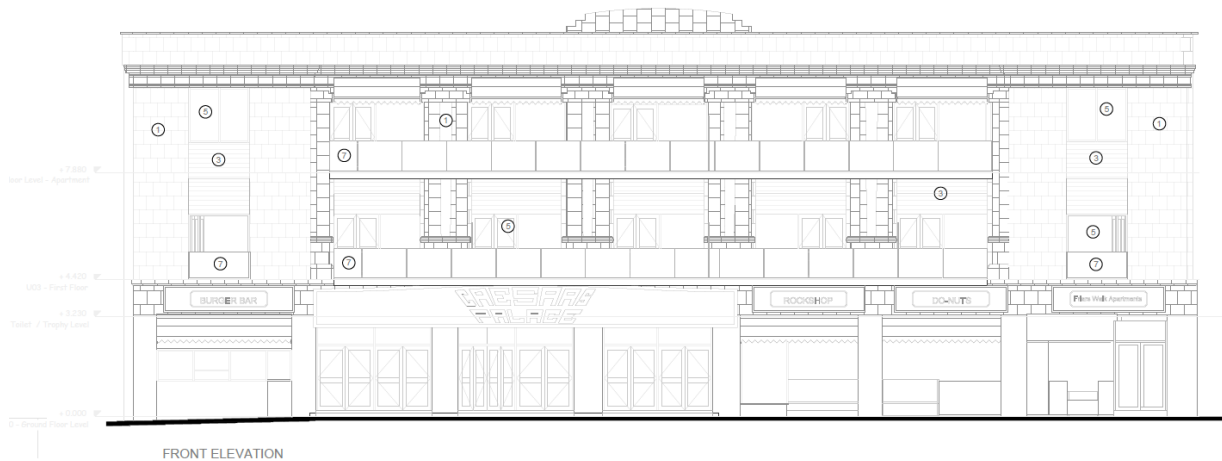


The approved balconies were situated between the piers, as shown on the approved plan and accompanying image seen below.





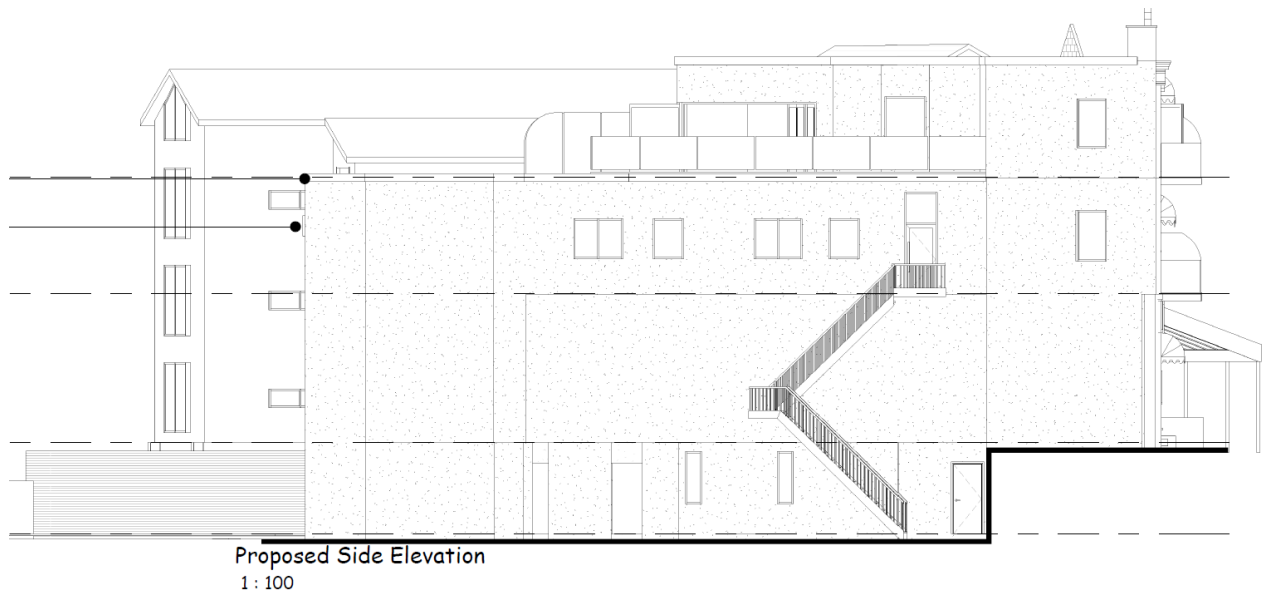
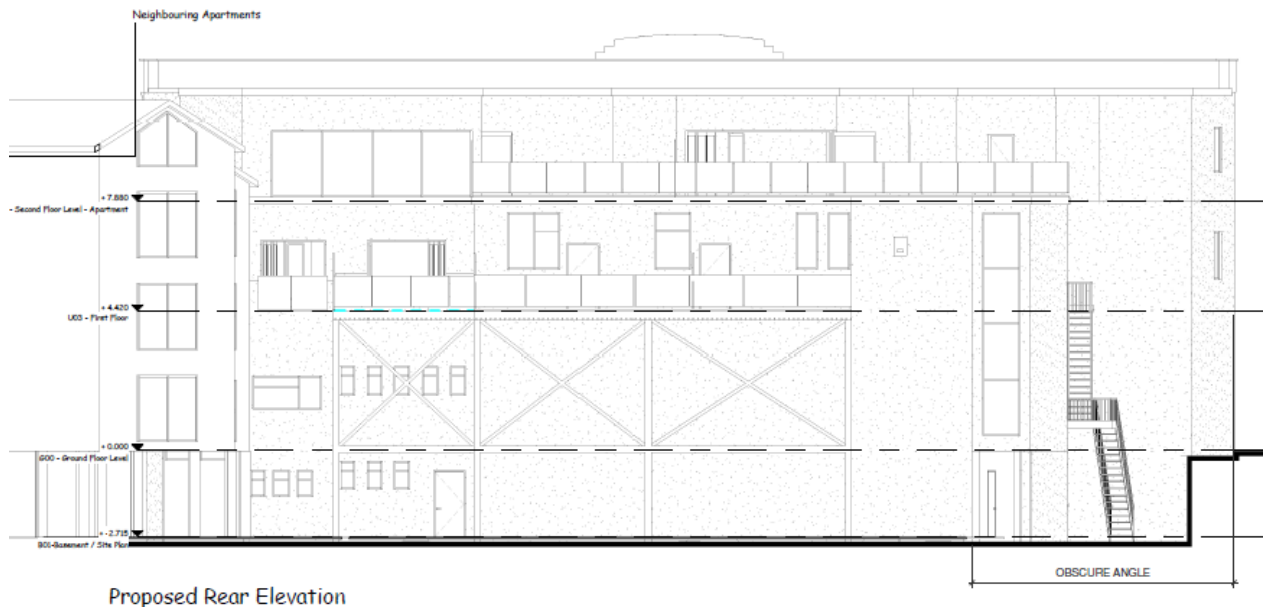
The proposed plans reflect the 'as built' situation with the balconies constructed as a single expanse, as shown in the plan and photograph below.



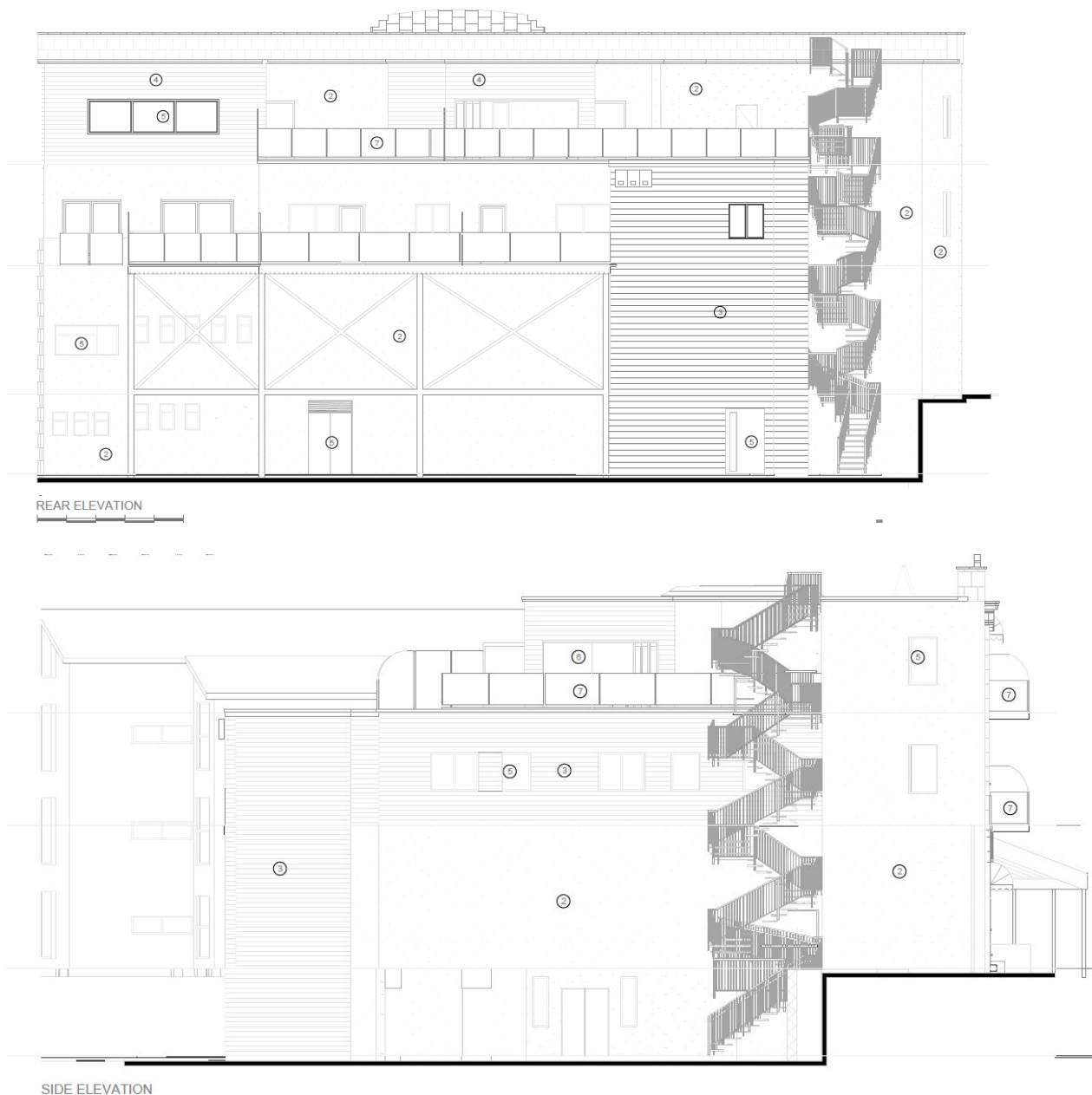
Side and Rear Elevations:

There are a series of minor amendments to the arrangement of fenestration to the rear elevation shown on the proposed plan. The principal changes are the provision of an extended external staircase, providing direct roof access to the telecom equipment sited on it, as well as the omission of a vertical window serving a staircase. The proposed lift has also been omitted.

The approved rear and side elevations are depicted below: -



The proposed rear and side elevations are depicted below:



PLANNING HISTORY

2023/01214/FUL, Address: Existing telecommunications site on rooftop of Barry Gymnasium, Paget Road, Barry, Proposal: Removal of existing 6No. antennas, 2No. equipment cabinets and other ancillary equipment; Installation of 6No. replacement antennas on new support structures, with the height to top of antennas at 15.85m AGL; 1 no. replacement equipment cabinet and ancillary equipment thereto, Decision: Approved

2022/01185/FUL, Address: 8, Paget Road, Barry, Proposal: 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), Decision: Approved

2022/01185/2/CD, Address: 2-3 Merrie Friars Building, Paget Road, Barry, Proposal: Discharge of Condition 5 (Materials details) for Planning Application 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. Decision: Approved

2022/01185/1/CD, Address: 8, Paget Road, Barry, Proposal: Discharge of Condition 3 - Biodiversity Enhancement Details. 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. Decision: Approved

2014/01246/FUL The Gymnasium, 8, Paget Road, Barry Extension to rear of top floor flat upon roof to first floor level below Approved 12/12/2014

2014/00024/FUL Rooftop of Barry Gymnasium, 9, Paget Road, Barry. Proposed replacement of six no. Telefonica O2 antennas with six no. Vodafone antennas, together with replacement of two no. equipment cabinets and additional single equipment cabinet. Approved 04/03/2014

2010/00963/FUL Barry Island Gym, Paget Road, Barry. Installation of two, four stack dipole antennas on freestanding grillage and ancillary development with the equipment located within an internal equipment room at ground level. Approved 22/10/2010

2007/01586/FUL Rooftop of Barry Gymnasium, Paget Road, Barry Island, Barry. Retrospective application for installation of six antennae on steel pole mounts with equipment cabinet and associated cables and trays. Approved 30/01/2008

2007/01179/PNT Barry Gymnasium, Paget Road, Barry Island. Installation of 3 additional antennae on roof parapet wall and additional equipment cabinet as detailed on drawings enclosed. The proposed installation will compliment the existing three pole mounted antennae and cabinet as well as another operators equipment. Withdrawn 30/06/2007

2005/00558/FUL 8 & 9, Paget Road, Barry Island, Barry. Change of use of first floor accommodation from gymnasium. Conversion of 3 no. 2 bedroom flats including the demolition and alteration of structures to the rear. Erection of garage accommodation. Approved 09/09/2005

2003/01414/FUL Second floor, 8/9, Paget Road, Barry. Change of use of second floor area to domestic flat. Approved 21/11/2003

1997/01061/FUL Merry Friars, Paget Road, Barry Island. Rear fire escape serving top floor. Approved 14/11/1997

1991/00442/FUL The Merrie Friars, 8 Paget Road, Barry Proposed alteration to entrance and canopy over. Approved 28/06/1991

1989/01200/REG4 Former conveniences, Paget Road & Friars Road, Barry Island Hoarding (Timber construction) Withdrawn 06/10/1989

1974/01184/FUL Marie Friars, Paget Road, Barry Island. To provide new first floor male toilet accommodation. Approved 12/09/1975

CONSULTATIONS

Barry Town Council stated no objection.

Highway Authority stated no objection.

VoGC Drainage Section (SAB) – no response.

Shared Regulatory Services (Pollution) – no response.

VoGC Conservation Officer objected to the proposed variations to the front elevation and provided the following detailed comments: -

“The amendments to the front elevation is particularly harmful in terms of the impact from the amended design of the balcony. The original permission approved the creation of individual balconies for each apartment which sat between the existing stone piers. Such an approach reflected the historic design of the building where the design allowed ten insets on the first and second floor creating seating areas from which to enjoy the seaside resort. Such is evidenced in photographs e.g. Barry Island Promenade | Peoples Collection Wales. Whilst the ground floor of the property has in more recent times has lost some (or covered over) of the historic features through less sympathetic signage or shopfront design, the historic core is still visible especially at first and second floor levels. The proposal approved in 2022 reflected the original design and this was welcomed. However the proposal within this application sees the creation of a balcony that covers over the piers losing the deliberate and quality interwar design which is reflective of the historic importance of the seaside resort at Barry Island.

In addition to the balconies are the changes to the fenestration within these spaces, from fixed windows to bi fold doors. Whilst this could be supported the design shows the doors opening at various sides creating a confused impact, it is considered that each bifold should open or close on the same side to reflect the ordered and classically inspired design of the property.”

The proposed amendments to the side and rear elevation were not considered to be harmful.

Baruc Ward Councillors – no response.

Dwr Cymru/ Welsh Water – did not object and requested a planning condition that prevented the discharge of any rainwater from extended parts of the building into the public sewer.

VoGC Estates – no response.

Cllr S Wiliam stated:

“As the local ward member I write to express my full support for the application to create residential units on Paget Road.

This is an excellent proposal and will improve the area as well as enhance the building. The alterations proposed by the developer are necessary as proven by the structural and building control justifications and evidenced by the applicant.

Though I am fully in support of the Marine Conservation Area and was one of the councillors behind its establishment more than 20 years ago, I do not believe that this proposal goes against the spirit of that and in that sense, I disagree with the views expressed by the conservation officer. Rather than detracting from the area, this application improves the appearance of the building considerably and enhances the area.

Already a drab, grey, miserable building has been transformed into an aspiring and beautiful one. The slim line balustrading has emphasised the vertical columns of the building that was one of the main concerns of the officer.

They remain prominent and a special feature of the Marine Conservation area. It should also be noted that this building is not a listed one either and therefore not subject to certain conditions that would restrict the applicant's ability to refine it.

Considerable work has been done here on what is obviously a labour of love on the part of the applicant. This approach is one which should be welcomed. It is a considerate proposal which is sensitive to its surroundings and improves the appearance of the whole area.

I strongly approve of and support this proposal."

Cllr S Perkes called the application to Planning Committee with the stated reason being: *"due to the importance of the regeneration area that this development scheme is in. It therefore supports the aims of the regeneration scheme."*

REPRESENTATIONS

The neighbouring properties were consulted on 7 April 2025, and a site notice was also displayed on 2 May 2025. No representations have been made.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy
POLICY SP3 – Residential Requirement
POLICY SP4 – Affordable Housing Provision
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG1 – Housing Supply in the Vale of Glamorgan
POLICY MG4 – Affordable Housing

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD3 - Provision for Open Space

POLICY MD4 - Community Infrastructure and Planning Obligations

POLICY MD5 - Development within Settlement Boundaries

POLICY MD6 - Housing Densities

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places

Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

PPW12 also contains the following advice in relation to planning and conservation areas:

6.1.9 “Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.”

6.1.14 “There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised. Planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed. The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions.”

6.1.15 “There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.”

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 2 – Planning and Affordable Housing (2006)
- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)

In relation to design, TAN12 states:

2.6 “Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.”

4.5 “In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. Appraisal is equally important in areas where patterns of development have failed to respond to context in the past. In these areas appraisal should point towards solution which reverse the trend.”

4.8 “Appraising “character” involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality,

landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and locally distinctive features and traditions (also known as vernacular elements)."

6.16 *"The appearance and function of proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals. Developments that do not address the objectives of good design should not be accepted."*

- Technical Advice Note 15 – Development and Flood Risk (2004)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Affordable Housing (2025)
- Barry Development Guidelines
- Biodiversity and Development (2018)
- Parking Standards (2019)
- Planning Obligations (2018)
- Residential and Householder Development (2018)
- Barry Marine Conservation Area Appraisal and Management Plan

Other relevant evidence or policy guidance:

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 13/97 - Planning Obligations

- Section 160 of the Historic Environment (Wales) Act 2023, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.
- Cadw - Barry Island: Understanding Urban Character (2016)
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The application seeks to make amendments to an extant planning permission. The scope of this assessment is therefore duly limited to the acceptability of the proposed amendments, and matters relating to planning conditions.

Design and Barry Marine Conservation Area

The site is in the Barry Marine Conservation Area where Policy MD8 (Historic Environment) of the Local Development Plan (LDP) requires development proposals preserve or enhance the character or appearance of the area. In a legislative context, Section 160 of the Historic Environment (Wales) Act 2023 imposes a duty on the Local Planning Authority whereby "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*" of the conservation area. Moreover, Policy MD2 (Design of New Development) and MD5 also promote a high standard of design and state new development must relate well to its surroundings.

The principal (and most important) elevation is the front façade to Paget Road, albeit the original façade had been altered by infilling the recess between the columns with upvc casement windows and boarding in years gone by. The conversion of the upper floors presented an opportunity to enhance this elevation through the provision of better-quality windows with a greater extent of glazing and slimmer frames. This has been achieved to a degree (in terms of the fenestration design) and while the cladding boards are not characteristic of the original building or conservation area, they are considered acceptable being an improvement over the pre-existing white upvc installations. The painting over of the masonry is not ideal, as it is a potential maintenance burden, but can be carried out under permitted development.

Planning application 2022/01185/FUL proposed to provide balconies to the upper floor, in between the piers. Those shown in the prior application were of a high quality and minimalistic design, cantilevered, and largely clear glazed. Although new features, these balconies respected the core original design of the building and sat between the stone piers. This approach reflected the historic design of the building where the design allowed ten insets on the first and second floor, creating seating areas from which to enjoy views over the seaside resort. The original frontage is shown below, for context: -



Photograph c. 1925. Source: Cadw - *Barry Island: Understanding Urban Character* (2016)

The character study by Cadw refers to the Merrie Friars building on page 67 as follows: -

“The Merrie Friars is equally impressive. Built in the 1920s, the building has a modern classical-cum-Art Deco spirit, which is expressed in visually prominent ashlar masonry. The three-storey structure has seven bays with a plain cornice and parapet. The central and terminal bays are slightly proud of the main build. Overall, its robust period character is integral to that of Whitmore Bay.”

The balconies constructed and which form part of this application have instead been built across the piers, one of the principal architectural features of the building. It results in detriment to the deliberate and high-quality interwar design, which is reflective of the historic importance of the seaside resort at Barry Island. The expanse of the balconies also creates a strong horizontal emphasis which clashes with the dominant vertical emphasis of the piers. Although glazed, the balconies also have substantive steel frames around each glass pane, whereas the panes on the approved design are larger and shown without such frames – and this adds to their prominence, exacerbating the identified harm. The aforementioned legislation and policy context, requires development in conservation areas to preserve or enhance the host area, and for the reasons given above, the development fails to meet this requirement and represents a significant and harmful retrograde step to the previous approval.

The application is supported by a Structural Report which explains the rationale behind the construction. It states that the only means to cantilever the balconies was using existing steel columns between the pillars, as the pull-out forces of the bolts would otherwise have exceeded the resistant characteristics of the masonry. I.e. it concludes that it would have been impossible to implement the approved design. These findings are not disputed, however, on establishing this fact there would clearly have been an opportunity to raise this matter with the Local Planning Authority, to discuss and seek approval for any amendments before undertaking unauthorised works. No such contact was made.

Whilst some weight that can be afforded to the amenity benefits to the occupiers from having a front balcony, ultimately, this does not outweigh the harm caused to the character of the building and conservation area from the unauthorised works. All but one of the flats will have access to sizeable rear balconies that provide beneficial and acceptable spaces for outdoor amenity. Flat 1 would not have access to any external private or shared amenity space, however, the functional requirements such as bin and secure cycle storage are provided for on the ground floor of the building. The units also benefit from a good level of public amenity, with the beachfront as well as public play space on its doorstep, and a Juliet style ‘balcony’ window would provide for a reasonable alternative.

The proposals include several other alterations from the approved drawings to the side and rear elevation. These elevations are relatively utilitarian and of much lesser importance to the character of the street scene and Barry Marine Conservation Area, when compared to the front. These other amendments are relatively minor in scale and would otherwise be considered acceptable.

In summary, the re-design of the front balconies, by covering the piers which are a fundamental part of the core historic design, has unacceptably harmed the character of the Merrie Friars building. The building is one of the most prominent within the Barry Marine Conservation Area and, consequently, the proposals fail to preserve the character of the conservation area. It is considered that such harm is not outweighed by other factors. It is therefore contrary to criterion Policies SP10 (Built and Natural Environment), criterion 1 & 2 of Policy MD2 (Design of New Development), and criterion 1 of Policy MD8 (Historic Environment), as well as the advice within Planning Policy Wales Ed. 12 and TAN12 (Design). Having regard to the Council’s duty to pay special attention to this matter under Section 160 of the Historic Environment (Wales) Act 2023, it is considered that the application should be refused.

Residential Amenity

The submitted floor plans show a reversion to 1.1m side screens to the balconies of Flats 4 and 6 to the rear of the building. However, the elevation plans show them as 1.8m tall. There is no mention of amending the screens in the application documents or cover letter, and therefore, this appears to be a plan error. The approved screens are 1.8m and would need to be retained at this height to protect the amenity of neighbouring occupiers, who may otherwise be subject of intrusive overlooking from the proposed garden terraces (rear balconies).

RECOMMENDATION

REFUSE (W.R.)

1. The front balconies, by virtue of their forward projecting design and covering the piers which are a fundamental part of the core historic design, have unacceptably harmed the character of the Merrie Friars building. The building makes a positive contribution to the character of the Barry Marine Conservation Area and is one of its most prominent buildings. Having regard to the Council's duty under Section 160 of the Historic Environment (Wales) Act 2023, the proposals fail to preserve the character of the Barry Marine Conservation Area and is contrary to Policies SP1 (Delivering the Strategy), criterion 1 of SP10 (Built and Natural Environment), criterion 1 of MD2 (Design of new Development), and criterion 1 of MD8 (Historic Environment).

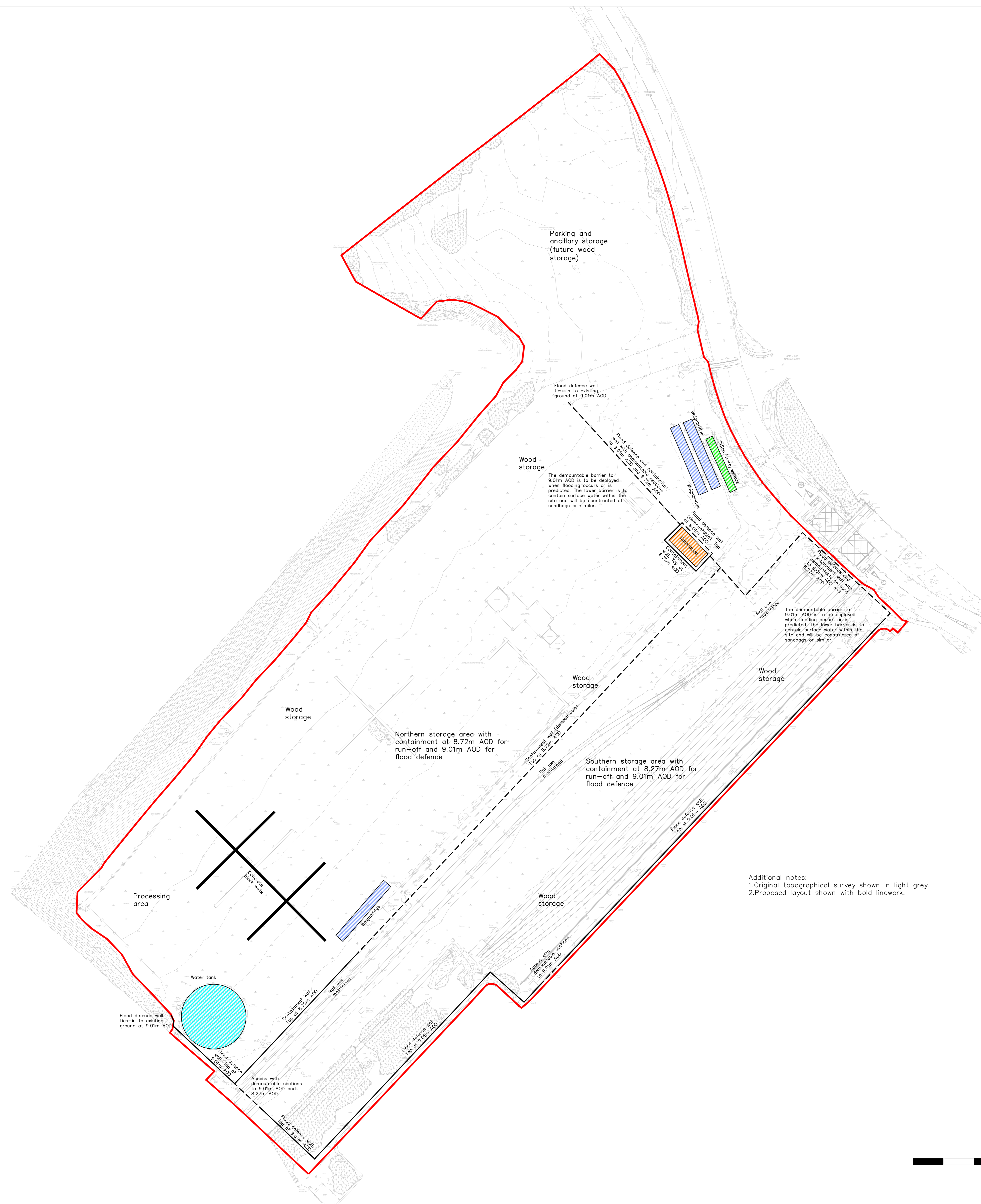
REASON FOR RECOMMENDATION

The decision to recommend refusal of 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 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.



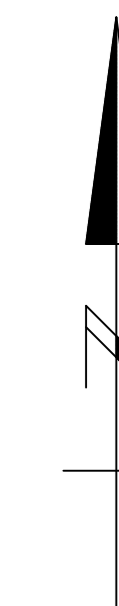
© SWWP

Notes:

1. This drawing should only be used for its original intended purpose.
2. Critical dimensions, levels, clearances etc. should be checked on site before construction work commences.
3. Dimensions in metres unless otherwise stated.

Application boundary

2024/00959/FUL



Additional notes:
1.Original topographical survey shown in light grey.
2.Proposed layout shown with bold linework.

B	Flood defence wall added	18 Aug 2024
A	Block walls amended	02 May 2024

Revision	Comment	Date
----------	---------	------



Project	BARRY DOCK WOOD DEPOT
---------	--------------------------

Drawing Title	SITE LAYOUT
---------------	-------------

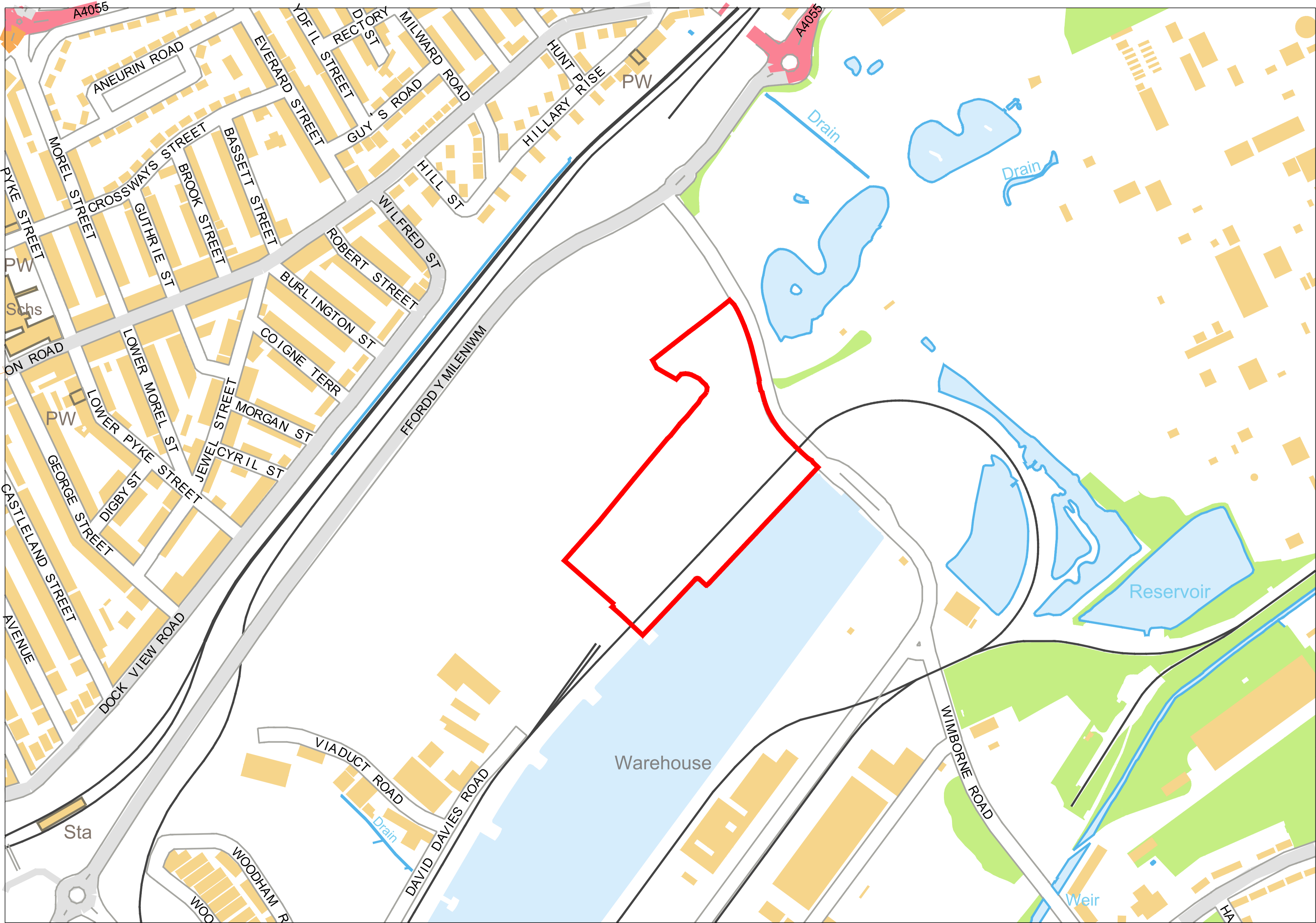
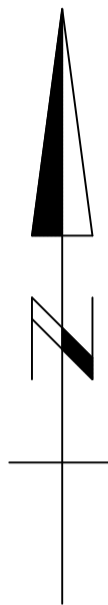
Drawn Date	Surveyed Date
28/04/24	

Scale
1:500 (AT A0)

Drawing Number	Rev
LMM/072/02	B


© SWMP
Notes:
1.This drawing should only be used for its original intended purpose.
2.Critical dimensions, levels, clearances etc. should be checked on site before construction work commences.
3.Dimensions in metres unless otherwise stated.

Application boundary



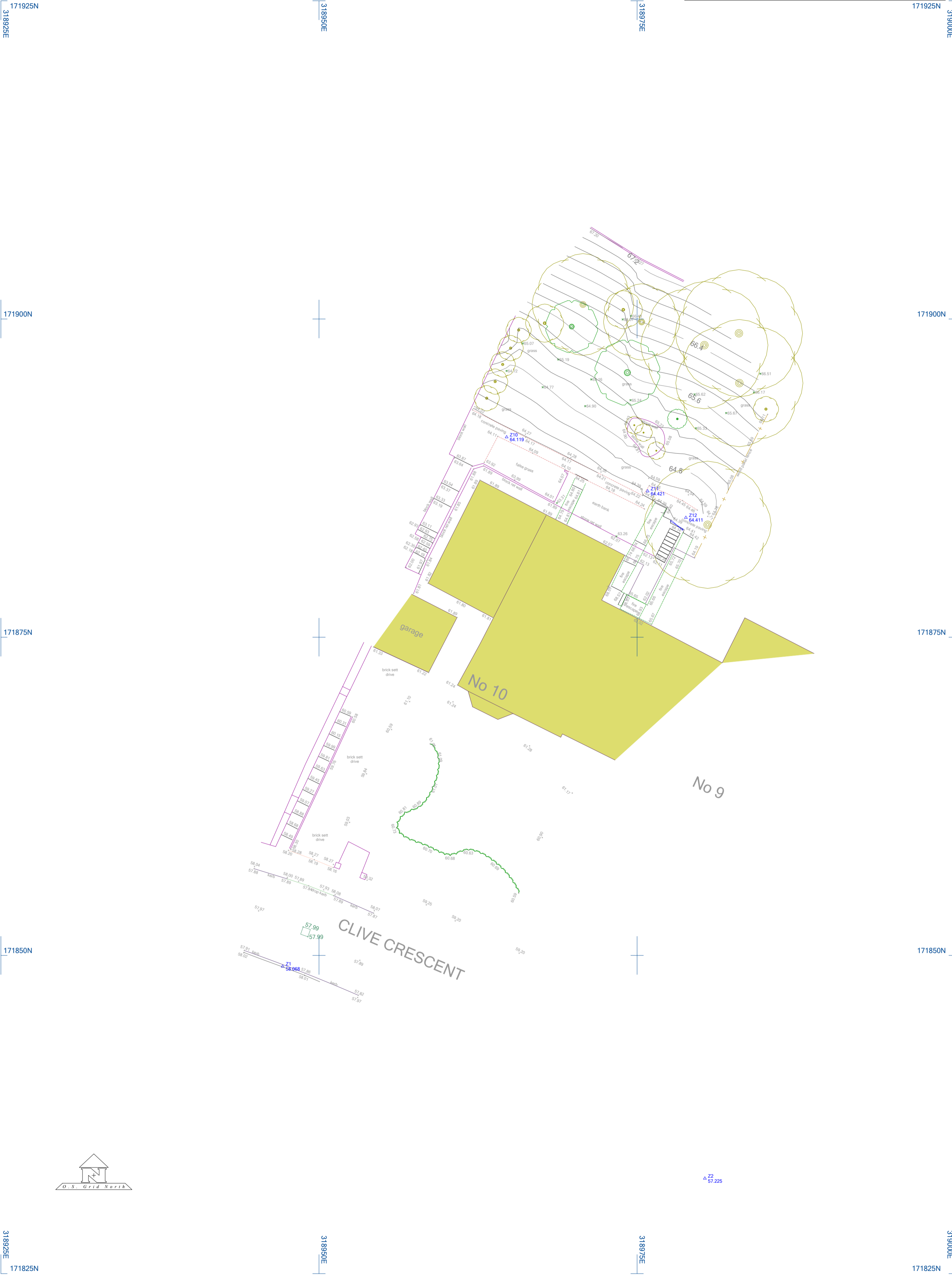
Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432


0 100 200
SCALE BAR = 200M

Revision	Comment	Date
<div><div>South West Wood Products Ltd</div><div>Unit A4 Pacific Road, Compass Business Park, Cardiff CF24 5HL</div></div>		
Project BARRY DOCK WOOD DEPOT		
Drawing Title LOCATION PLAN		
Drawn Date 22/06/24		Surveyed Date
Scale 1:2500		(AT A1)
Drawing Number LMM/072/05		Rev —



<p>General Survey Legend</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>Solid feature as annotated Opening in solid feature Edge of surface as annotated Change in surface gradient</p> </div> <div style="width: 30%;"> <p>Telecom line Surface wire sewer Foul water sewer Ulterior sewer type</p> </div> <div style="width: 30%;"> <p>Survey Station Deciduous tree Coniferous tree Bush Mastern pole Main steel pole</p> </div> </div>	<p>Notes</p> <p>Survey Grid: Local Plane Grid related to O.S. Nation Grid at Survey Control Point Z1.</p> <p>Survey Datum: O.S. Datum Newlyn.</p> <p>North Point: O.S. Grid North.</p> <p>OSGB36 position/orientation and ODNI level determined via Network RTK GNSS using the OSTN15/OSGDM15 transformations. This survey must only be used in accordance with the instructions for proper use of this survey.</p>	<p>Title</p> <h1 style="text-align: center;">10 Clive Crescent, Penarth</h1> <p style="text-align: center;">Rhys Llewellyn</p> <hr/> <p>Description</p> <p style="text-align: center;">TOPOGRAPHICAL SURVEY & LAYOUT</p>	<p>Client</p> <p>Zenith Land Surveys Ltd GPS hardware, Topographical Level & Boundary Surveys Mill House, Old Cleebury Road, Newquay, P.C.T. - CF17 7LR Telephone: (01447) 845018 E-mail: office@zenithlandsurveys.com</p> <div style="text-align: right;"> </div>
		<p>Scale</p> <p>1:100 @ A1</p> <p>Date</p> <p>7 April 2025</p>	<p>Surveyed</p> <p>BT</p> <p>Drawn</p> <p>BT</p> <p style="font-size: 2em; font-weight: bold;">22042_L_2</p>



Title <div>10 Clive Crescent, Penarth</div>		Client <div>Rhys Llewellyn</div>		Zenith Land Surveys Ltd. GPS Positioning, Topographical Land & Building Surveys Mill House, Old Camphilly Road, Nantgarw, R.C.T., CF15 7TA Telephone: 014433 845016 E-mail: office@zenithlandsurveys.com		
Description <div>TOPOGRAPHICAL SURVEY</div>		Scale 1:200 @ A2	Surveyed BT	22042		
		Date 31 October 2024	Drawn BT			
General Survey Legend					Notes	
<div><div><div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><div></div></div><div></div></div><div><div><</div></div></div></div></div>						

2024/00537/FUL



REAR ELEVATION EXISTING 1:100 at A3

DRAWINGS TO PLANNING STAGE ONLY

**DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
ANY DISCREPANCIES TO BE REPORTED IF IN DOUBT—ASK
**IF ANY CONSTRUCTION NOTES ARE ATTACHED TO THE PACKAGE OF PLANS THESE MUST BE READ AND UNDERSTOOD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK -

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA
TEL 029 2035 0365
dtbdesignservices@gmail.com



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED
WITHOUT CONSENT OF DTBD

REVISIONS

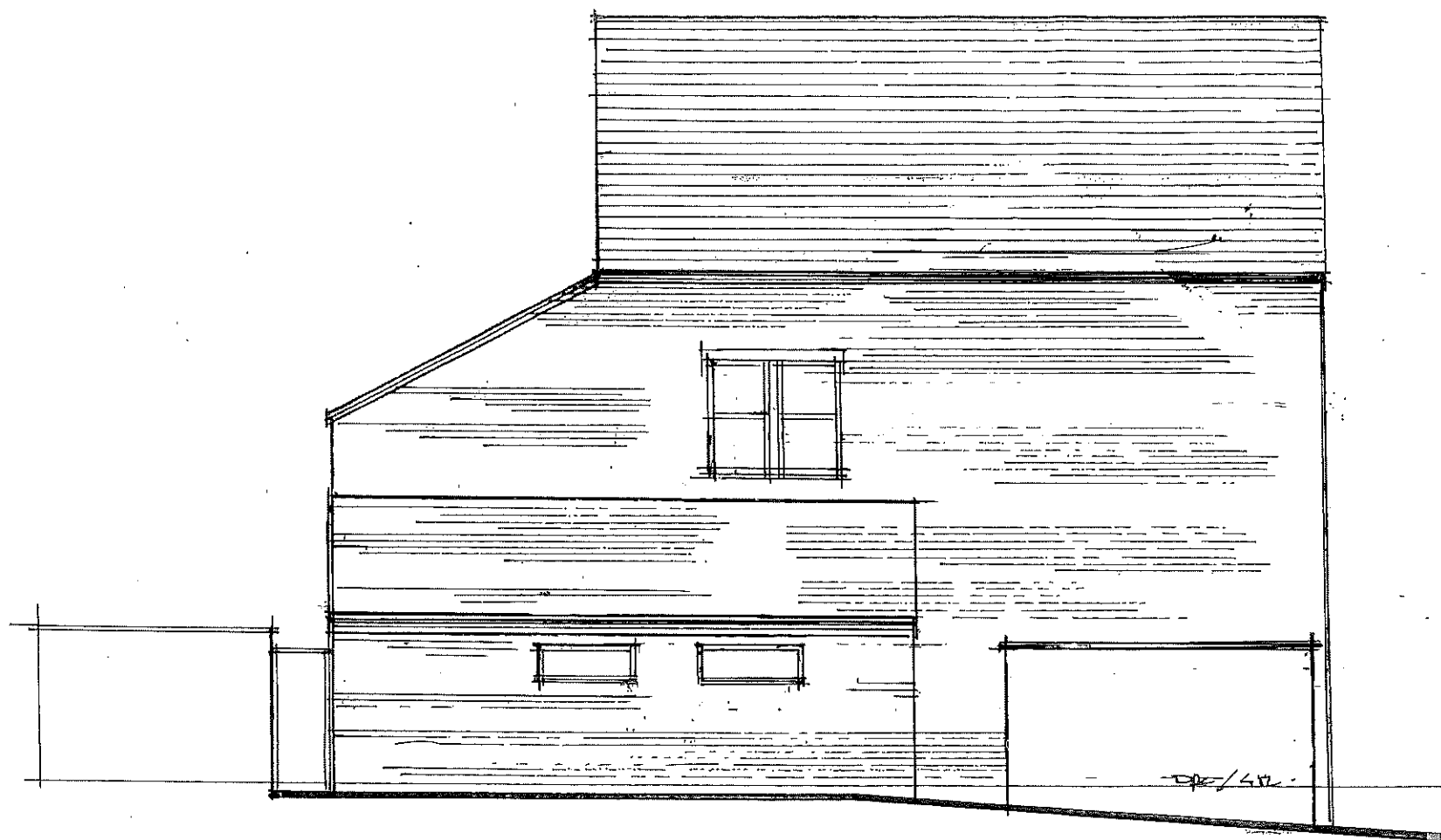
DTB DESIGN Architectural & Property Development Consultants

DESCRIPTION

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

May 2024

PLAN NO. CAX3/15



SIDE ELEVATION EXISTING 1:100 at A3

DRAWINGS TO PLANNING STAGE ONLY

**DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR
ACCURACY ON SITE BEFORE ESTIMATION AND
COMMENCEMENT OF WORKS
ANY DESCREANCIES TO BE REPORTED
IF IN DOUBT—ASK

**IF ANY CONSTRUCTION NOTES ARE ATTACHED TO THE PACKAGE
OF PLANS THESE MUST BE READ AND UNDERSTOOD BY THE
CONTRACTOR PRIOR TO COMMENCEMENT OF WORK -

DTB DESIGN

TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA
TEL 029 2035 0365
dtbdesignservices@gmail.com



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED
WITHOUT CONSENT OF DTBD

REVISIONS

DTB DESIGN Architectural & Property Development Consultants

DESCRIPTION

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

May 2024

PLAN NO. CAX3/16



FRONT ELEVATION *EXISTING* 1:100 at A3

DRAWINGS TO PLANNING STAGE ONLY
**DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
ANY DISCREPANCIES TO BE REPORTED IF IN DOUBT—ASK
**IF ANY CONSTRUCTION NOTES ARE ATTACHED TO THE PACKAGE OF PLANS THESE MUST BE READ AND UNDERSTOOD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK -

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA
TEL 029 2035 0365
dtbdesignservices@gmail.com

PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED WITHOUT CONSENT OF DTBD

REVISIONS

DTB DESIGN Architectural & Property Development Consultants

DESCRIPTION

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

May 2024 PLAN NO. CAX3107



- THESE DRAWINGS ARE TO THE PLANNING STAGE ONLY
- DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
- BOUNDARIES SHOWN ARE INDICATIVE AND ARE NOT GUARANTEED THEY SHOULD BE CHECKED PRIOR TO COMMENCEMENT
- ALL NEW DRAINAGE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT STANDARDS AND WELSH WATER & BUILDING CONTROL REQUIREMENTS
- CONSTRUCTION DETAILS ARE NOT INCLUDED IN THIS PACKAGE
- ANY QUERIES OR DESCREPARNCIES TO BE REPORTED
- IF IN DOUBT ASK

DTB DESIGN

TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA TEL 029 2035 0365
dtbdesignservices@gmail.com

Architectural & Property Development Consultants



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED
WITHOUT CONSENT OF DTBD

REVISIONS

Cl. reqs 7/24 a TP reqs 5/8/24 b TP reqs 5/8/24 c TP reqs 12/24 d Cl. reqs 1/25 e

DTB DESIGN Architectural & Property Development Consultants

DEVELOPMENT AT

10 CLIVE CRESCENT
PENARTH

January 2025

PLAN NO. CAX3/8/a/b/c/d/e

FRONT ELEVATION PROPOSED 1:100 at A3



- THESE DRAWINGS ARE TO THE PLANNING STAGE ONLY
- DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
- BOUNDARIES SHOWN ARE INDICATIVE AND ARE NOT GUARANTEED THEY SHOULD BE CHECKED PRIOR TO COMMENCEMENT
- ALL NEW DRAINAGE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT STANDARDS AND WELSH WATER & BUILDING CONTROL REQUIREMENTS
- CONSTRUCTION DETAILS ARE NOT INCLUDED IN THIS PACKAGE
- ANY QUERIES OR DISCREPANCIES TO BE REPORTED
- IF IN DOUBT ASK

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA TEL 029 2035 0385
dtbdesignservices@gmail.com
Architectural & Property Development Consultants



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED
WITHOUT CONSENT OF DTBD

REVISIONS

CL reqs 7/24 a TP reqs 5/8/24 b TP reqs 5/8/24 c TP reqs 12/24 d CL reqs 1/25 e

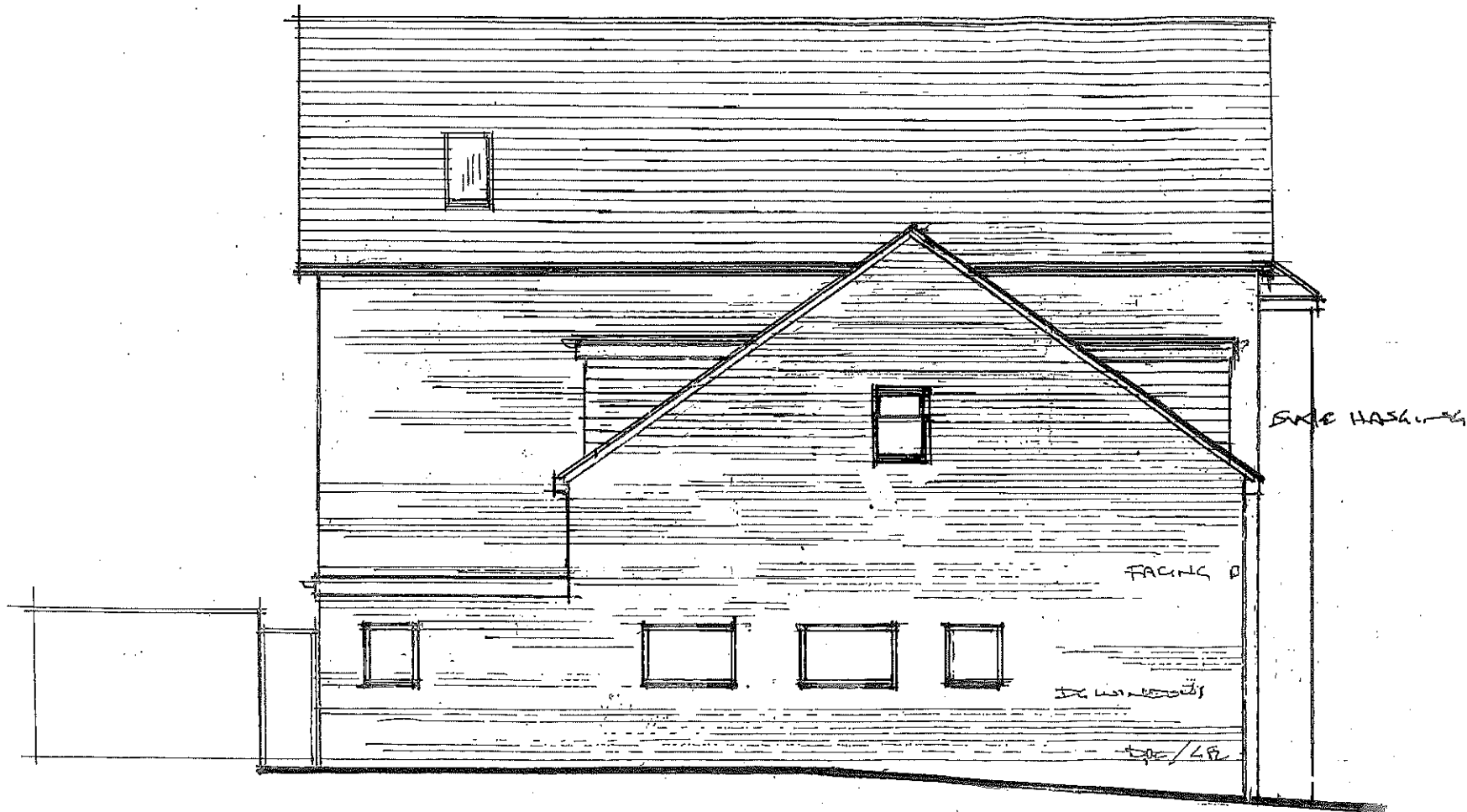
DTB DESIGN Architectural & Property Development Consultants

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

January 2025

PLAN NO. CAX3/9/a/b/c/d/e

REAR ELEVATION PROPOSED 1:100 at A3



- THESE DRAWINGS ARE TO THE PLANNING STAGE ONLY
- DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
- BOUNDARIES SHOWN ARE INDICATIVE AND ARE NOT GUARANTEED THEY SHOULD BE CHECKED PRIOR TO COMMENCEMENT
- ALL NEW DRAINAGE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT STANDARDS AND WELSH WATER & BUILDING CONTROL REQUIREMENTS
- CONSTRUCTION DETAILS ARE NOT INCLUDED IN THIS PACKAGE
- ANY QUERIES OR DISCREPANCIES TO BE REPORTED
- IF IN DOUBT ASK

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA TEL 029 2035 0365
dtbdesignservices@gmail.com
Architectural & Property Development Consultants



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED WITHOUT CONSENT OF DTBD

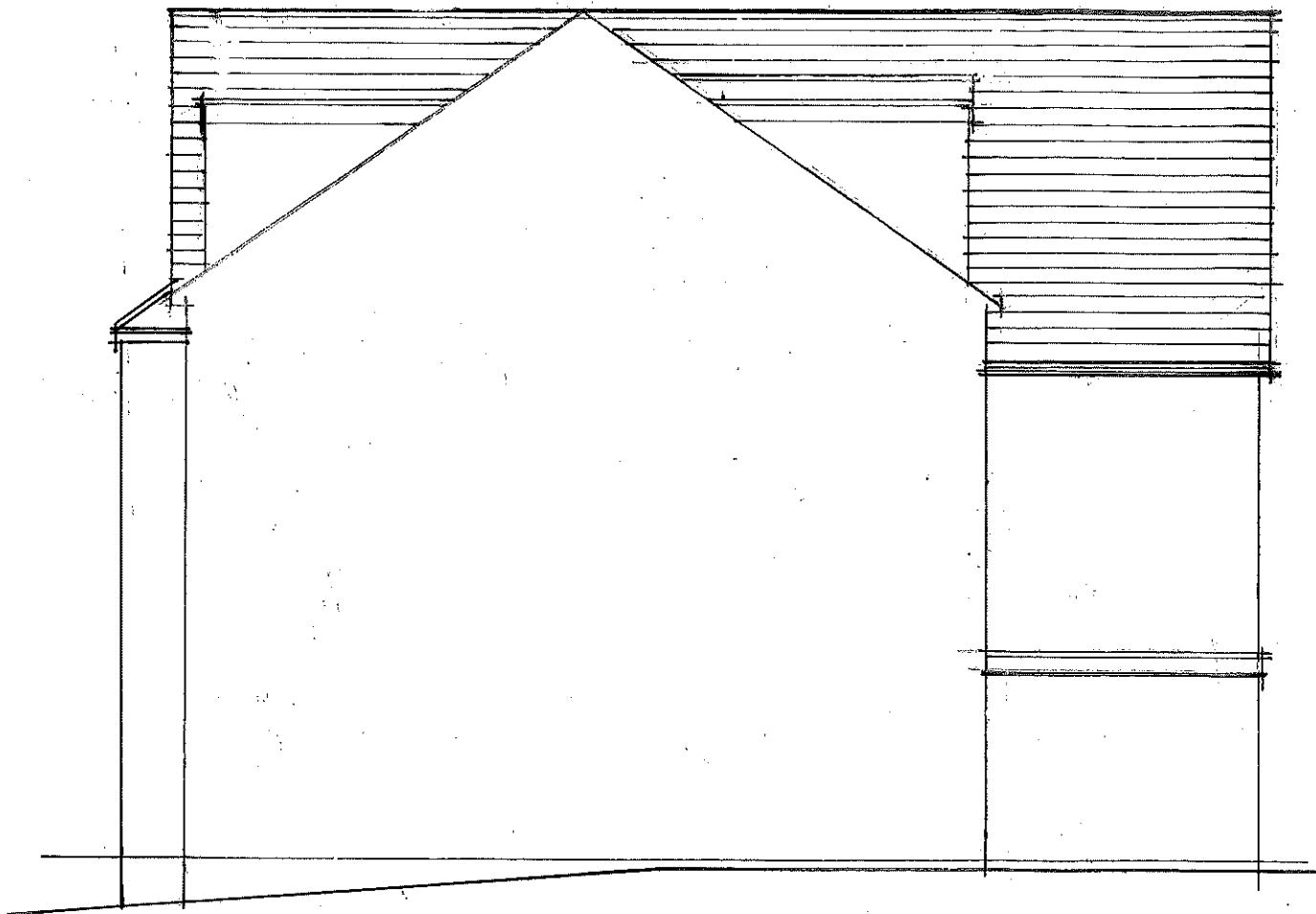
REVISIONS

CL reqs 7/24 a TP reqs 5/8/24 b TP reqs 5/8/24 c TP reqs 12/24 d CL reqs 1/25 e
[Signature]

DTB DESIGN Architectural & Property Development Consultants

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

SIDE ELEVATION PROPOSED 1:100 at A3



- THESE DRAWINGS ARE TO THE PLANNING STAGE ONLY
- DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
- BOUNDARIES SHOWN ARE INDICATIVE AND ARE NOT GURANTEED THEY SHOULD BE CHECKED PRIOR TO COMMENCEMENT
- ALL NEW DRAINAGE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT STANDARDS AND WELSH WATER & BUILDING CONTROL REQUIREMENTS
- CONSTRUCTION DETAILS ARE NOT INCLUDED IN THIS PACKAGE
- ANY QUERIES OR DESCREPA NCIES TO BE REPORTED
- IF IN DOUBT ASK

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA TEL 029 2035 0365
dtbdesignservices@gmail.com
Architectural & Property Development Consultants

PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED
WITHOUT CONSENT OF DTBD

REVISIONS

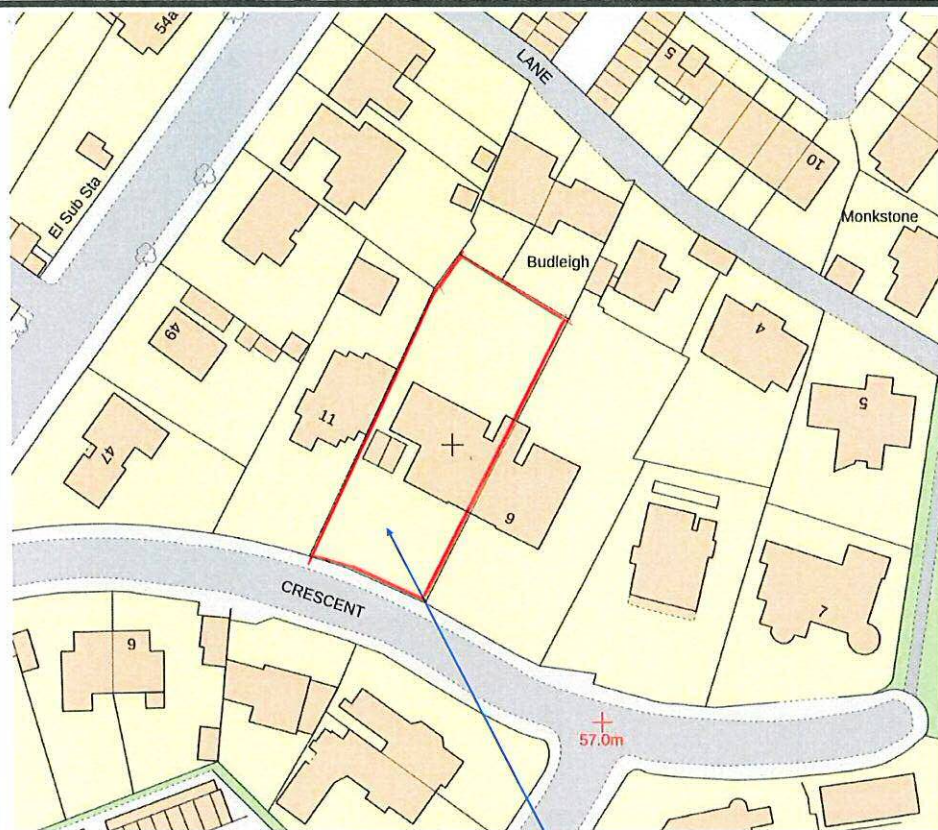
Cl. reqs 7/24 a TP reqs 5/8/24 b TP reqs 5/8/24 c TP reqs 12/24 d CL reqs 1/25 e

DTB DESIGN Architectural & Property Development Consultants

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

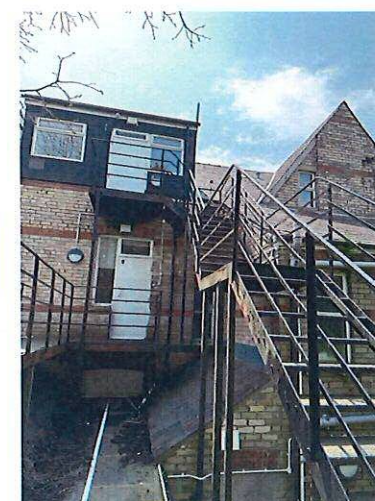
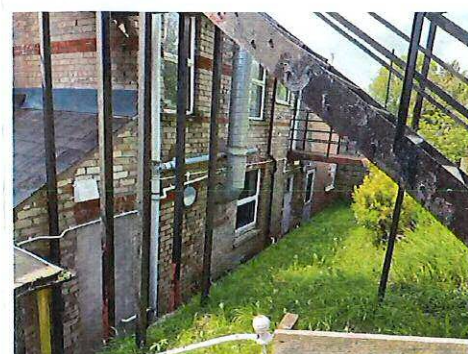
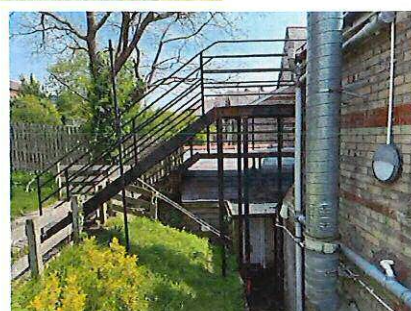
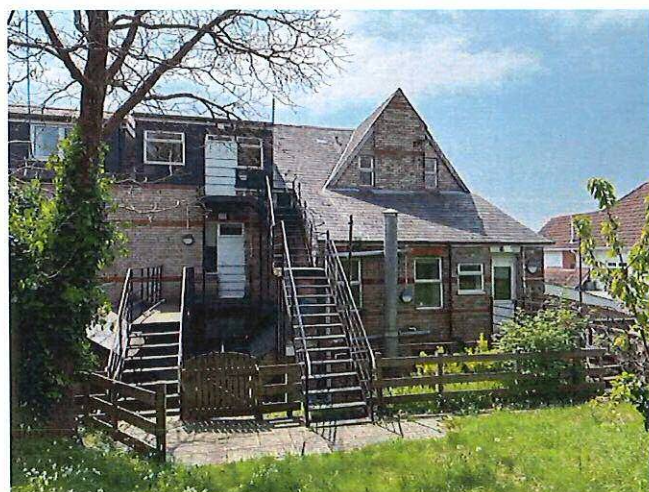
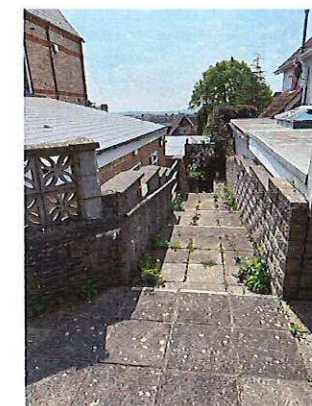
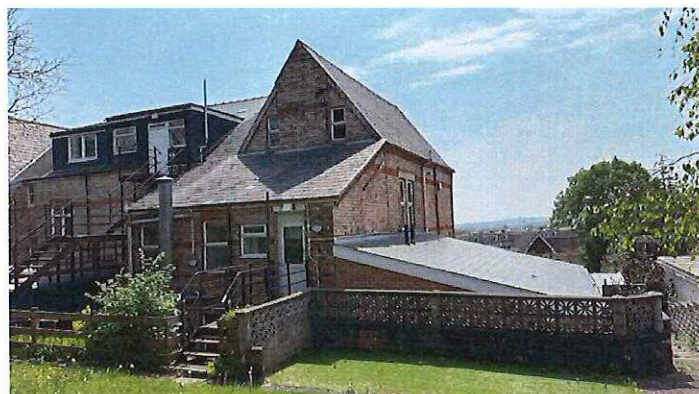
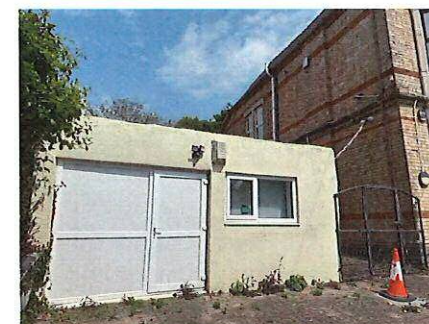
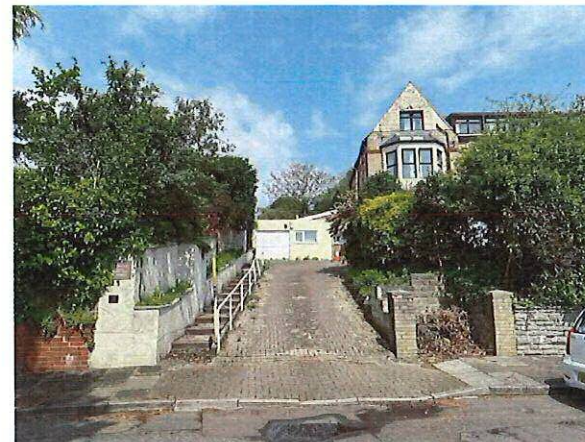
January 2025 PLAN NO. CAX3/11

EASTERN ELEVATION PROPOSED 1:100 at A3



SITE LOCATION PLAN 1:1250 at A3

THE SITE



PHOTOS—EXISTING

****DEVELOPER MUST CHECK ALL DIMENSIONS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
ANY DISCREPANCIES TO BE REPORTED IF IN DOUBT—ASK
IF ANY CONSTRUCTION NOTES ARE ATTACHED TO THE PACKAGE OF PLANS THESE MUST BE READ AND UNDERSTOOD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK - REPORT ANY QUERIES OR DISCREPANCIES

DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA
TEL 029 2035 0365
dtbdesignservices@gmail.com



PLANS ARE COPYRIGHT AND MUST NOT BE COPIES OR ALTERED WITHOUT CONSENT OF DTB

REVISIONS

DTB DESIGN Architectural & Property Development Consultants

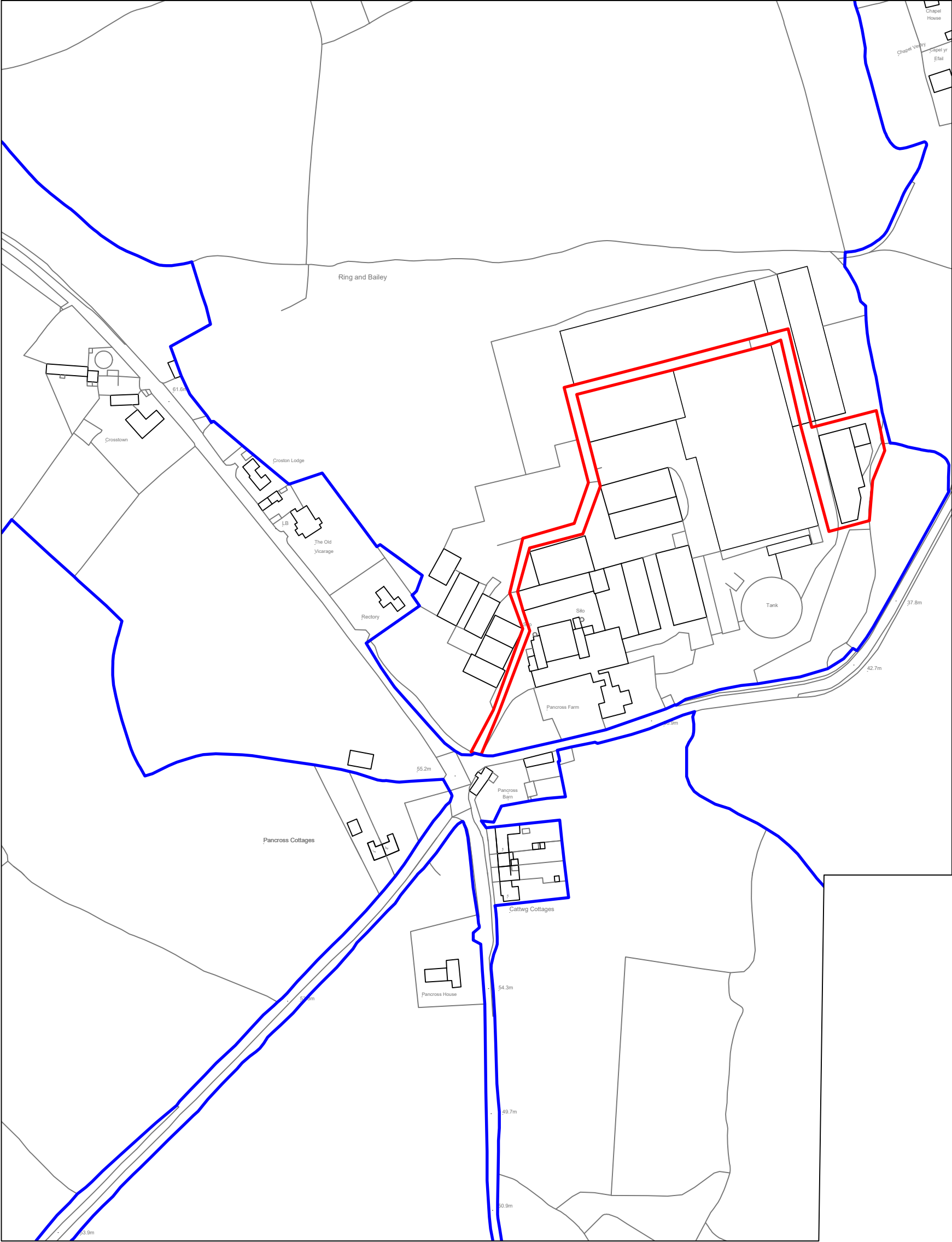
DESCRIPTION

DEVELOPMENT AT
10 CLIVE CRESCENT
PENARTH

May 2024

CAX3/1

2024/00537/FUL



Plan reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved. Ordnance Survey Copyright Licence Number: 100005584

Drawing title LOCATION PLAN	Ref. RAC/10380/1	Rev. A			
Contract PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN	Drawn by AGM	Checked by IDW			
	Scales 1:2,500@A3	Date 11/2024	A	RLB	051124
			Rev.	Comment	Date

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684233
www.reading-ag.com



READING
AGRICULTURAL
CONSULTANTS



2024/00700/FUL

CATTLE ACCOMMODATION BUILDING



EXISTING CATTLE BUILDING

FFL:100.000


FFL:100.000

- NOTES:
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL LEVELS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE.
 - DO NOT SCALE FROM THE DRAWING. USE FIGURED DIMENSIONS ONLY.
 - ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
 - EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESENT - THE CONTRACTOR IS TO LIAISE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

LEGEND

-  FLOW EXCEEDANCE ARROW
-  CATCHMENT AREA A = 1075m²

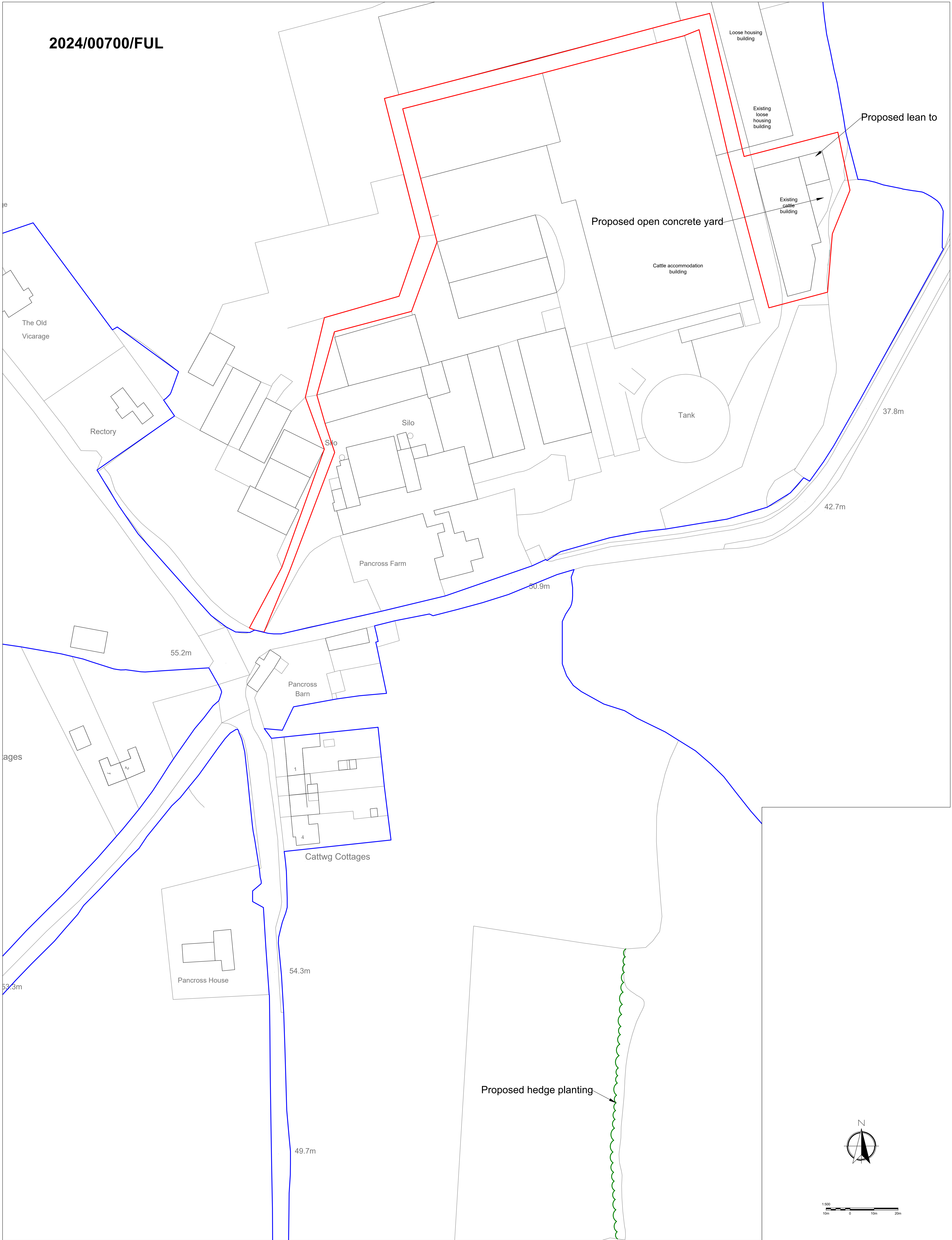
PRELIMINARY

01	SU	FP	PRELIM DESIGN	
rev.	drawn	chkd.	approved	description
Client				
GEORGE THOMAS				
Project				
PANCROSS FARM, LLANCARFAN, CF62 3AJ				
Title				
SAB FLOW EXCEEDANCE & CATCHMENT AREA PLAN				
 CONSULTING CIVIL & STRUCTURAL ENGINEERS 29 Bocam Park, Old Field Road, Pencoed, Bridgend CF35 5LJ. Phone: 01656 863794 Email: enquiries@vale-consultancy.co.uk				
date	drawn	checked	approved	
18.03.25	SU	SU 18.03.25	FP	18.03.25
scale @ A1	project no.			
1:200	21266			
status	drg. no.	rev.		
P	21266_510	01		

DRAWING STATUS
A - Approval, AB - As-Built, C - Construction, D - Draft, P - Preliminary, T - Tender




2024/00700/FUL

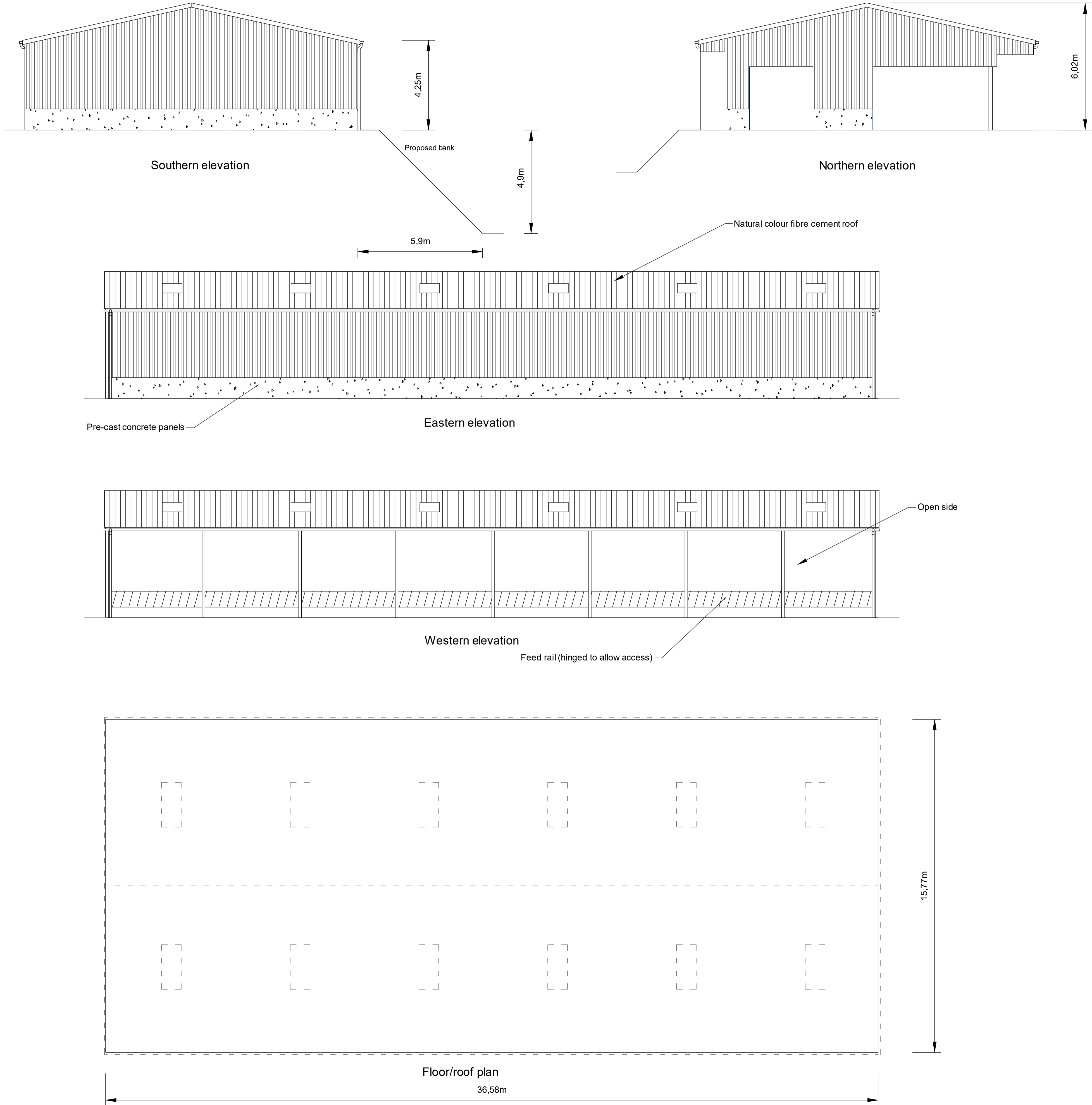


Drawing title SITE PLAN	Ref. RAC/10380/2	Rev. A			
Contract PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN	Drawn by HTD/AGM	Checked by IDW			
	Scales 1:500@A0	Date 06/11/2024	A	RLB & Scale	061124
			Rev.	Comment	Date

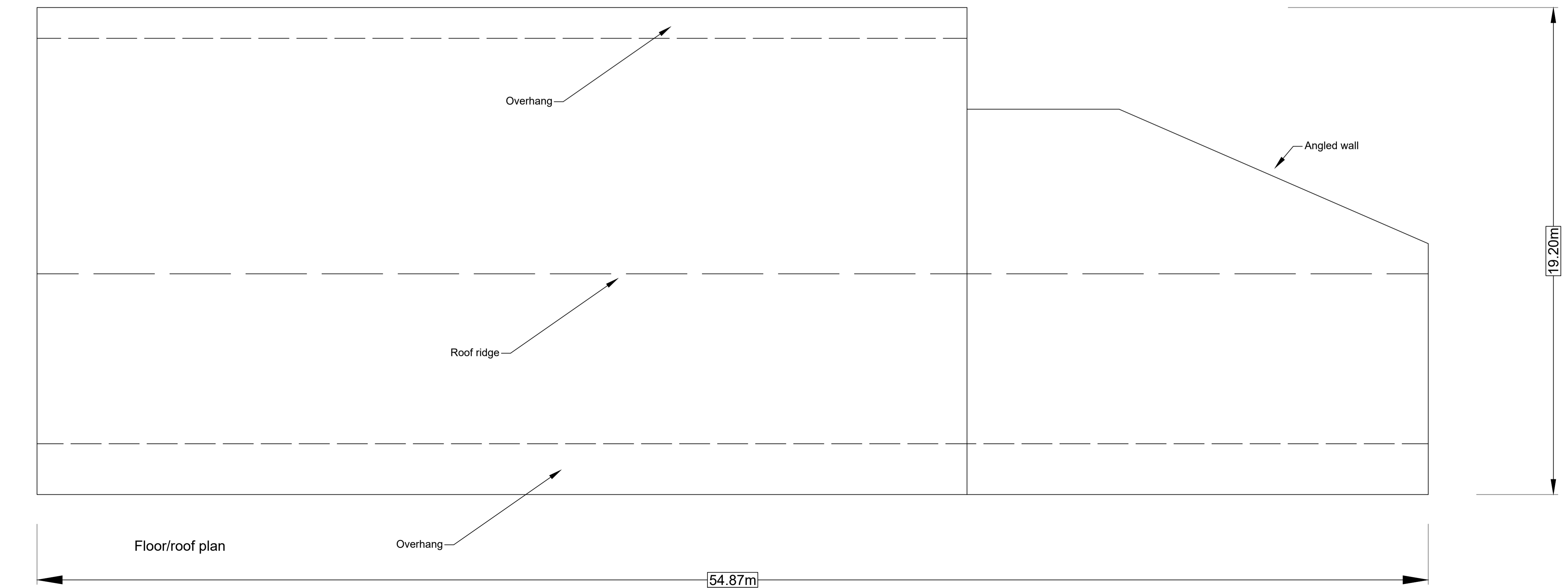
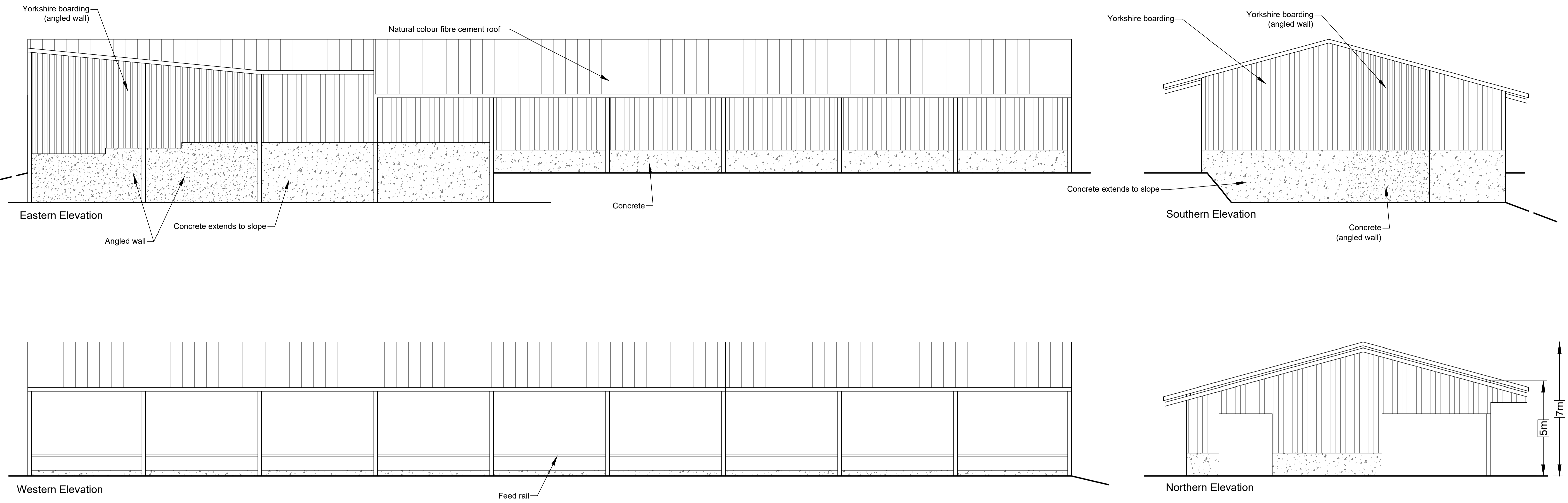
Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684233
www.reading-ag.com



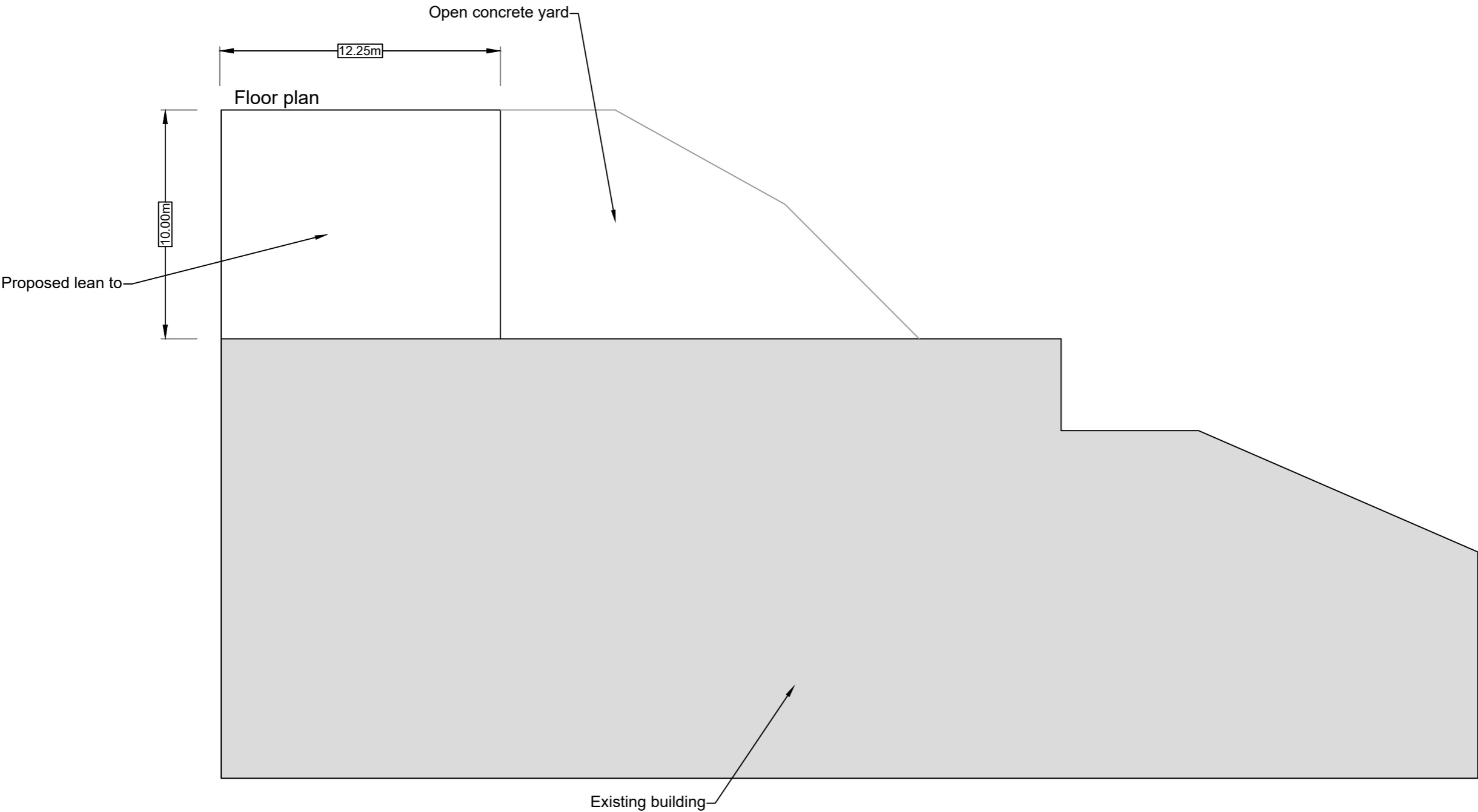
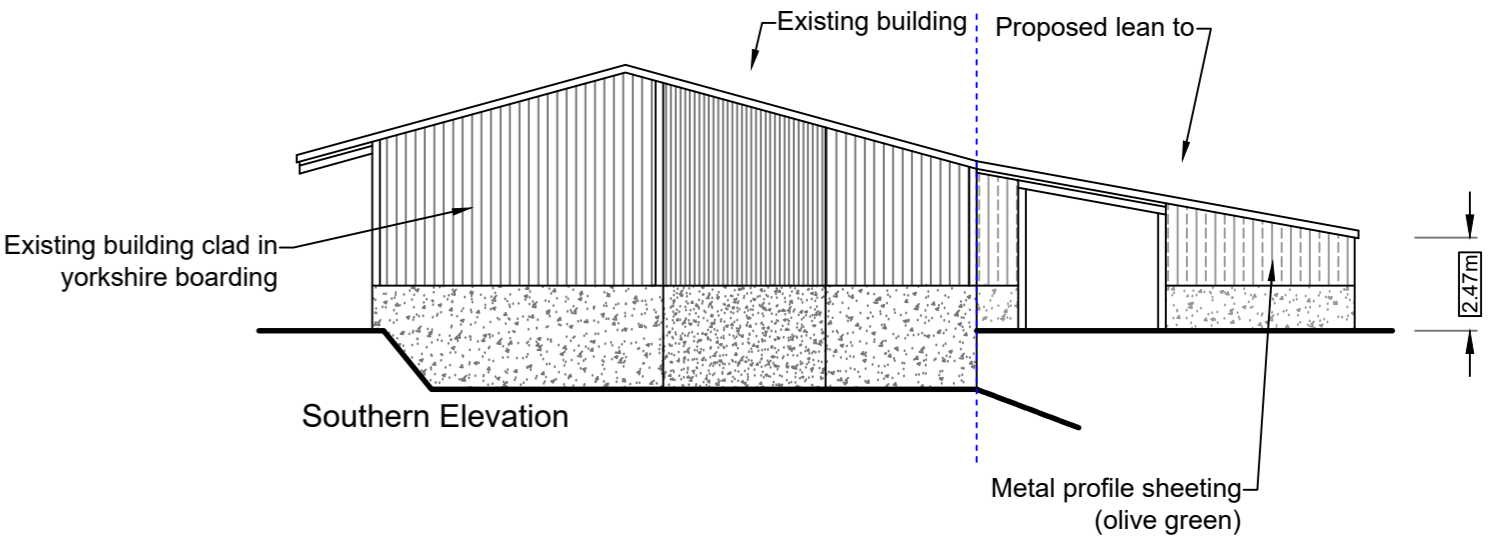
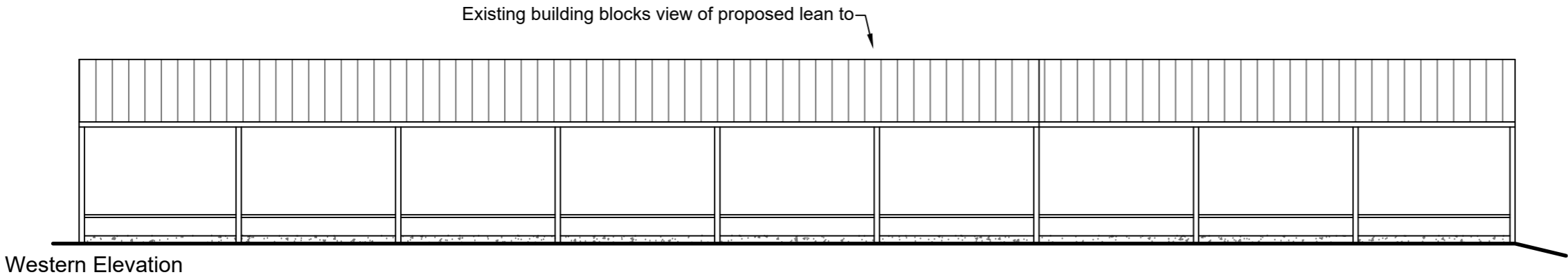
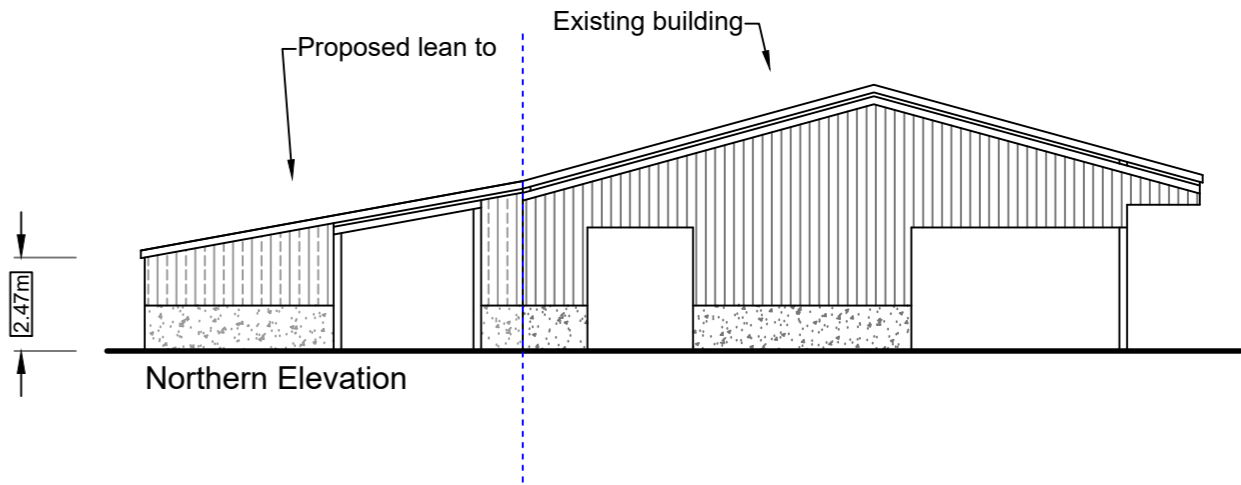
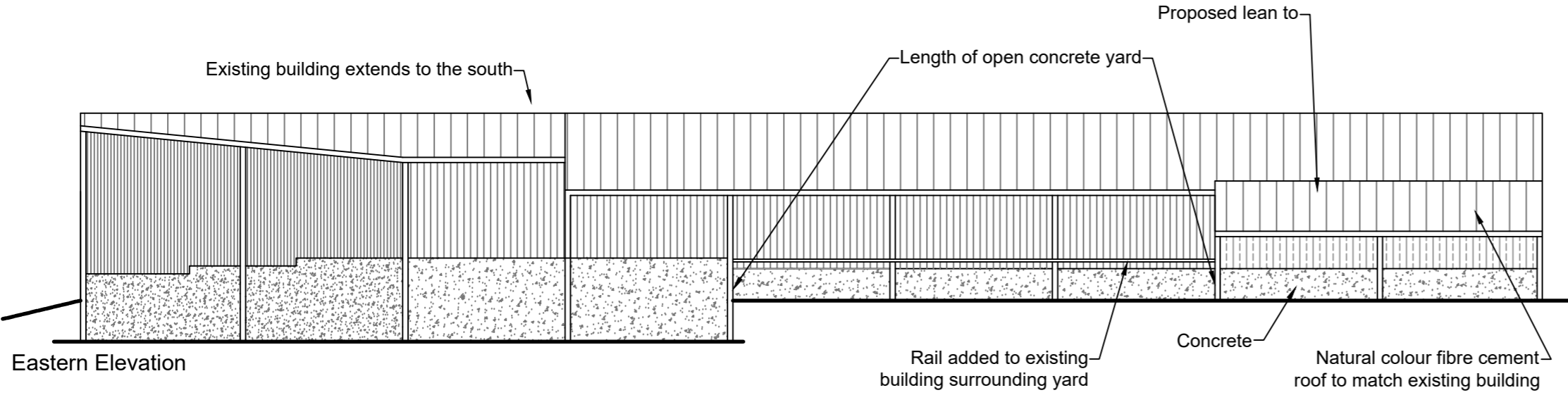
**READING
AGRICULTURAL
CONSULTANTS**



A	Addition of bank	04/06/20
Rev.	Comment	Date
Drawing title ELEVATIONS		
Contract PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.readingagricultural.co.uk		
Ref. RAC/8096/3	Rev.	
Drawn by HTD	Checked by IDW	
Scales 1@100 @A1	Date 25/06/2018	



Rev.	Comment	Date
Drawing title ELEVATIONS AS BUILT		
Contract PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com		
Ref. RAC/10380/3		Rev. 09/2024
Drawn by AGM		Checked by IDW
Scales 1@100@A1		Date 04/2024



Rev.	Comment	Date
Drawing title		
LEAN TO ELEVATIONS		
Contract		
PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com		
Ref. RAC/10380/4		Rev. 09/2024
Drawn by AGM		Checked by IDW
Scales 1:200@A2		Date 04/2024

Location Plan

Site Address: 27, Robinswood Crescent, Penarth, CF64 3JF

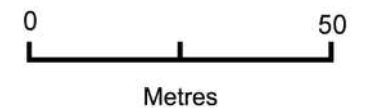
Date Produced: 09-Jun-2025

Scale: 1:1250 @A4

2025/00639/FUL

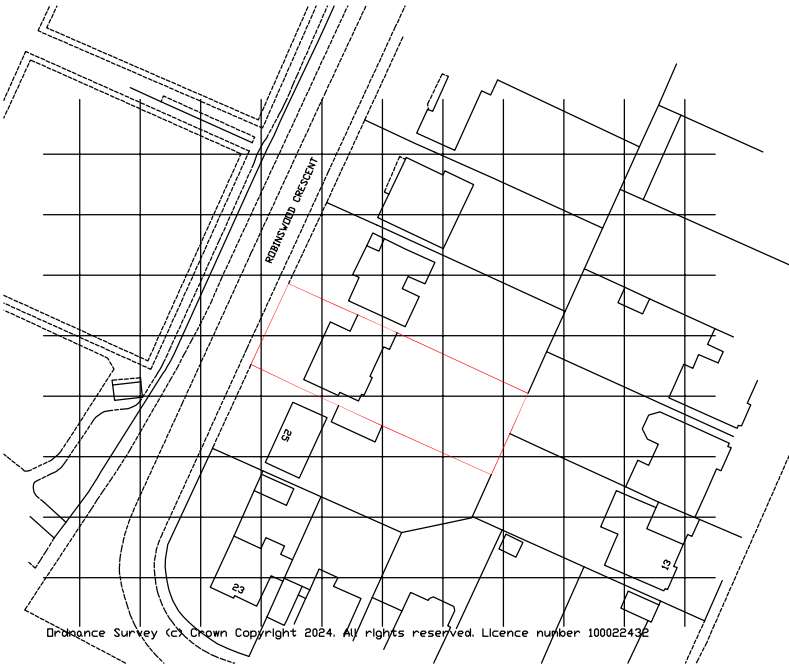


Planning Portal Reference: PP-14077620v1

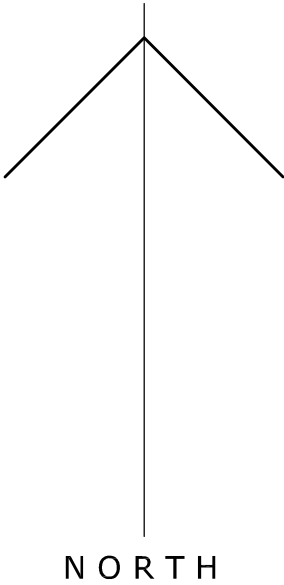




2025/00639/FUL



SITE LOCATION PLAN
scale 1-1250



SITE PLAN
scale 1-250

PLANNING ISSUE

This drawing must not be scaled.
Figured dimensions and levels to be used.
Any inaccuracies must be notified to the
designer.
Detail drawings and large scale drawings
take precedence over smaller drawings.

Rev:

Rev:

Rev:

THIS DRAWING IS COPYRIGHT ©

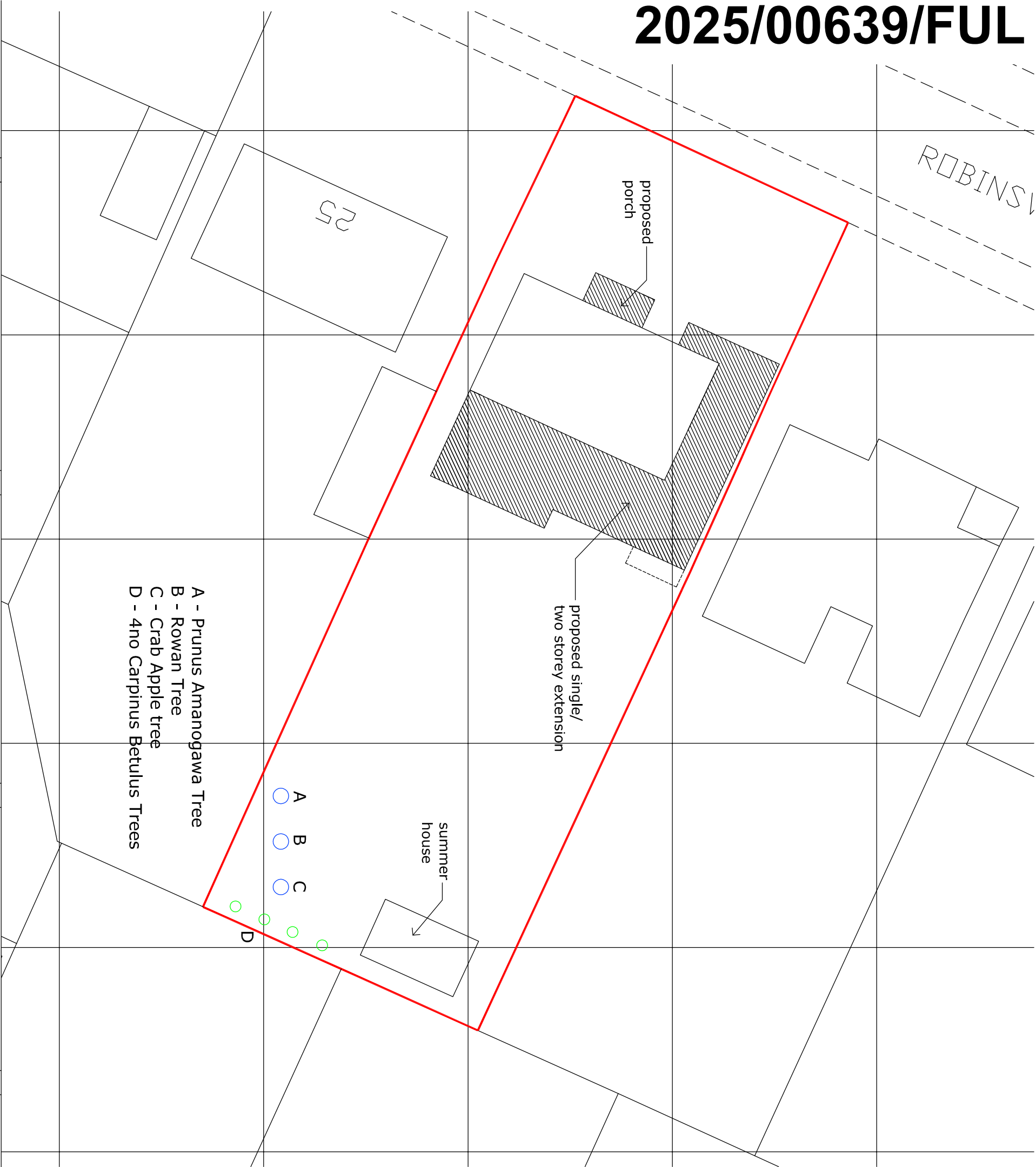
243

LEGUILCHER
ARCHITECTURE
1 POWYS ROAD, PENARTH. CF64 3PB TEL 029 2070 3944

Drawing No. Rev.
2415 / PL01

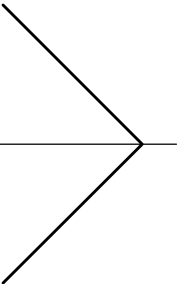
Project: PROPOSED ALTERATIONS AT
27 ROBINSWOOD CRESCENT, PENARTH
Title: EXISTING SITE + LOCATION PLAN

Scale: AS NOTED @ A3
Date: JULY 2024
Drawn: CleG
Checked: PS



- A - Prunus Amanogawa Tree
- B - Rowan Tree
- C - Crab Apple tree
- D - 4no Carpinus Betulus Trees

A B C D

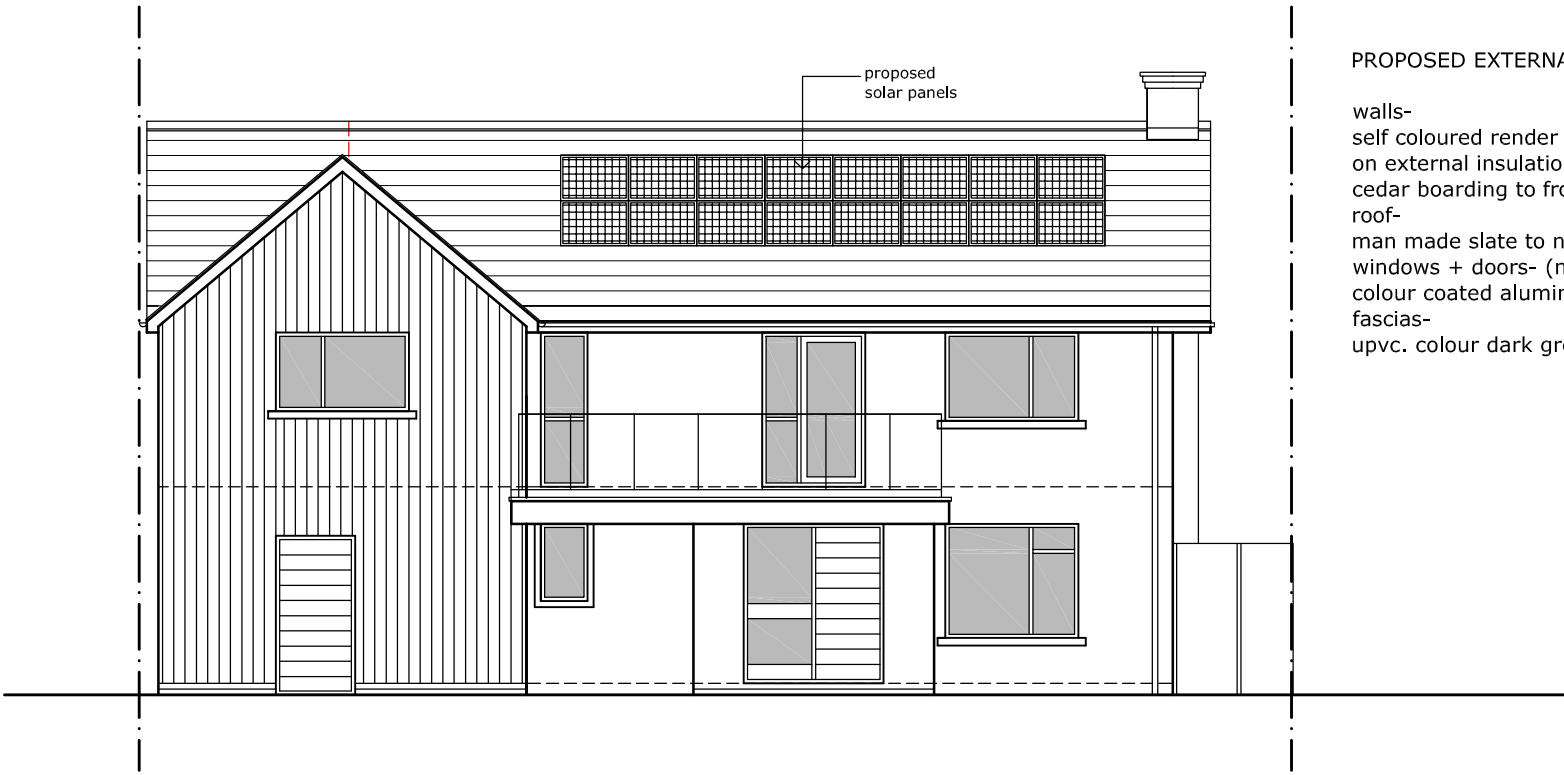


NORTH

PLANNING ISSUE

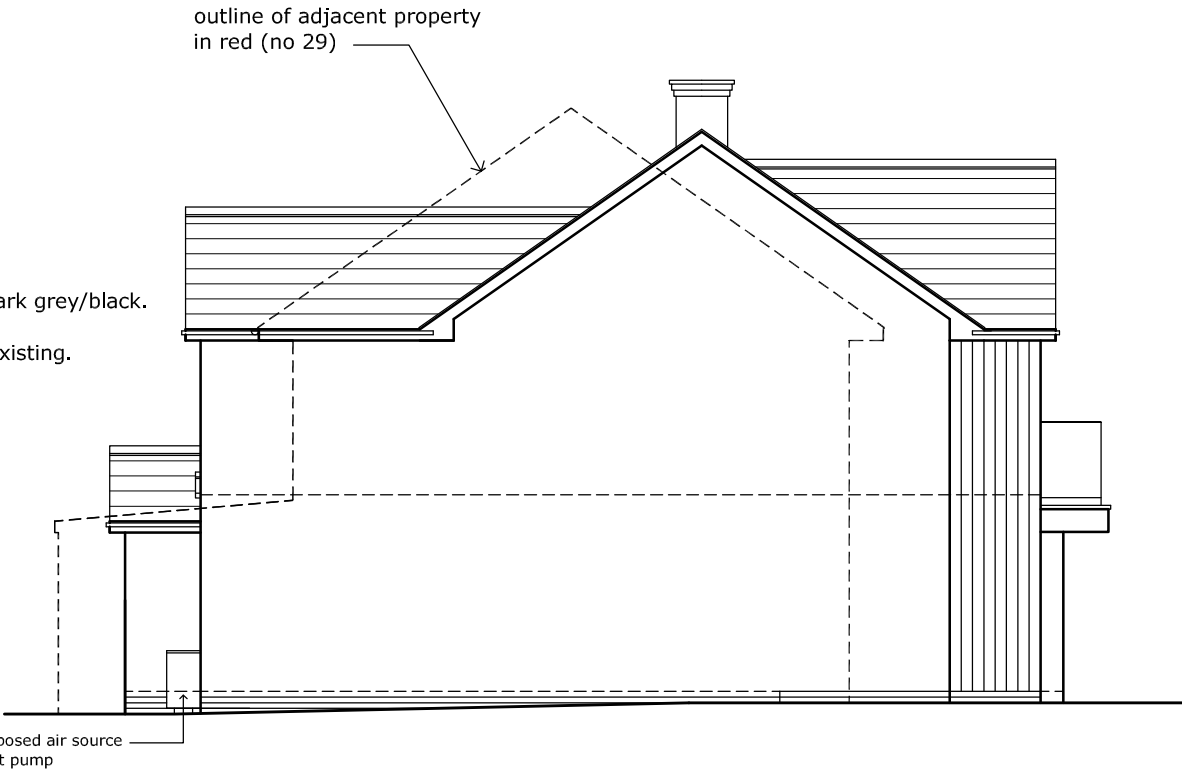
THIS DRAWING IS COPYRIGHT ©		Rev:	-	Rev:		Rev:	
This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the designer. Detail drawings and large scale drawings take precedence over smaller drawings.							

LEGGILLCHER ARCHITECTURE		Drawing No.	Rev.
1 POWYS ROAD, PENARTH, CF64 3PB TEL 029 2070 3944		2415 / PL05	
Project:	PROPOSED ALTERATIONS AT 27 ROBINSWOOD CRESCENT, PENARTH	Scale:	1-200 @ A3
Title:	PROPOSED SITE PLAN	Date:	JULY 2024
		Drawn:	CleG
		Checked:	PS



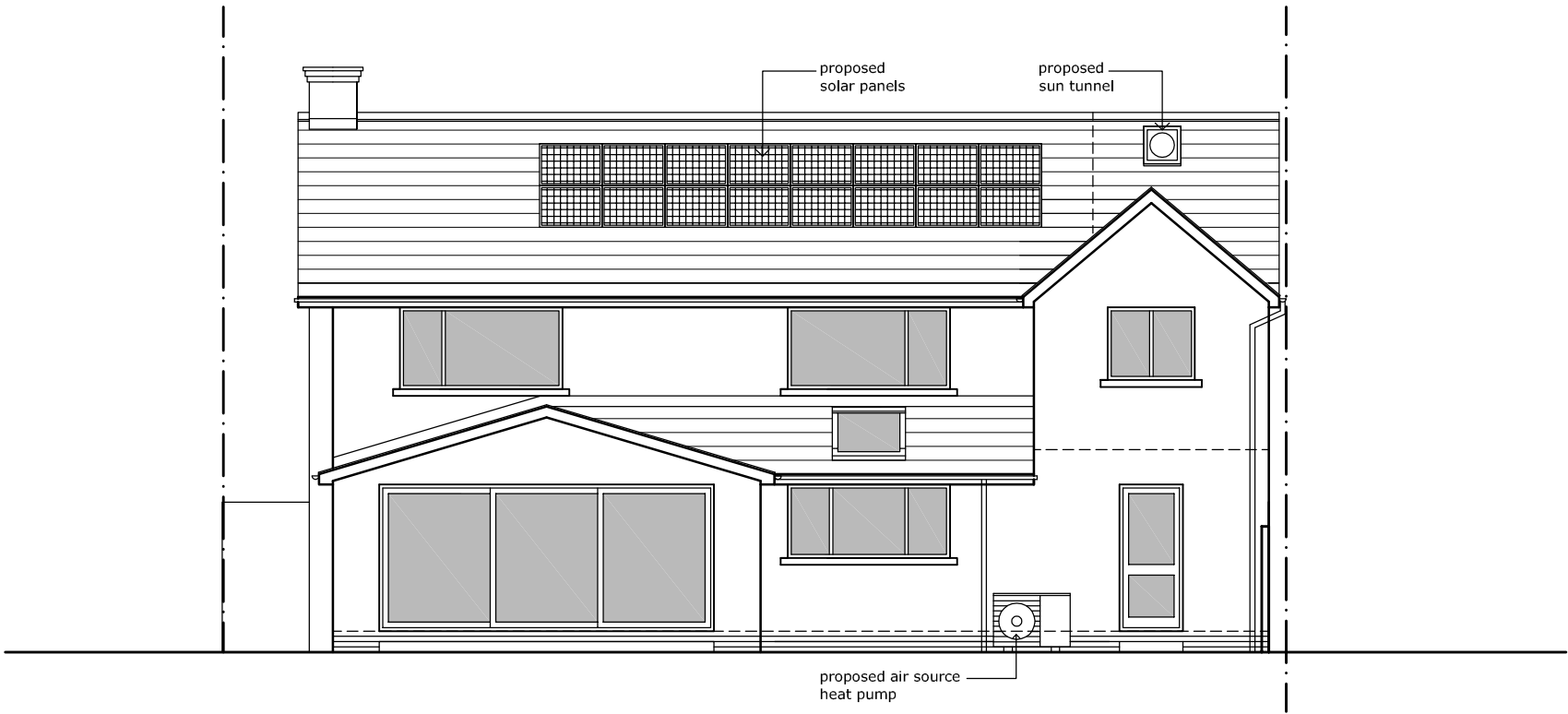
PROPOSED EXTERNAL FINISHES

walls-
self coloured render to new + existing
on external insulation system.
cedar boarding to front gable.
roof-
man made slate to new + existing.
windows + doors- (new + existing)
colour coated aluminium/upvc. colour dark grey/black.
fascias-
upvc. colour dark grey/black to new + existing.

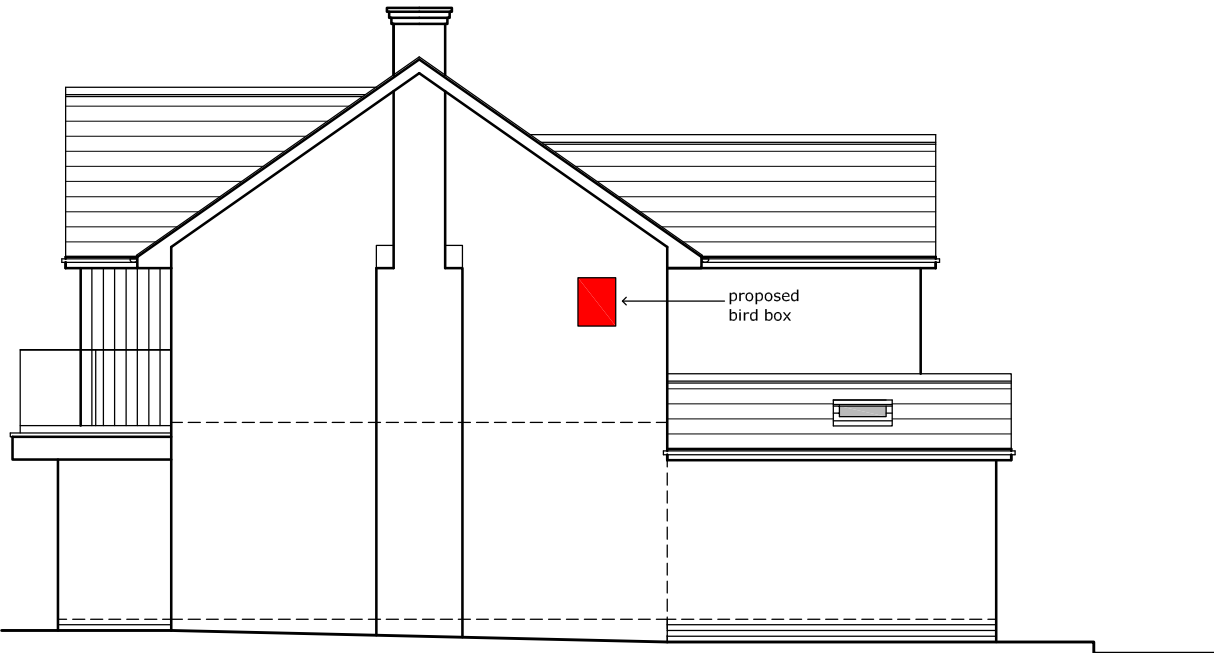


FRONT ELEVATION

SIDE ELEVATION FACING 29



REAR ELEVATION



SIDE ELEVATION FACING 25

2025/00639/FUL

PLANNING ISSUE

This drawing must not be scaled.
Figured dimensions and levels to be used.
Any inaccuracies must be notified to the
designer.
Detail drawings and large scale drawings
take precedence over smaller drawings.

Rev:

Rev:

Rev:

THIS DRAWING IS COPYRIGHT ©

245

LEGUILCHER
ARCHITECTURE
1 POWYS ROAD, PENARTH. CF64 3PB TEL 029 2070 3944

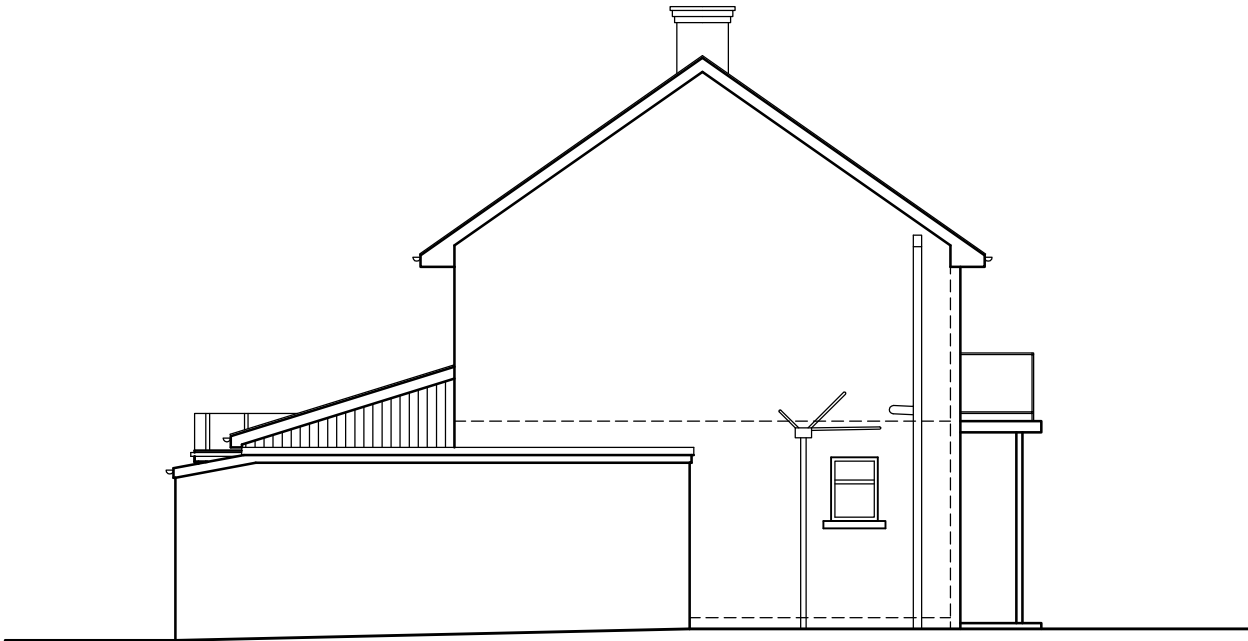
Drawing No. Rev.
2415 / PL08

Project: PROPOSED ALTERATIONS AT
27 ROBINSWOOD CRESCENT, PENARTH.
Title: PROPOSED ELEVATIONS

Scale: 1:100 @ A3
Date: JULY 2024
Drawn: CleG
Checked: PS



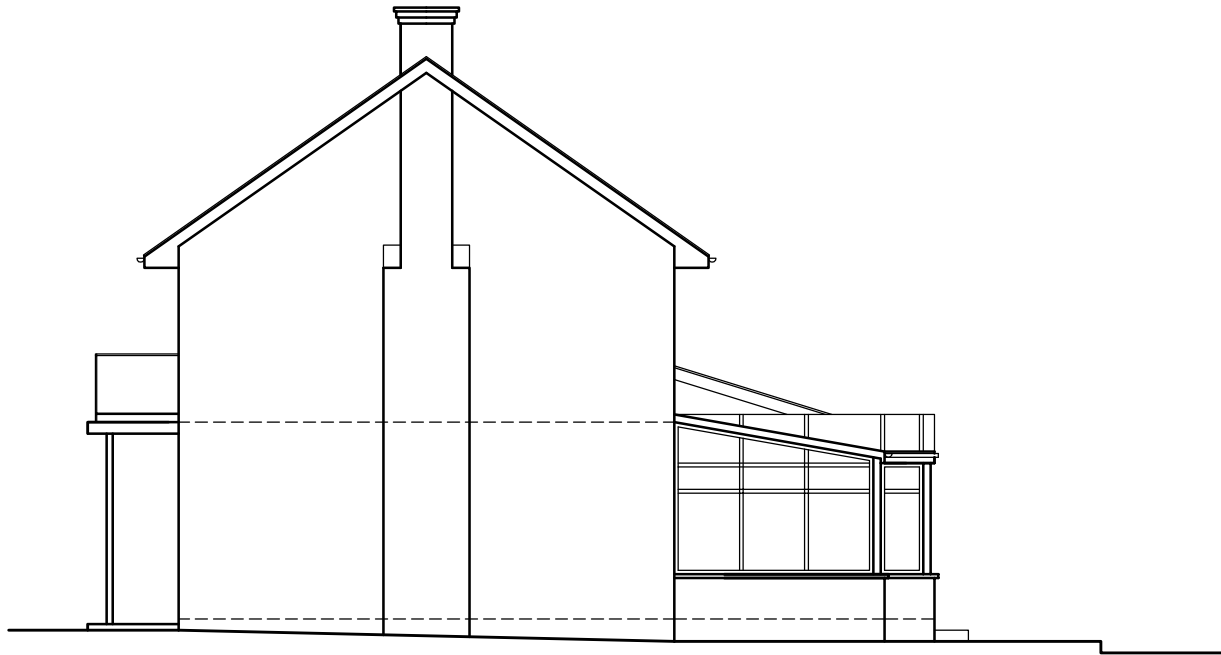
FRONT ELEVATION



SIDE ELEVATION FACING 29



REAR ELEVATION



SIDE ELEVATION FACING 25

2025/00639/FUL

PLANNING ISSUE

This drawing must not be scaled.
Figured dimensions and levels to be used.
Any inaccuracies must be notified to the
designer.
Detail drawings and large scale drawings
take precedence over smaller drawings.

Rev:

Rev:

Rev:

THIS DRAWING IS COPYRIGHT ©

246

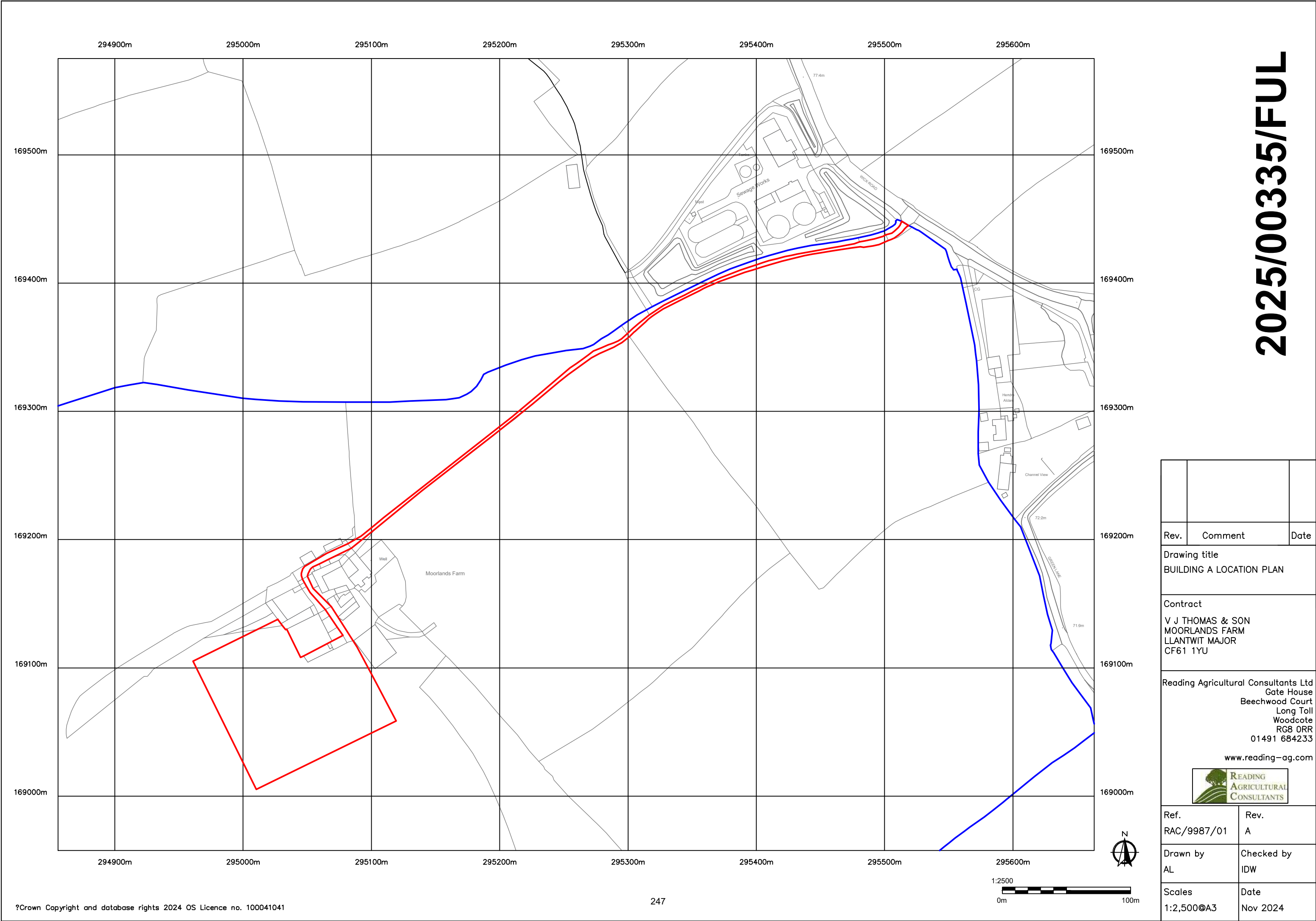
LEGUILCHER
ARCHITECTURE
1 POWYS ROAD, PENARTH. CF64 3PB TEL 029 2070 3944

Drawing No. Rev.
2415 / PL04

Project: PROPOSED ALTERATIONS AT
27 ROBINSWOOD CRESCENT, PENARTH.
Title: EXISTING ELEVATIONS

Scale: 1:100 @ A3
Date: JULY 2024
Drawn: CleG
Checked: PS

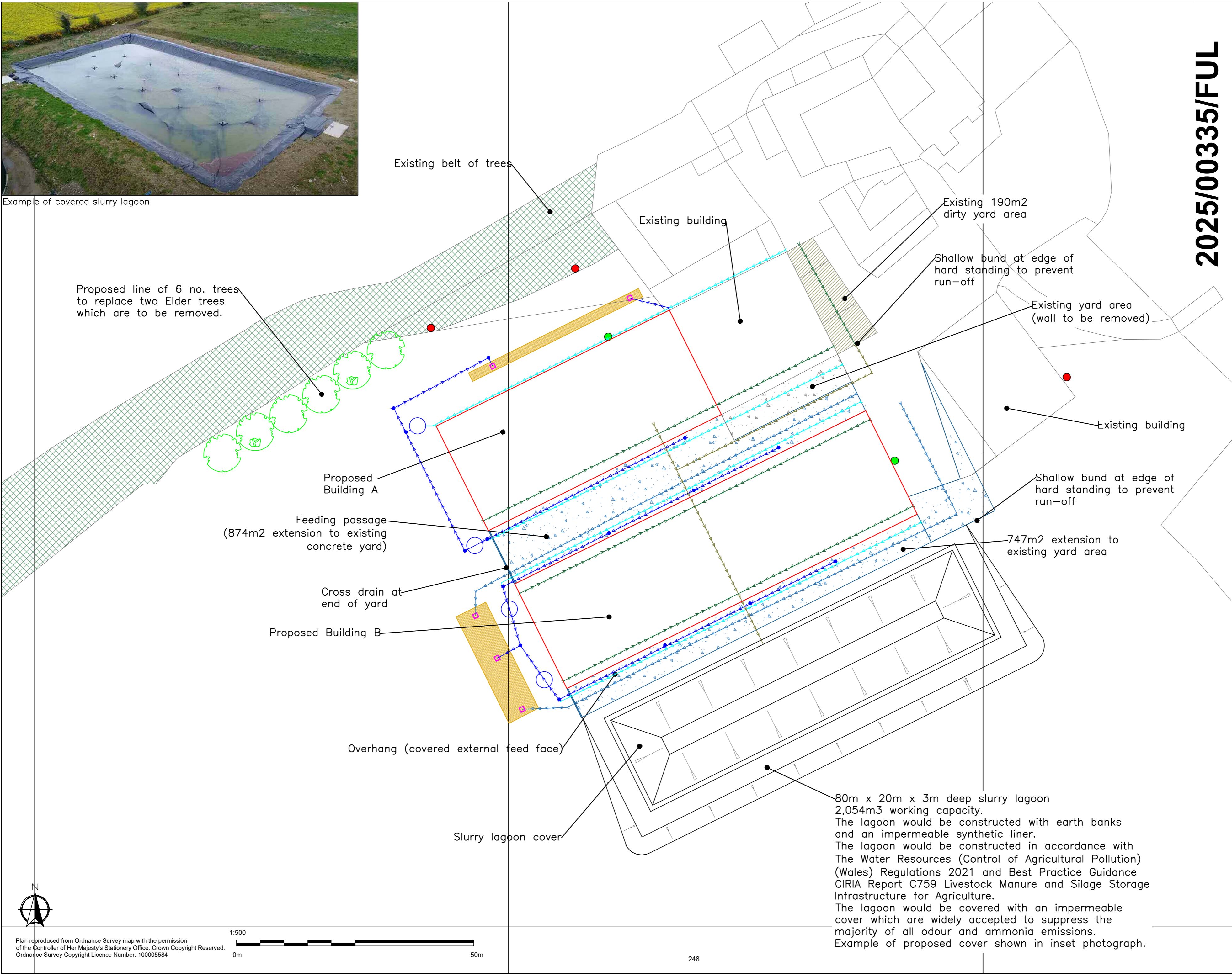
2025/00335/FUL



Rev.	Comment	Date
Drawing title BUILDING A LOCATION PLAN		
Contract V J THOMAS & SON MOORLANDS FARM LLANTWIT MAJOR CF61 1YU		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RGB ORR 01491 684233 www.reading-ag.com		
		
Ref. RAC/9987/01	Rev. A	
Drawn by AL	Checked by IDW	
Scales 1:2,500@A3	Date Nov 2024	



Example of covered slurry lagoon



2025/00335/FUL

- Legend
- Surface water
 - Proposed buried surface water pipe.
 - Proposed roof water guttering
 - Proposed downpipe/rodding point
 - Soak-away
 - Inspection chamber/ silt trap
 - 25,000 litre buried rainwater harvesting tank
 - Unsoiled feed yard run-off
 - Direction of water flow
 - Cross-drain
 - Clean yard area
 - Slurry run-off
 - Direction of slurry flow
 - Underground slurry channel
 - Dirty yard area

- Schwegler 'Flat Bat Box 1FF'
- Schwegler 'Nest Box 2GR (three hole)' type nesting box
- Fagus sylvatica (Beech tree). Transplant – seed raised, Branched. Age 1+1. 60–80cm tall, bagged bareroot.
- Quercus robur (Pendunculate oak). Transplant – seed raised, Branched. Age 1+1. 60–80cm tall, bagged bareroot.

C	Dirty yard area and slurry lagoon information added	16/05/25
---	---	----------

Rev.	Comment	Date
------	---------	------

Drawing title
SITE AND DRAINAGE PLAN

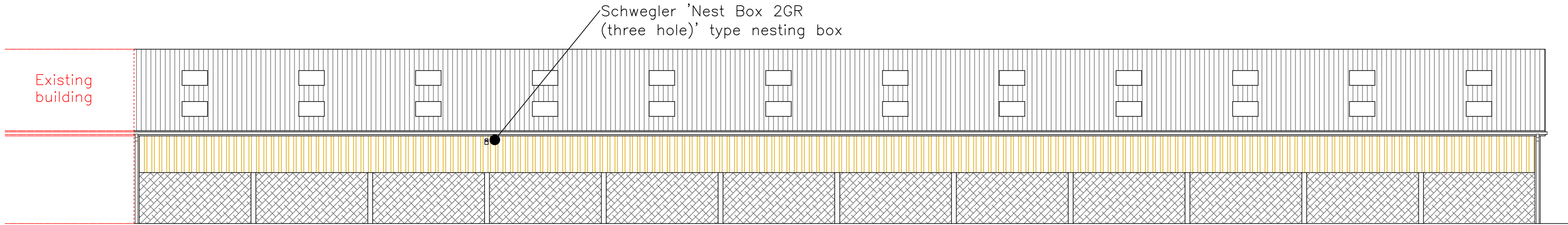
Contract
V J THOMAS & SON
MOORLANDS FARM
LLANTWIT MAJOR
CF61 1YU

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 ORR
01491 684233

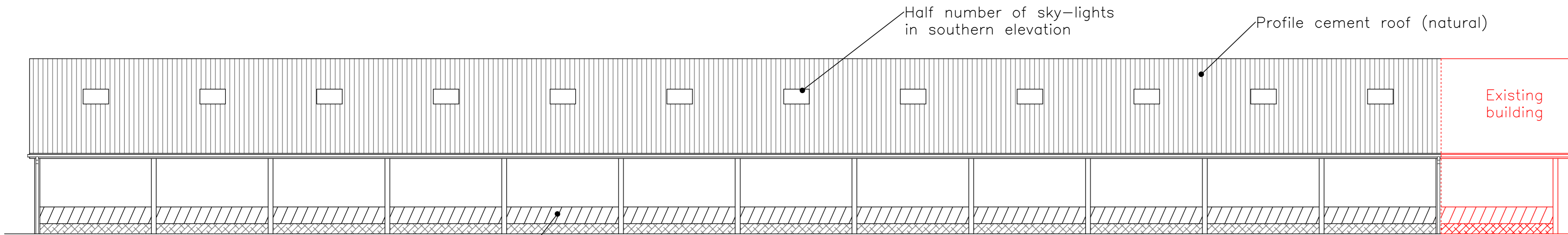


Ref. RAC/9987/02	Rev. C
Drawn by AL	Checked by IDW
Scales 1:500@A2	Date March 2025

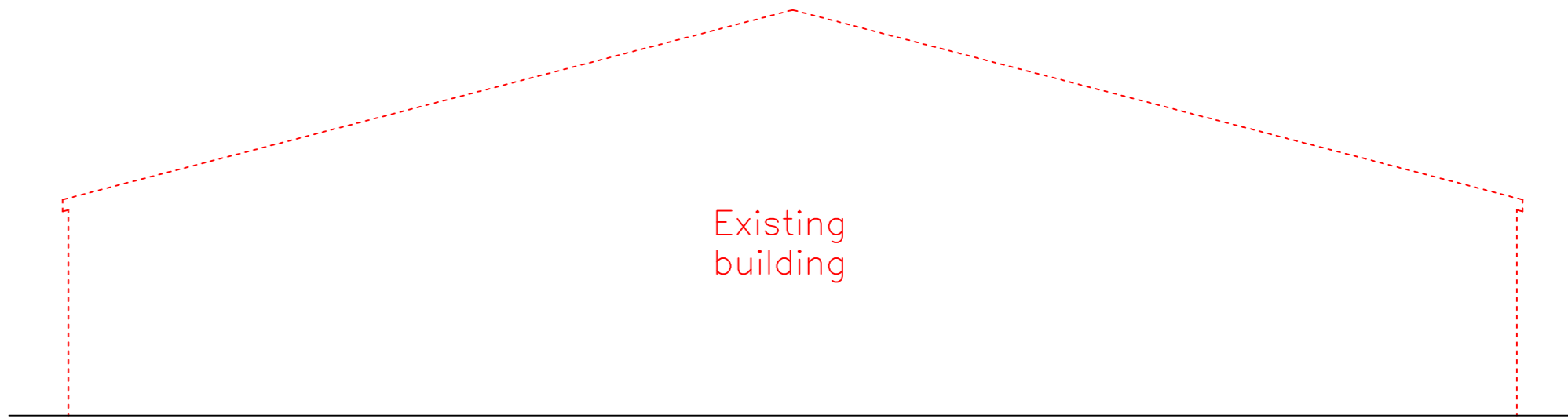




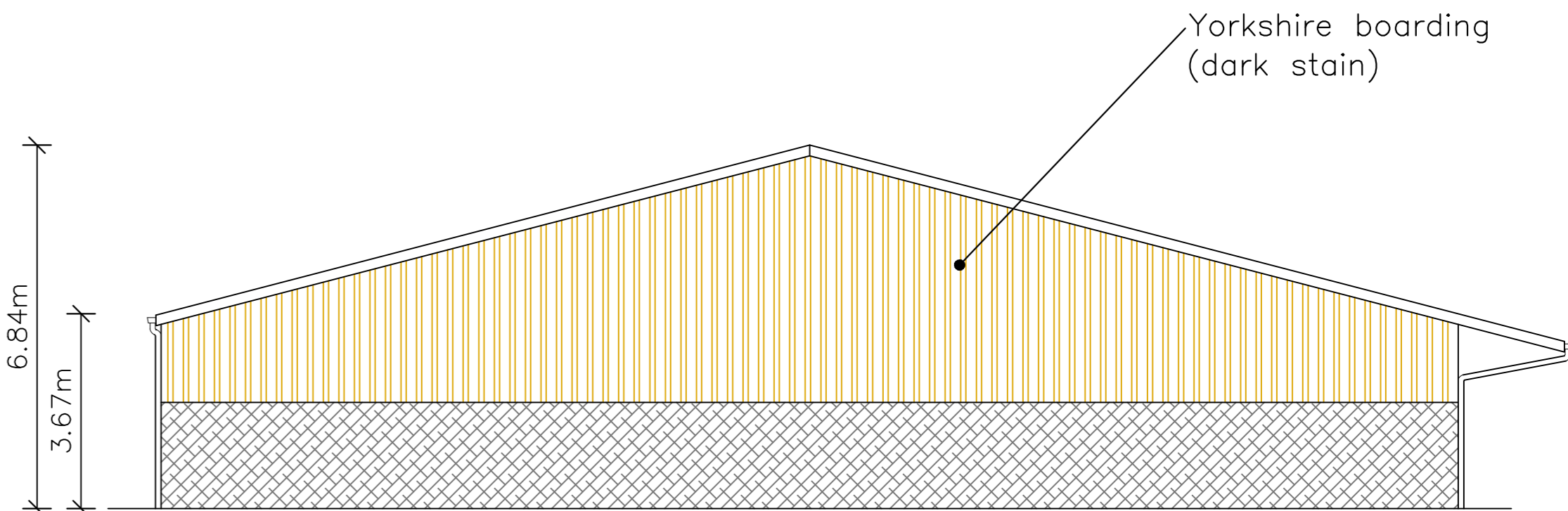
North-western elevation



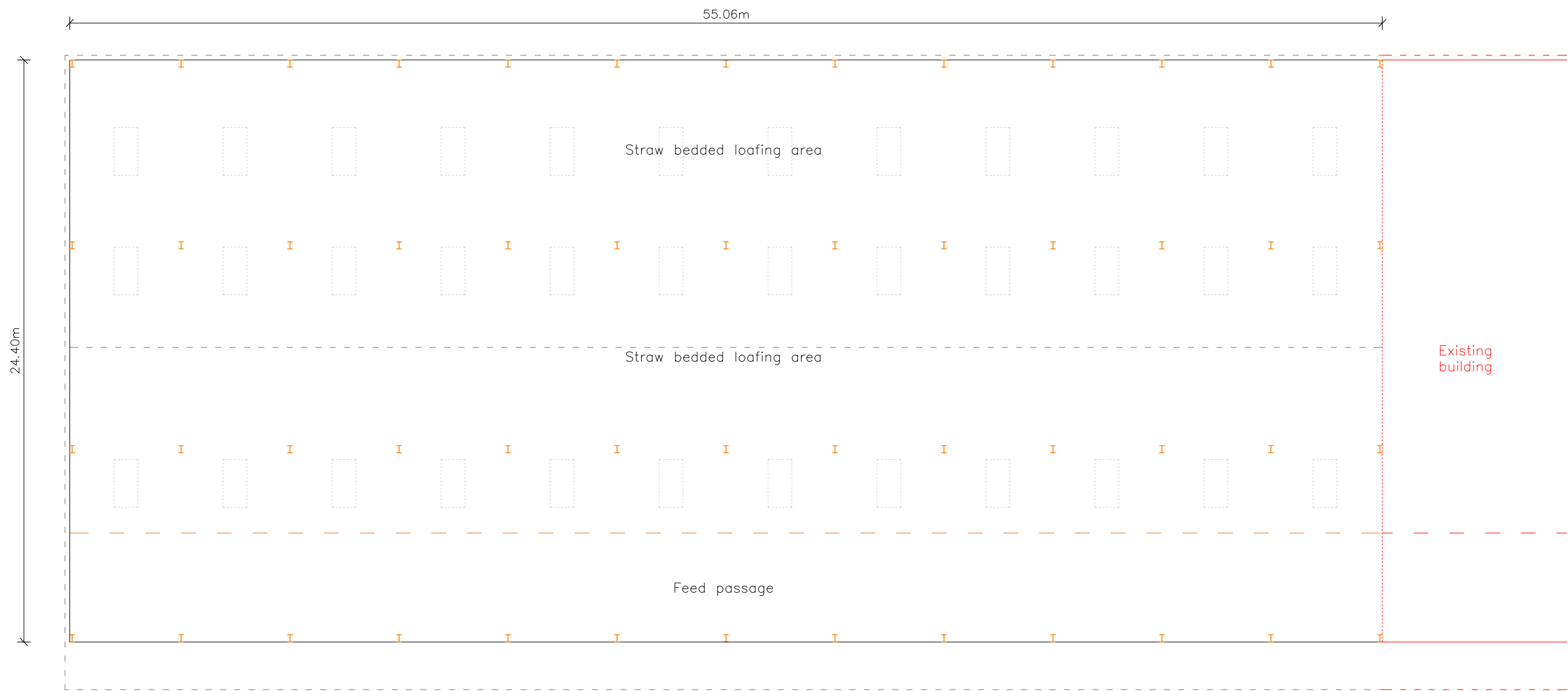
South-eastern elevation



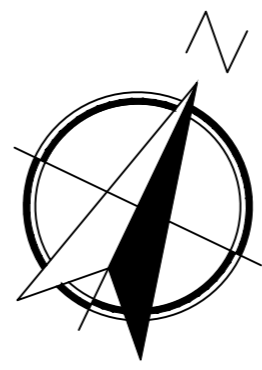
North-eastern elevation




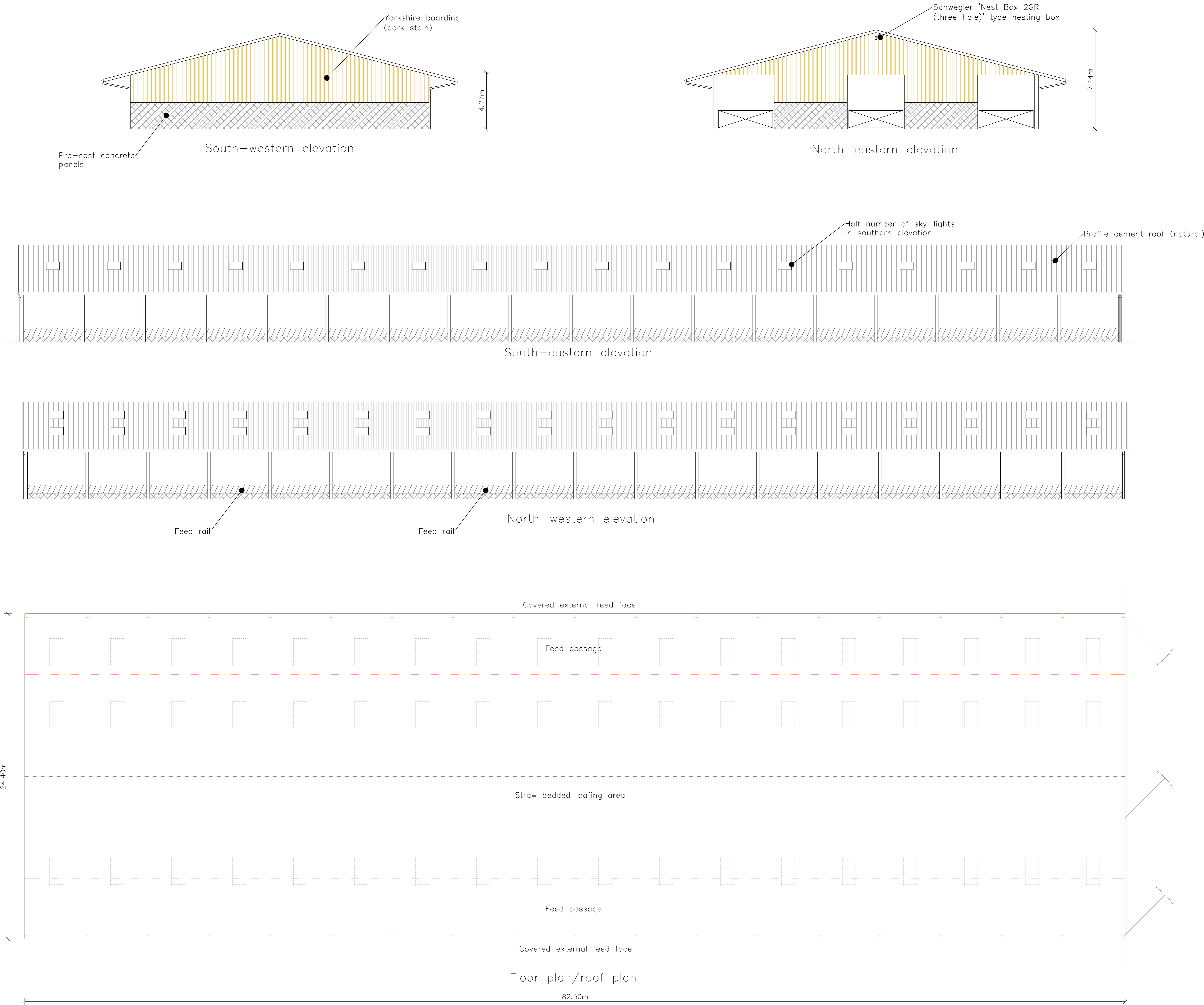
South-western elevation



Floor plan/roof plan



Rev.	Comment	Date
Drawing title BUILDING A ELEVATIONS		
Contract V. J. THOMAS & SON WOODLANDS FARM LANTWILT MAJOR CF81 1TU		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Wotton RG2 0RR 01491 684332 www.reading-ag.com		
		
Ref. RAC/9987/03	Rev. A	
Drawn by AL	Checked by IDW	
Scales 1:100@A0	Date Feb 2025	



Rev.	Comment	Date
Drawing title BUILDING B ELEVATIONS		
Contract V. J. THOMAS & SON MOORLANDS FARM LAUNTRIT MAJOR CF81 1TU		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Widmore NG26 0RR 01451 684332 www.reading-ag.com		
Ref. RAC/9987/04	Rev. A	
Drawn by AL	Checked by IDW	
Scales 1:100@A0	Date Feb 2025	

Merrie Friars Building (8 & 9) Paget Road



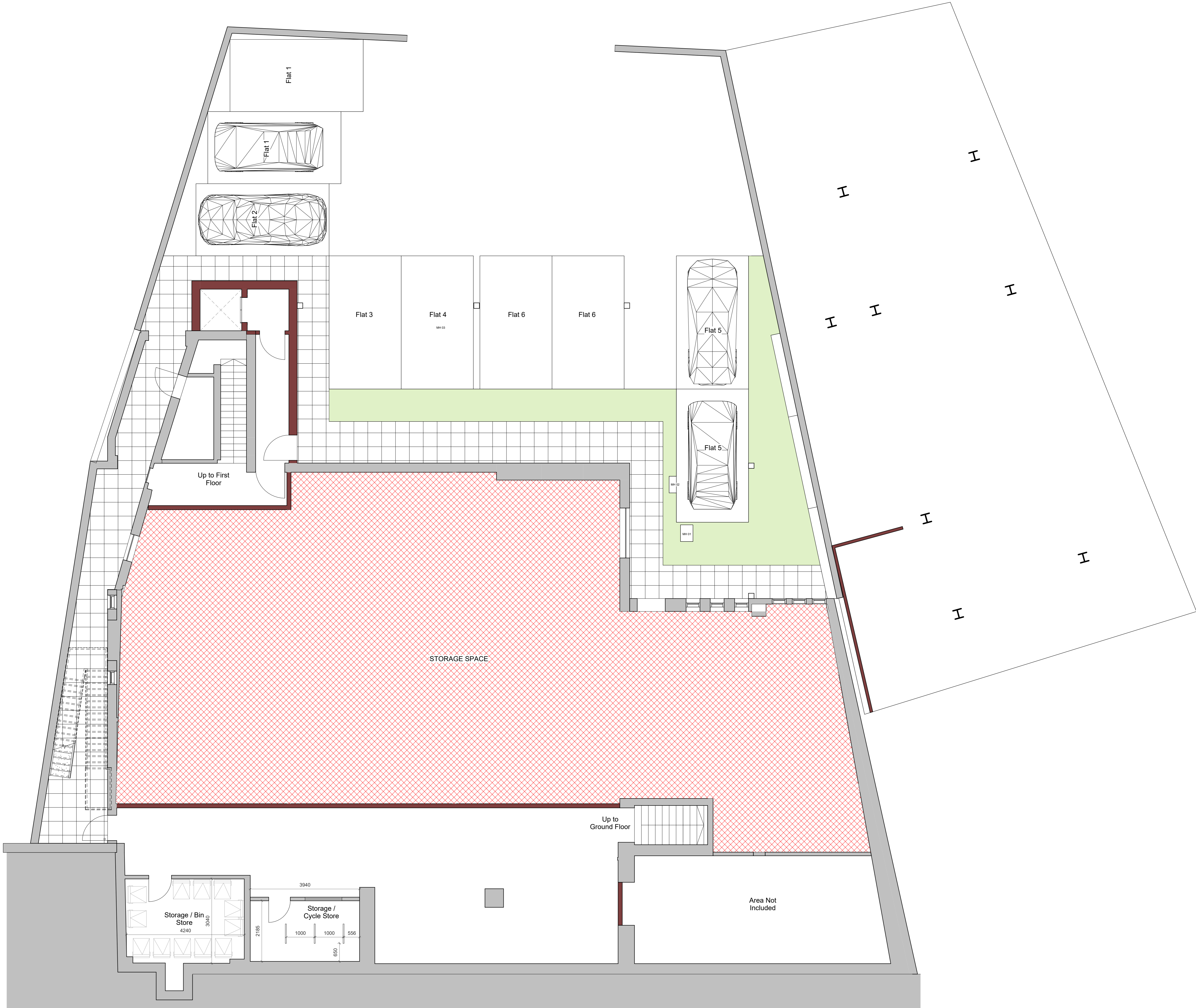
This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



emapsite™
plans



B01-Basement / Site Plan
1 : 50

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURES DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED TO
THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR
PLANNING AND BUILDING
REGULATIONS PURPOSES ONLY.
THE CONSTRUCTION (DESIGN AND
MANAGEMENT) REGULATIONS 2015
(CDM) IS THE RESPONSIBILITY OF THE
CLIENT / CONTRACTOR UNLESS
OTHERWISE AGREED IN WRITING.

AS APPROVED

P02	19/10/22	General Amendments	DP

ISSUE NO	ISSUE DATE	NOTES	ISSUE BY



THE STABLES, THE ESTATES OFFICE,
25-26 GOLD TOPS,
NEWPORT, NP19 9DT
PHONE: 01633 744144
EMAIL: ADMIN@RA-ARCHITECTS.CO.UK

RICHARD ANDREWS ARCHITECTS LTD.
REGISTERED IN ENGLAND & WALES NO.8274191
REGISTERED OFFICE: COMMERCE HOUSE, CHERRY WAY, CARMAR, CF14 3UZ
WWW.RA-ARCHITECTS.CO.UK

CLIENT NAME Mr N. Gannon Jones

PROJECT ADDRESS Merry Friars
Barry Island
Vale Of Glamorgan

JOB TITLE Merry Friars

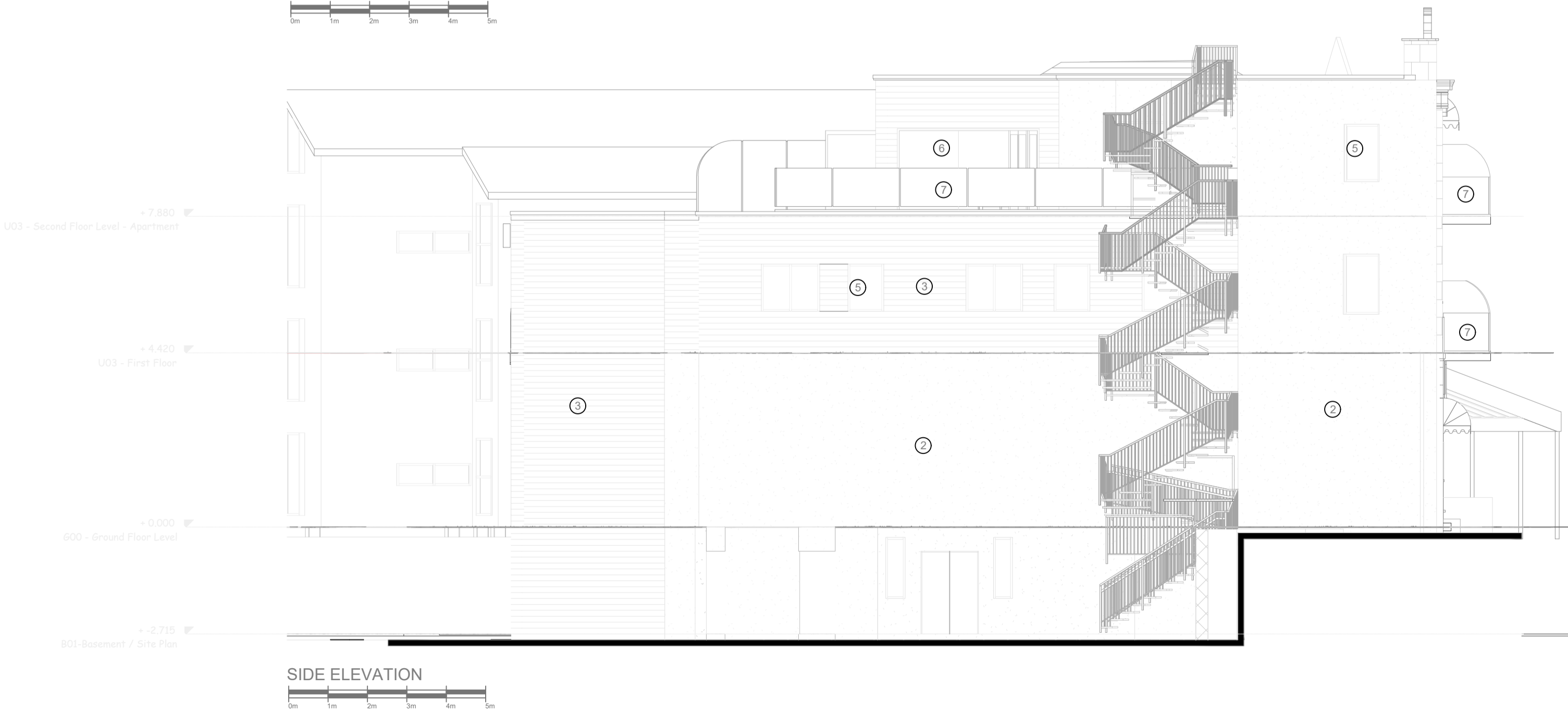
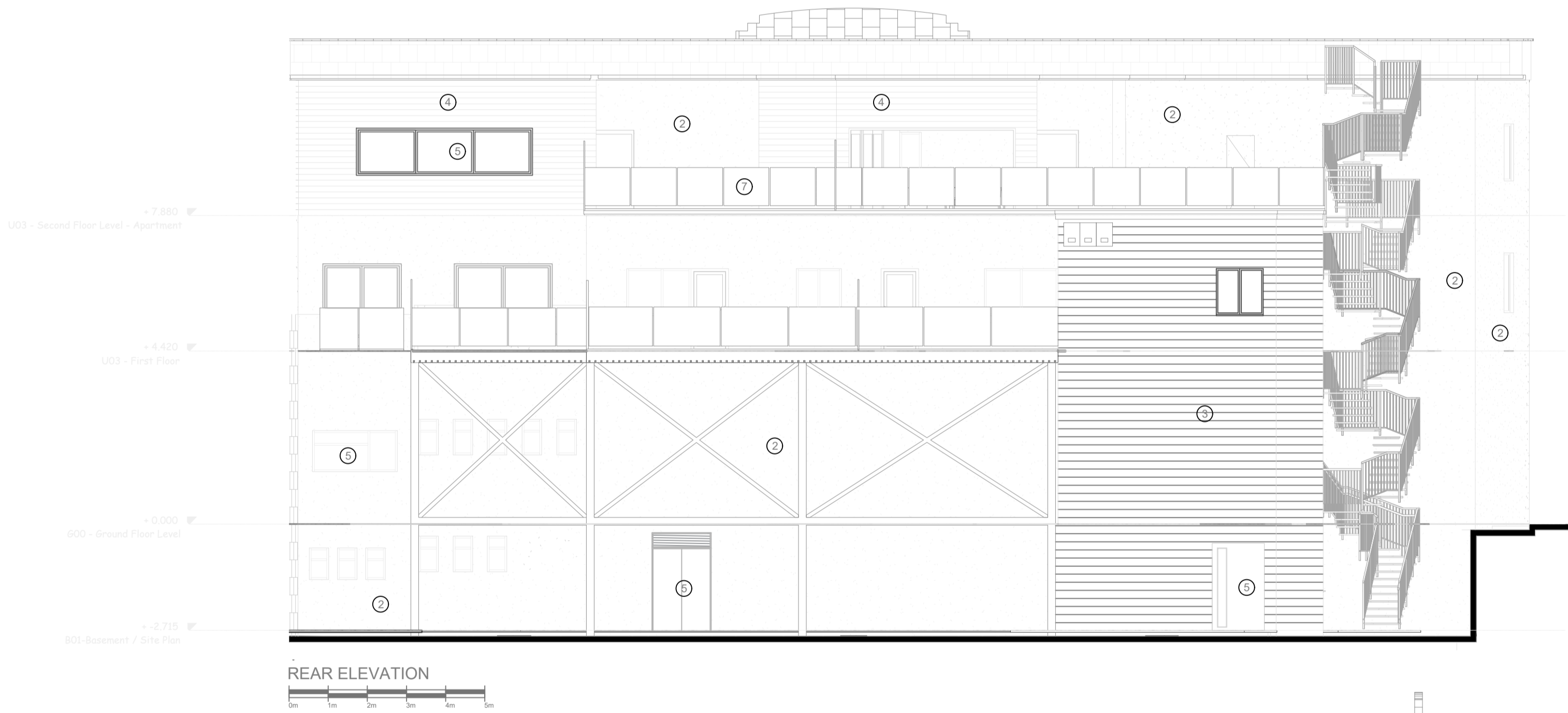
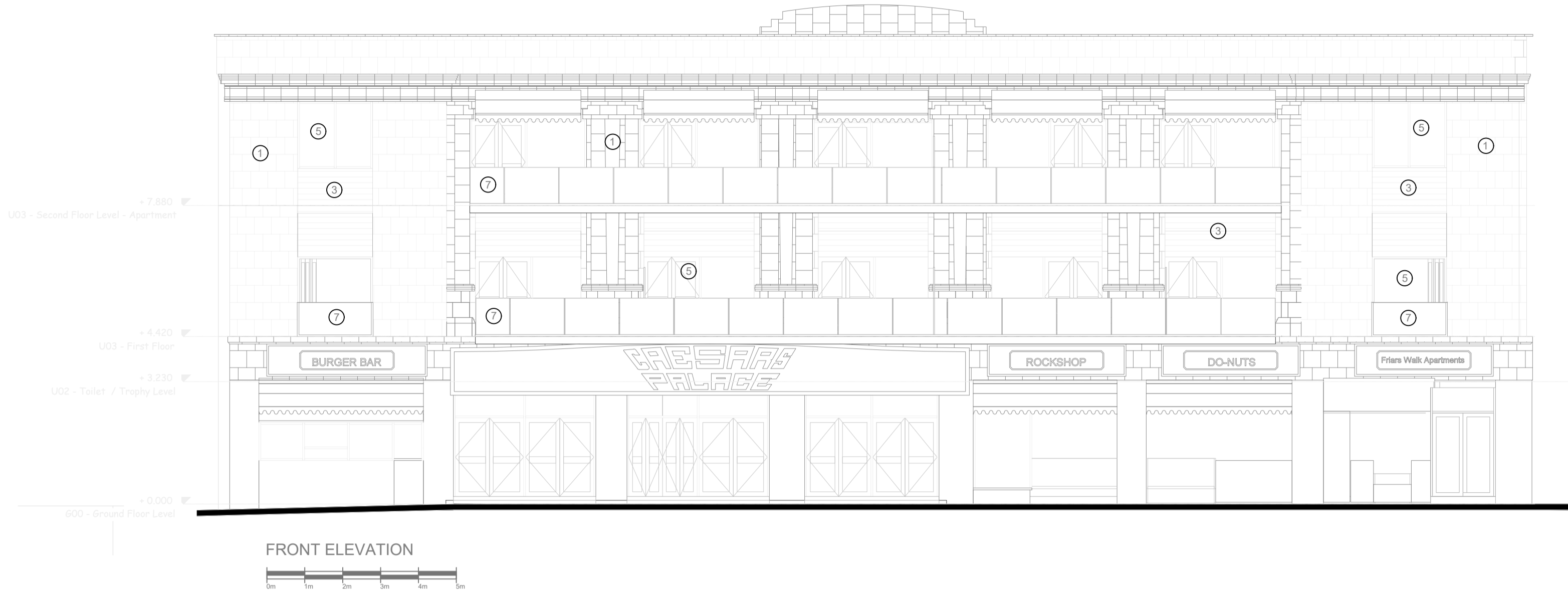
DRG TITLE Existing Basement Floor Plan /
Site Plan

DRG NO R702-06-A0

SCALE 1 : 50	DATE 02/18/22	DRAWN MB	CHECK RA
-----------------	------------------	-------------	-------------

13/02/2025 12:15:30 L:\NA Architects\RAA Projects\R702 Merry Friars, Barry\CA0\0702 - Uplo Date Drawings 14.1.24.dwg - ISO A1 (594.00 x 841.00 MM)

- MATERIAL PALETTE:
- Existing Grey Masonry to be Retained
 - Mineral Wool Base with Silicone Render Top Coat or Equivalent
 - James Hardie VL Planks Khaki Brown
 - James Hardie VL Planks Chestnut Brown
 - Black UPVC Windows & Doors
 - Black Aluminium Bi-fold Doors
 - Glass Railing
 - Car Park- Black Tarmac & Decorative Stone



2025/00238/FUL

Drawing No R 7 0 2 - 2 0 A 1

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (COM) IS THE RESPONSIBILITY OF THE CLIENT/ CONTRACTOR UNLESS OTHERWISE AGREED IN WRITING.

AS-BUILT

REVISIONS

RICHARD ANDREWS
ARCHITECTS
SUSTAINABLE MODERN CREATIVE

SUITE 2.3, THE ESTATES OFFICE, 25-26
GOLD TOPS, NEWPORT, NP20 4PG

PHONE: 01633 744144
EMAIL: admin@ra-architects.co.uk

Richard Andrews Architects Ltd.
Registered in England & Wales No 8274171
Registered Office: Companies House, Crown Way, Cardiff - CF14 3UZ
www.ra-architects.co.uk

Job **Merry Friars,
Barry,
Vale of Glamorgan**

Drawing **Proposed Elevations**

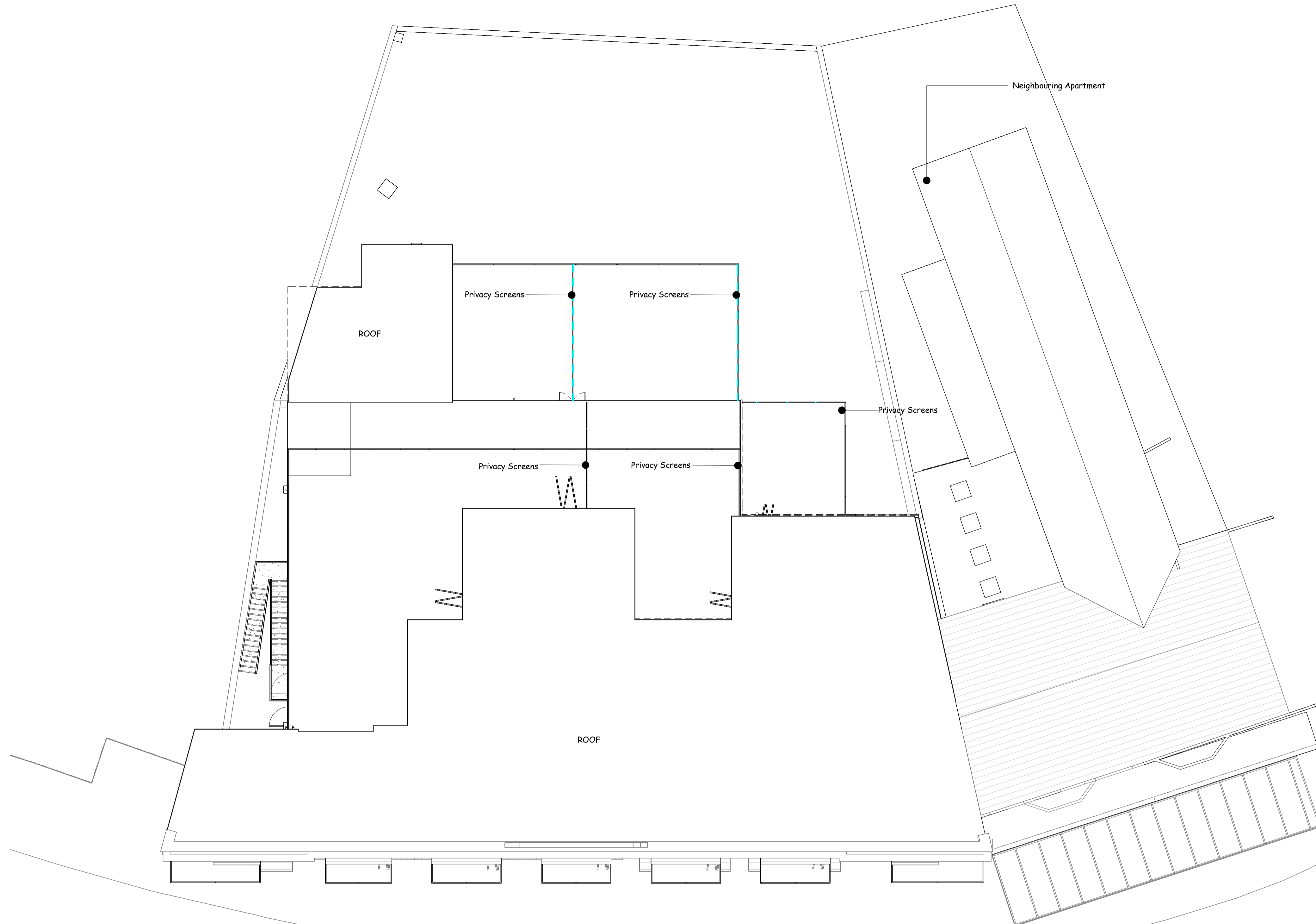
Number **R 7 0 2 - 2 0 A 1**

Scale	Date	Drawn	Checked
1:100	02/25	DP	RA


2025/00238/FUL

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING .
WORK TO FIGURES DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED TO
THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR
PLANNING AND BUILDING REGULATIONS
PURPOSES ONLY. THE CONSTRUCTION
(DESIGN AND MANAGEMENT) REGULATIONS
2015 (CDM) IS THE RESPONSIBILITY OF THE
CLIENT/ CONTRACTOR UNLESS OTHERWISE
AGREED IN WRITING.



AS APPROVED

P01	17/04/23	Site amended			EK
ISSUE NO	ISSUE DATE	NOTES			ISSUE BY
					
<p>THE STABLES, THE ESTATES OFFICE, 25-26 GOLD TOPS, NEWPORT, NP19 8DT PHONE: 01633 744144 EMAIL: ADMIN@RA-ARCHITECTS.CO.UK</p> <p>RICHARD ANDREWS ARCHITECTS LTD. REGISTERED IN ENGLAND & WALES NO:5274171 REGISTERED OFFICE: COMPANIES HOUSE,CROWN WAY, CARDIFF, CF14 3UZ</p> <p>WWW.RA-ARCHITECTS.CO.UK</p>					
CLIENT NAME		Mr N. Gannon Jones			
PROJECT ADDRESS		Merry Friars Barry Island Vale Of Glamorgan			
JOB TITLE		Merry Friars			
DRG TITLE		Existing Site with Neighbouring Apartment			
DRG NO		R702-11-A1			
SCALE	DATE	DRAWN			CHK
1 : 100	20/10/22	MB			Checker

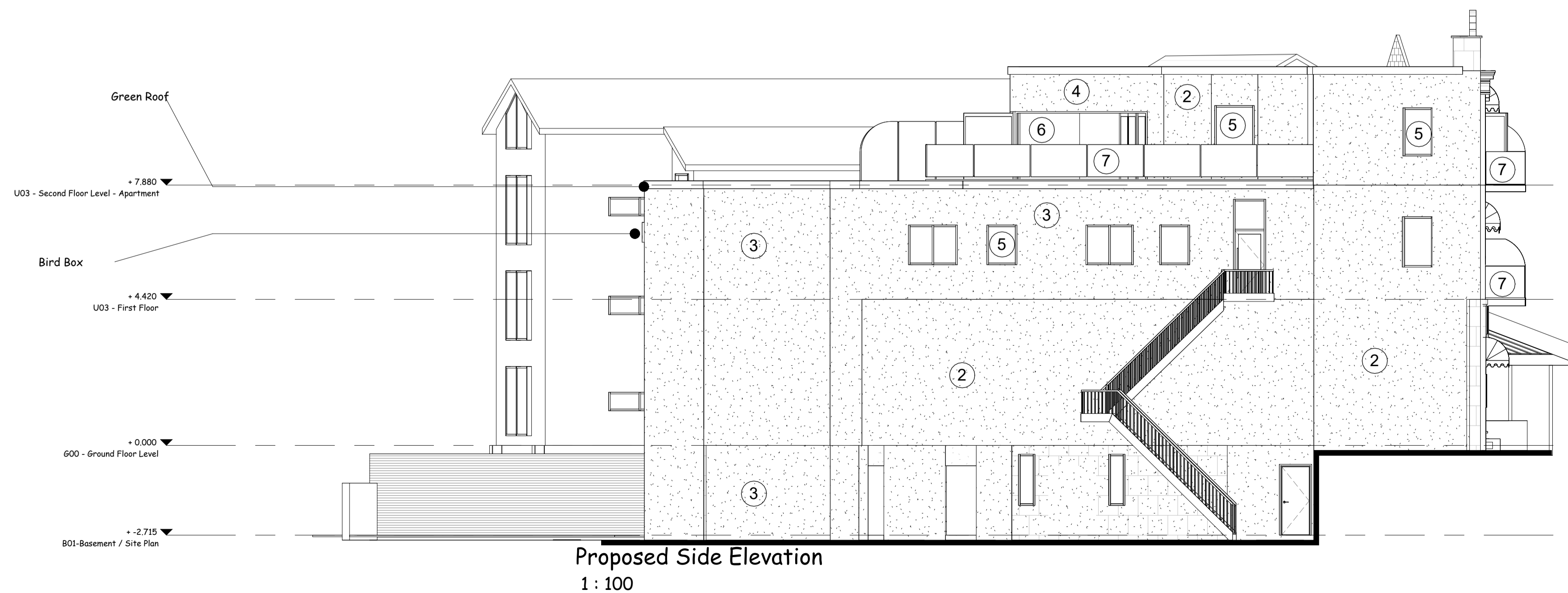
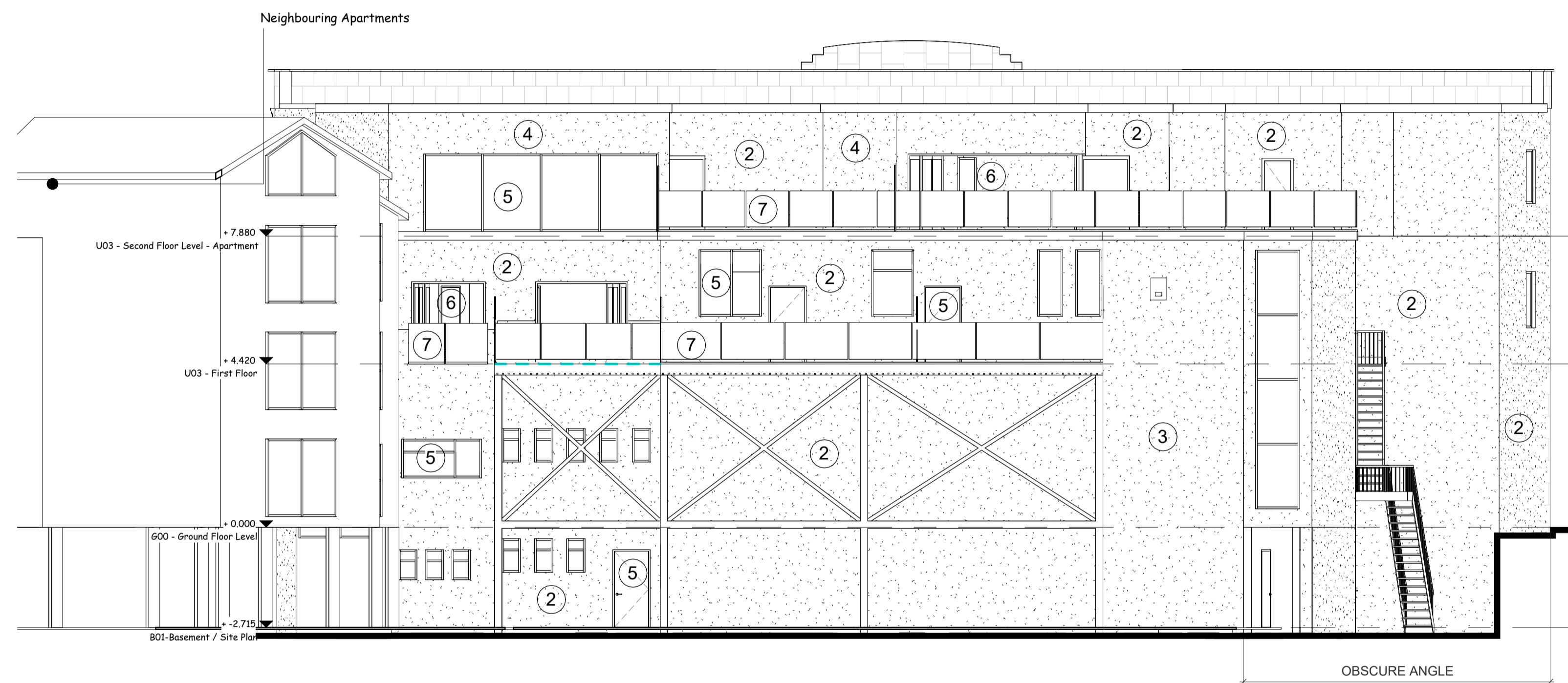
Proposed Site
1 : 100

MATERIAL PALETTE:


1. Existing Grey Masonry to be Retained
2. Mineral Wool Base with Silicone Render Top Coat or Equivalent
3. James Hardie VL Planks Khaki Brown
4. James Hardie VL Planks Chestnut Brown
5. Black UPVC Windows & Doors
6. Black Aluminium Bi-fold Doors
7. Glass Railing
8. Car Park- Black Tarmac & Decorative Stone

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING .
WORK TO FIGURES DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISREPECENCIES TO BE NOTIFIED TO
THE ARCHITIECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR
PLANNING AND BUILDING REGULATIONS
PURPOSES ONLY. THE CONSTRUCTION
(DESIGN AND MANAGEMENT) REGULATIONS
2015 (CDM) IS THE RESPONSIBILITY OF THE
CLIENT/ CONTRACTOR UNLESS OTHERWISE
AGREED IN WRITING.



AS APPROVED

P02	01/10/24	Material Palette added		EK	
ISSUE NO	ISSUE DATE	NOTES		ISSUE BY	
					
<p>THE STABLES, THE ESTATES OFFICE, 25-26 GOLD TOPS, NEWPORT, NP19 8DT PHONE: 01633 744144 EMAIL: ADMIN@RA-ARCHITECTS.CO.UK</p> <p>RICHARD ANDREWS ARCHITECTS LTD. REGISTERED IN ENGLAND & WALES NO.8274171 REGISTERED OFFICE: COMPANIES HOUSE,CROWN WAY, CARDIFF, CF14 3UZ WWW.RA-ARCHITECTS.CO.UK</p>					
CLIENT NAME		Mr N. Gannon Jones			
PROJECT ADDRESS		Merry Friars Barry Island Vale Of Glamorgan			
JOB TITLE		Merry Friars			
DRG TITLE		Existing Elevations and 3D View			
DRG NO		R702-10-A1			
SCALE 1 : 100		DATE 10.24		DRAWN MB CHK RA	