

PLANNING COMMITTEE

MINUTES of a meeting held on 11th January, 2006

Present: Councillor A.D. Dobbinson (Chairman); Councillors R.J. Bertin, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, N.P. Hodges, F.T. Johnson, G.C. Kemp, Mrs. A.J. Preston, Mrs. M. Randall, W.C. Vaughan, A.J. Williams and M.R. Wilson.

Also present: Councillors G. John and A.J. Readman.

719 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, Ms. R.M. Birch Mrs. M. Kelly Owen and A.G. Powell.

720 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 14th December, 2005 be approved as a correct record.

721 DECLARATIONS OF INTEREST -

Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams	Planning applications 05/01652/REG3 and 05/01790/REG3
Councillor G.C. Kemp	Planning application 05/01348/FUL - School Governor
Councillor W.C. Vaughan	Planning application 05/01652/REG3 - Member of the Management Committee Rhoose Community Centre

722 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -

RESOLVED -

(1) T H A T the determination of Building Regulation Applications as listed in the report be noted.

(2) T H A T the service of notices under the Building (Approved Inspectors etc) Regulations 2000 as listed in the report be noted.

723 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR
UNDER DELEGATED POWERS (DEER) -

RESOLVED - T H A T the report on the following applications as determined under delegated powers be noted.

Decision Codes

A - Approved	B - No observations (OBS)
C - Unclear if permitted (PN)	E - Split Decision
F - Prior approval required (PN)	G - Approved the further information following "F" above (PN)
H - Allowed : Agricultural Condition Imposed : Appeals	N - Non permittal (OBS - objections)
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	V - Variation of condition(s) approved
O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)	

05/01525/HH	A	Baobab, Highlight Lane, Barry	High hedge
05/01562/FUL	A	10, Hewell Street, Penarth	Loft conversion
05/01017/ADV	A	1, Westgate, Cowbridge	Shop signs and 1 projecting sign
05/01220/LBC	A	Hayes Point, Sully Hospital, Hayes Road, Sully	Refurbishment of former mortuary. Amendments to application 04/00799/LBC to provide additional units, elevational alterations, provision of new lift shafts and addition of plant
05/01226/FUL	A	252, Barry Road, Barry	Two storey side extension and single storey rear extension
05/01440/LBC	A	1, Westgate, Cowbridge	Addition of signs on front and side elevation

05/01522/FUL	A	Village Hall, Sigginston	Extend existing hall northwards to accommodate lobby and disabled toilet
05/01541/FUL	A	The Ship Hotel, Harbour Road, Barry	Erection of external play equipment
05/01548/FUL	R	Touchwood, Cwm Drive, Dinas Powys	Extension to kitchen at ground and first floor levels
05/01565/FUL	A	9, Seys Close, Cowbridge	Conservatory
05/01566/OBS	P	Cheapside, Bridgend	Demolish existing building and erect A1 retail store and car park, new link road and ancillary works
05/01567/FUL	A	Ashgrove, St. Mary Hill	Vary Condition 1 of planning permission 76/0668 to allow the continued occupation of an agriculturally tied dwelling
05/01576/FUL	A	2, Winston Road, Barry	Two storey side extension
05/01578/FUL	A	Site of former nursery next to No. 93 Merthyr Street, Barry	New two storey block of one bedroomed flats (3 no. per storey - Total of 6 no. flats), private new gardens and car parking and associated landscaping/environmental works
05/01580/FUL	A	Land opposite 1, Rectory Cottage, The Herberts, St. Mary Church	25m X 20m horse training manege with 1.5m high perimeter fence and gates
05/01586/FUL	A	Westwood Cottage, Broughton Road, Wick	Improve attached garage with plain rendered block walls to match existing, new roof of Redland Cambrian resin slate and matching ridge, to resemble existing house roof

05/01597/FUL	R	Compton House, East Street, Llantwit Major	First floor extension to include new flat access, bathroom and staircase
05/01626/LBC	A	Trepit Cottage, Wick	Demolition and reinstatement of lean-to structure to rear of property due to structural instability and subsidence
05/01632/FUL	A	22, Berkley Drive, Penarth	Proposed independant summerhouse
05/01641/FUL	A	Unit 10, Vale Business Park, Llandow Industrial Estate, Llandow	Change of use to include B2 for automotive use including MOT test facilities
05/01648/LBC	A	The Cottage, St. Hilary	Demolition of the existing stone built and steel sheeted single garage and the adjacent front wall of the oil fuel store. Construction of a new garage, implement store and toilet and recessing of the facade, including the oil store, behind that of the adjacent house
05/01659/FUL	A	Ty Groes Farm, Bonvilston	Replace existing conservatory
05/01668/FUL	A	Homri Farm, St. Nicholas	To create a flat dry area around barn to allow machinery to be stored
05/01681/FUL	A	3, Hill Terrace, Penarth	Demolition of existing coal shed, Install conservatory
05/01685/FUL	A	254, Barry Road, Barry	First floor side extension to provide two bedrooms
05/01687/FUL	A	189, Winston Road, Barry	Ground floor single storey disabled bedroom and en-suite bathroom facility
05/01693/FUL	A	56, Broad Street, Barry	Change of use from two flats to business use as offices B1

05/01722/FUL	A	18, Plassey Street, Penarth	Garage
05/01766/PND	F	66, Victoria Road, Penarth	Demolition of 66, Victoria Road, Penarth
04/01064/FUL	A	Elm House, Groesfaen Road, Peterston-Super-Ely	Single storey annexe accommodation to be ancillary to main house
04/01135/LBC	A	Cole Farm, Cold Knap Way, Barry	Replacement of 1980's thatched roofs with Welsh slate roofs, remodelling of north porch
05/01338/FUL	A	Lower House, Flanders Road, Llantwit Major	New detached garage on existing drive. Conversion of former cowshed to provide garden room. Conversion of former cart store to provide study
05/01378/FUL	A	Televue Kennels, St. Lythans	Demolition of part of existing kennels and erection of new kennels
05/01433/FUL	A	21, Pioden For, Barry Island	Porch/access to garage from dwelling and two storey side extension and change of use of land to garden.
05/01491/FUL	A	11, Highgrove, Ystradowen	Two storey extension
05/01508/FUL	A	Plot at 1, Whitcliffe Drive, Penarth	Detached dwelling and garage
05/01530/FUL	A	25, Tathan Crescent, St. Athan	Two storey extension and alterations
05/01533/FUL	A	Pathways, Dyffryn Crescent, Peterston-Super-Ely	Extension from existing garage to provide garden store with WC
05/01570/LBC	A	18, High Street, Cowbridge	Extension of existing retail premises involving demolition of existing flat roof extension (to rear of site), construction of two storey development with 2 no. gable/pitched roofs

05/01605/FUL	A	The Barn, 2, Jackson Close, Rhoose	Renewal of application 00/00999/FUL - Front glazed lobby extension and rear bathroom extension
05/01606/FUL	A	Ogmore Court (old Car showroom Site), Ogmore Road, Ewenny	Change of use from car showroom and workshops to Class B1 - Office Use
05/01616/FUL	A	43, Barriars Way, Barry	Ground floor breakfast room extension, conversion of existing garage to utility and living room, extension over garage to provide 2 bedrooms and bathroom, new conservatory
05/01629/FUL	A	105, Murlande Way, Rhoose	Conversion of garage to playroom. Extension at ground and first floor levels providing new kitchen, bedroom and bathroom
05/01634/FUL	A	The Chantreys, St. Andrews Road, Dinas Powys	Demolition of existing double garage, link corridor and lean-to storage area and construction of new single storey extensions at the front and rear of the property. Replace timber cladding with sand/cement render
05/01638/FUL	A	3, Broad Street Parade, Barry	Provision of a fire escape route across the flat roof to the rear of the property and exit the roof via a caged metal ladder to the side of the property
05/01644/FUL	A	77, North Walk, Barry	Two storey side extension with alteration of hipped roof to gable end
05/01645/FUL	A	Carreg Llwyd, Llancarfan	First floor extension and alterations

05/01658/FUL	A	72, Coleridge Avenue, Penarth	Single storey extension to side and rear. Loft conversion with dormer to side
05/01674/FUL	A	Waters Edge, Beachway, The Knap, Barry	To change design and layout of car park
05/01764/FUL	A	4, Grove Terrace, Penarth	Single storey extension to rear
05/01630/FUL	A	1, Elm Grove Place, Dinas Powys	2 storey rear extension and front porch
05/01637/ADV	A	The Business Centre, Priority Business Park, Cardiff Road, Barry	Hoarding and shop signs
05/01640/FUL	R	Fontygary Caravan Park, Fontygary Road, Rhoose	Proposed 40 space car park
05/00951/FUL	R	Broadshoard House, The Broadshoard, Cowbridge	Proposed first floor rear extension and conversion of attic into bedroom and en-suite including 2 no. dormers to front elevation
05/01461/FUL	A	20, Plymouth Road, Barry Island	Change of use from self-contained ground floor flat to retail ancillary storage
05/01495/FUL	R	86, Kingsland Crescent, Barry	Provision of 8 car parking spaces to rear
05/01505/FUL	A	Homri Farm, St. Nicholas	Conversion of farm buildings to residential property
05/01561/FUL	R	9, Merthyr Dyfan Road, Barry	Loft conversion
05/01604/FUL	A	3, Castle Court, Llantwit Major	Extension to existing garage size (existing garage to be demolished and rebuilt)
05/01611/FUL	A	The Business Centre, Priority Business Park, Ty Verlon Industrial Estate, Barry	Proposed warehouse conversion into services offices

05/01613/FUL	A	14, Rectory Close, Wenvoe	Single storey side extension
05/01621/FUL	A	Cardiff International Airport, Rhoose	Proposed new passenger walkway, pre-board zones, extensions to the baggage hall and departure area and reconfiguration of set-down area
05/01622/FUL	A	Waltham House, Bradford Place, Penarth	Conversion of coach house to accommodation linked to Waltham House, extension of living space to rear part of Waltham House
05/01631/FUL	A	26, Fonmon Road, Rhoose	Brick built bay window over existing window aperture with sloping tiled roof at front aspect of the house
05/01650/LBC	A	1, Church Cottage, St. Georges Super Ely	Internal Alterations
05/01656/CAC	R	Ty Mawr Cottage, Llangan	Removal of existing disused, derelict and dangerous barn structure and removal of disused derelict former farmhouse
05/01683/FUL	A	42, Llanmead Gardens, Rhoose	Bedroom extension above garage
05/01689/FUL	A	5, Brig-Y-Don Hill, Ogmore By Sea	Single storey lounge extension and dormer window to rear elevation
05/01697/FUL	A	The Gables, Station Road East, Wenvoe	Rear/side extension, dormers in roof/loft conversion
05/01703/FUL	A	Hensol Ambulance Station, Hensol	Proposed temporary Ambulance and Car Parking to the rear of the existing Ambulance Station
05/01705/FUL	A	62, Meadowvale, Barry	Single storey side extension for new lounge and utility room

05/01707/FUL	R	Great House Farm Barn, Llandough	Revised rear garden room extension
05/01708/OUT	A	Former Westra Quarry, Dinas Powys	Variation of condition 2 to outline consent 02/01439/OUT.
05/01711/LBC	A	The Coach House rear of Portman House, Stanwell Road, Penarth	Conversion to offices, existing wall and roof materials to be retained
05/01717/FUL	A	Barkway's Cottage, The Downs, St. Nicholas	Proposed two storey front extension with ground floor bay window and new chimney stack
05/01725/FUL	A	The Briars, Broughton Road, Wick.	Double storey rear extension
05/01737/FUL	A	19, Heol Pilipala, Rhoose Point	Proposed conservatory
05/01740/FUL	A	25, Vere Street, Barry	Ground floor to be launderette and first floor to be living accommodation
05/01742/FUL	A	15, Leigh Close, Boverton	Conservatory
05/01754/FUL	A	35, Whitmore Park Drive, Barry	Conservatory
05/01757/ADV	R	Gable wall of 7, Barry Road, Barry	1 X 48 sheet static non-illuminated advertising hoarding
05/01773/FUL	A	15, Rhodfa'r Mor, Rhoose Point	Insert new window and brick spandrel to match existing into existing garage door opening
05/01778/FUL	A	31, Peterswell Road, Barry	Conservatory
05/01781/FUL	A	19, Church Hill Close, Llanblethian, Cowbridge	Conservatory to side of property
05/01782/FUL	A	13, Whitewell Road, Barry	Conservatory

05/01862/PNA	F	Purlon Farm, Old Wick Road, Llantwit Major	Building for storage of vegetables, agricultural implements and/or feedstuffs and new quarry stone road
05/01654/FUL	A	47, Stanwell Road, Penarth	Conversion of existing 1st and 2nd floors into 2 no. residential units and modification of external staircase to enable access to garden from 2nd floor
05/01660/FUL	A	Pig sty adjacent Old Factory House, Factory Road, Llanblethian	Retrospective application for part demolition of old pig sty and construction of new store
05/01665/FUL	A	2, Tair Onen, Cowbridge	Demolition of existing single storey outhouse and erection of new two storey side extension
05/00816/FUL	A	Downside, Sully Road, Dinas Powys	Change of use and extension of covered hardstanding to cattery
05/01337/FUL	A	47, Windsor Road, Penarth	Construction of two retail units to ground floor. Dwelling to first and second floor including garage
05/01643/FUL	A	83, Cardiff Road, Dinas Powys	Two storey side extension
05/01673/FUL	A	The Paddocks, Llanmaes	Rear extension for ground floor dayroom and study, rear bedroom extension to first floor (amended), new porch roof and windows to front, pitched roof to part front
05/01678/FUL	A	Alun Court, Castle Upon Alun, St. Brides Major	Ground and first floor rear extension
05/01679/FUL	R	8/9, Glebe Street, Penarth	Three storey rear extension to provide 3 No. additional flats.

05/01686/FUL	A	34, Smithies Avenue, Sully	Amendments to approved plans inc. additional storey to porch incorporating stairs to loft, internal layout amendments, fenestration, loft conversion and change of rear extension roof from hip to gable
05/01688/FUL	A	Dow Corning Limited, Cardiff Road, Barry	Erect new length of 2.4m high black spike and spear style fence, approximately 153m length to enclose existing building within plant fenceline
05/01692/FUL	R	Ashley House, Llandow, Cowbridge	Retention of new driveway hardstanding area
05/01702/FUL	A	Yr Ysgubor, Cwrt Newydd Farm, Llandow	Single storey extension
05/01710/FUL	A	17, Plassey Street, Penarth	Demolition of existing garage and redevelopment of proposed garage.
05/01713/FUL	A	Land adjacent to Coed Y Craig, Doghill Farm, Dyffryn	New farm buildings and associated works
05/01721/FUL	A	St. Lythans Down, Wenvoe	Installation of telecommunications apparatus comprising four 600mm transmission dishes and one flat panel antenna to an existing 60m high lattice tower together with a small equipment cabinet
05/01732/FUL	A	12, Llwyn y Gog, Rhoose Point, Rhoose	Remove part of rear brick wall and replace with gate for rear entry. Replace part of front fencing with gate for front entrance with like materials

05/01733/FUL	A	Yard of 28A, Station Road, Penarth	Renewal of 01/00338/FUL - To demolish existing two storey office/workshop and single storey garage/workshop and build new two storey office/workshop/store
05/01738/FUL	A	Y Tarrws, Old Port Road, Wenvoe	Ground floor extension
05/01741/FUL	A	63, Vere Street, Barry	Change of use from retail and domestic to domestic only
05/01746/FUL	A	19, Nant Talwg Way, Barry	Single storey pitched roof extension at rear and pitched roof (garage/porch) extension to front of existing house
05/01747/FUL	A	16, Despenser Road, Sully	Internal alterations and side extension to provide adequate facilities for disabled person
05/01748/FUL	A	Westwinds, Llangan	Boundary wall with pillars and wrought iron railings with wrought iron gates
05/01759/FUL	A	48, Redbrink Crescent, Barry Island	Extension to rear and roof window to front
05/01767/FUL	A	2, Geraints Close, Cowbridge	Single storey rear conservatory
05/01795/FUL	A	Plot 211, Clos Yr Wylan, Barry Island	Conservatory to rear
05/01808/FUL	A	2, Collard Crescent, Barry	New conservatory
05/01820/PNA	R	Curnix Farm, Moulton	Proposed road
05/01823/FUL	A	Bryn Bedw, Pendoylan	Rear extension
05/01863/PNA	A	Ty Draw Farm, St. Georges Super Ely	Building for general purpose agricultural use
05/01871/PNA	A	Ty Draw Farm, St. Georges Super Ely	Lean-to extension

724 APPEALS (DEER) -

RESOLVED -

- (1) T H A T the list of appeals received and decisions concerning appeals arising from the refusal of the Council to grant planning permission be noted.
- (2) T H AT the statistic relating to appeals for the period April 2005 to March 2006, which indicated that 69% of all appeals received to date being dismissed with a further 31% being allowed, be noted.

725 ENFORCEMENT ACTION (DEER) -

(i) Gwern-y-Gedrych, Peterston Super Ely - Unauthorised extensions

A planning application had been submitted on 21st June, 2005 for extensions to the above dwelling comprising of a two storey side and rear extension and the raising of eaves of an existing part of the dwelling. Subsequently, planning permission was refused on 4th November, 2005 on the basis of the adverse impact of the proposal on the rural character of the dwelling and the Special Landscape Area within which it was located.

It had since been brought to the attention of officers that work had begun at the above property to construct the extensions which had been subject to the above planning refusal. The site was subsequently inspected on 7th December, 2005 at which point it was evident that construction of the unauthorised extension was at an advanced stage.

Authority was now sought to serve an Enforcement Notice in respect of the construction of extensions to the above dwelling without the benefit of planning permission.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990, to ensure:

- (i) The demolition/removal of the unauthorised extensions.

Reasons for decision

In order to protect the rural character of the dwelling and the visual amenity and rural character of the Special Landscape Area.

(ii) Unauthorised Buildings, Ménage and Vehicle Storage at The Brambles, Cross Common Road, Dinas Powys -

The above site was located along the narrow Cross Common Road which was land between Dinas Powys and Penarth and had a long standing planning enforcement history dating back to 1998. This included refusal of planning permission to retain two unauthorised stable blocks and a caravan, the subsequent service of Enforcement Notices to remove the same, appeals against those notices, subsequent prosecutions for non compliance and defending a High Court challenge.

Since the above actions two further reports had been presented to the Committee in 2002 and 2003 both of which sought authorisation to serve notice under Section 215 of the Act to cover the issue of excessive vehicle storage at the site. To date neither actions had been pursued mainly due to cost implications involved in the event of direct action being required.

However, in the last few months as a result of the adjoining land owner clearing his site, it had been revealed that alleged encroachment onto his land had taken place and officers had been alerted and also had observed, further ongoing breaches of control. These consisted of further additional "shanty type" buildings and the continuing storage of redundant road vehicles (currently 9 vehicles) and the laying of a soft-trot ménage. All previous actioned breaches of control remained in tact on the site.

Whilst the Council did have the option of again prosecuting the continuing ongoing breaches of planning control where previously actioned, on past evidence, it appeared the offender and landlord had no visible means of financial support, this cause of action was unlikely to succeed and any fines imposed would likely to be limited to take account of personal circumstances and not sufficiently punitive to discourage or force compliance with any legal notices served.

In terms of the likely cost of direct action, the Head of Visible Services had indicated costs in July 2004 in the region of £5200 for the site clearance. In addition, there would also be ongoing daily costs of £125 for the storage of the vehicles removed from the site (£1125 per day).

Permission was now sought to serve new and comprehensive Enforcement Notices which would cover the additional operations undertaken since the original Enforcement Notice served in June 1999.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 to ensure:

- (i) The demolition and removal of all unauthorised structures, van bodies, containers and any metal sheeting enclosures in excess of 2 metres in height together with all other roof structures, pens, cages and enclosures.

- (ii) The cessation of the use of the land for parking and storage of road vehicles to include trucks, vans, cars, lorries, tractors, horse boxes together with any plant, trailers and machinery.
- (iii) The permanent removal from the land of all deposited sand, soils, spoil, woods, plastics, metals, brick, stone, hardcore and any other form of deposited wastes.

Reason for decision

(1) In the opinion of the Local Planning Authority the use of the land for the storage of road vehicles, plant and machinery, together with the erection of additional buildings, pens, cages, structures and also the laying of a sand based, soft-trot horse ménage, cannot be justified for the purpose of either forestry or agriculture. As a consequence and given the site was already subject of 2 previous Enforcement Notices, the requirements and terms of which had still not been complied with, the additional works, uses and operations undertaken were considered to represent a gross and unacceptable over-development of the site and were detrimental to the amenities of the rural area and were therefore contrary to Policies ENV1, ENV3, ENV8, ENV9 and ENV10 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(iii) Rear Dormer Window Built Contrary to Approved Plans at 12 Four Acre, Llantwit Major -

Planning permission had previously been granted in August 2000 for a rear facing dormer window at the above property. In October 2004, as a direct result of, a then, recent refusal of planning permission for a rear dormer window on a nearby property, it transpired that the dormer window at the above property had been constructed substantially contrary to the approved plans.

Having alerted the occupier to this breach of control, a new application had been made to retain the as built dormer window. This application had been subsequently refused on 15th April, 2005 due to the size and scale of the proposal which created demonstrable harm to the property and area. Since that refusal, whilst there were early indications that the applicant would appeal against the refusal, no such appeal had been lodged and the time had now expired for such an appeal to be made. The dormer window remained in its unauthorised state.

Enforcement Action was now sought to overcome a breach of planning control which had been subject to a refusal of planning permissions.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 to ensure:

- (i) The reduction of the as built rear dormer window to the size, scale and massing as shown on the approved plans attached to planning permission 00/00764/FUL granted on 4th August, 2000.

Reason for decision

By reason of the substantial scale and size of the rear dormer window extension, the proposal would cause demonstrable harm to the appearance of the property and the wider street scene. The proposal would therefore be contrary to the objectives of Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the aims of the Amenity Standards set out in the adopted Supplementary Planning Guidance.

726 GENERAL PLANNING MATTERS (DEER) -

- (i) B4270 Llantwit Major Road (Part) (Penyrheol Terrace) and Ysticl-Garu (Carne Terrace), Llysworney: Proposed 40 m.p.h. Speed Restriction Order: Objection Received -

DEFERRED - To allow officers to further consult with South Wales Police.

727 PLANNING APPLICATIONS (DEER) -

Having considered the following applications for planning permission and, when necessary, the observations of interested parties, it was

RESOLVED - T H A T in pursuance of the powers delegated to the Committee the following applications be decided as indicated and any other necessary action taken.

05/00646/FUL

Received on 8th August, 2005

(P.44)

Mr. P. Pook, Quorn, Craig Yr Eos Road, Ogmere By Sea, Vale of Glam.
(Mr. P. Pook, Quorn, Craig Yr Eos Road, Ogmere By Sea, Vale of Glam.)

QUORN, CRAIG YR EOS ROAD, OGMERE BY SEA

Single storey and garage extension, loft conversion, demolish existing garage and conservatory

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The external finishes of the development hereby approved shall match those of the existing building.

3. The permission hereby granted shall relate to the amended plans received by the Local Planning Authority on 16th November and 2nd December, 2005.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To safeguard local visual amenities.
3. For the avoidance of doubt.

05/01268/FUL

Received on 9th August, 2005

(P47)

V.J. Thomas & Son, Pancross Farm, Llancarfan, Vale of Glamorgan. CF62 3AJ

(Morgans of Usk Limited, Woodside Works, Usk, Monmouthshire. NP15 1SS)

PANCROSS FARM, LLANCARFAN

Retention of siting of static caravan for employee living accommodation

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority, given that Pancross Farm is already directly served by at least two residential properties, which are both located within the immediate area of the farm buildings complex, it is considered that no functional or financial agricultural justification or need can be demonstrated for an additional residential unit/caravan on the holding. The development is therefore considered contrary to Policies ENV1, HOUS3 and HOUS5 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to ensure the cessation of residential use and the removal of the caravan unit from the site.

05/01348/FUL

Received on 25th August, 2005

(P.49)

Mr. G. Crandon, The Barn, Llysworney, Cowbridge, Vale of Glamorgan. CF71 7NQ

(Buckle Chamberlain Part. Ltd., Mill House, Llancayo Court, Llancayo, Monmouthshire. NP15 1HY)

LLANGAN PRIMARY SCHOOL, LLANGAN

Construction of new access driveway and car parking area

REFUSED (written representations)

Reason(s):

1. The proposed construction of a car park and the provision of a new access, gates and driveway being located in a prominent location visible from the public highway, would result in an unacceptable and unjustified encroachment into the countryside detrimental to the rural character of the area. The proposal is therefore considered contrary to Policy ENV1 (Development within the Countryside) of the adopted Vale of Glamorgan Unitary Development Plan 2005.
2. The provision of a new access would require the removal of a well established, dense and continuous hedgerow and associated high hedge bank and would result in the loss of an important landscape feature contrary to the aims and objectives of Policy ENV10 (Protection of Landscape Features) of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(Note: Councillor W.C. Vaughan declared an interest in the above matter and withdrew from the meeting during consideration of the item).

05/01498/FUL
(P.55)

Received on 26th September, 2005

RWE npower Plc., Windmill Hill Business Park, Whitehill Way, Swindon. SN5 6PB

(Miss A. Bendall, RWE npower Plc., Windmill Hill Business Park, Whitehill Way, Swindon. SN5 6PB)

ABERTHAW POWER STATION, ABERTHAW

Establishment of new plant to treat pulverised fuel ash (PFA) from Aberthaw Power Station

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All vehicles leaving the site carrying processed ash shall be enclosed or sheeted.
3. Prior to the plant hereby approved being brought into beneficial operation, a scheme for the restoration of the site of the plant in the event of it being removed from the site shall be submitted in writing to and approved by the Local Planning Authority.

4. Within 12 months of the conclusion of any period of 24 consecutive months during which the plant has not been operated, the plant shall be removed from the site and the site shall be restored in accordance with the scheme to be approved under Condition No. 3 above.
5. Notwithstanding the submitted plans and prior to the commencement of development, a scheme showing the means by which foul sewage and surface water run-off are to be catered for shall be submitted in writing to and approved by the Local Planning Authority. No part of the development hereby approved shall be brought into beneficial use until the drainage works have been completed in full accordance with the approved details.
6. All external lighting shall be of a flat glass full cut off design with horizontal mountings constructed so that there is no light spill above the horizontal.
7. All steel-clad parts of the main ash processing building hereby approved shall be coloured light grey and shall be so retained at all times.
8. Prior to its installation on site, full elevational details of the proposed portacabin office adjoining the entrance to the plant shall be submitted to and approved by the Local Planning Authority, and the office shall thereafter be constructed in full accordance with the approved details.
9. The wheel washing plant existing at the entrance to the plant at the date of this decision and shown on plan Ref. C05008-009 Rev. P3 submitted with the application shall be retained in operation throughout all periods that the plant hereby approved is in operation.
10. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation to be first submitted in writing to and approved in writing by the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of highway safety.
3. To ensure the satisfactory restoration of the site.
4. To ensure the satisfactory restoration of the site.
5. To ensure satisfactory drainage of the site.
6. In the interests of visual amenity.

7. In the interests of visual amenity.
8. In the interests of visual amenity.
9. In the interests of highway safety.
10. To identify and record any features of archaeological interest discovered during the works in order to mitigate the impact of the works on the archaeological resource.

05/01620/FUL

Received on 14th October, 2005

(P.60)

Cardiff International Airport, Rhoose, Vale of Glamorgan. CF62 3BD
(McAlister Armstrong & Partners Limited, Carroll House, 463, Ormeau Road,
Belfast. BT7 3GR)

CARDIFF INTERNATIONAL AIRPORT, RHOOSE

Proposed overflow car park for 736 spaces (temporary permission for 5 years)

APPROVED subject to the following condition(s):

1. This consent shall be for a temporary period only and the use shall cease and all associated barriers, lighting, CCTV columns shall be removed from the site on or before 31st December, 2008.
2. Prior to their installation on site, details of any lighting or CCTV columns shall be submitted to and approved in writing by the Local Planning Authority. The lighting and CCTV columns shall thereafter be implemented in accordance with the approved details.
3. Prior to being discharged to any watercourse surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

Reason(s):

1. The site lies within that area defined in Policy EMP5 of the adopted Vale of Glamorgan Unitary Development Plan 2005 as uses for B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) development only.
2. In the interests of aircraft safety.
3. To prevent the pollution of the water environment.

RESOLVED - T H A T the Director of Environmental and Economic Regeneration be requested to write to the Airport operators urging them to

progress proposals for a permanent, decked parking as part of the master plan for the future development of the airport.

05/01661/FUL

Received on 24th October, 2005

(P.63)

J. Pidgeon & Son Limited, C/o Agent.

(Stephen Hobday Architects, 19, Pitman Street, Pontcanna, Cardiff. CF11 9DJ)

181, COURT ROAD, BARRY

Detached single storey cold store room to rear

DEFERRED for a site inspection.

05/01664/FUL

Received on 25th October, 2005

(P.67)

Mr. S. J. Richardson, Amberley House, Llantwit Road, Wick, Vale of Glamorgan. CF71 7QD

(Jenkins Gould Partnership, Union Offices, Quarella Road, Bridgend. CF32 0LB)

**LAND ADJACENT TO LYNDHURST AND AMBERLEY HOUSES,
LLANTWIT ROAD, WICK**

New house and garage within the residential curtilage in accordance with the permission for development dated 7th November, 1985 reference 85/0975 (Ogwr)

REFUSED (written representations)

Reason(s):

1. The proposal represents an unacceptable form of ribbon development into the rural area adjoining Wick and as a consequence would cause harm to the character and visual amenities of the area. It would therefore also fail to amount to an appropriate "rounding off" of the settlement. The proposal is therefore contrary to Policies ENV1, HOUS2 and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and advice contained in Planning Policy Wales 2002.

05/01695/FUL

Received on 28th October, 2005

(P.70)

Mr and Mrs A. Evans, Marcross Farm, Marcross, Vale of Glamorgan. CF61 12G

(Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF14 5GG)

LAND OPPOSITE LLANDOW CARAVAN SITE, LLANDOW

Proposed caravans storage compound, new CCTV Pole and access alterations

DEFERRED for a site inspection

05/01698/FUL

Received on 28th October, 2005

(P.73)

Mrs. J. Fraser Brown, C/o Agent.

(F. D. Williamson, Holly Tree Cottage, Heol Gam, Bridgend. CF31 3EU)

OAKWAY FARM (CURRENTLY MAES SAESON), PETERSTON SUPER ELY

Placing on site 3 no. caravans as temporary living accommodation for applicant and staff

REFUSED (written representations)

Reason(s):

1. The caravans represent an intrusion into the rural landscape for which there is insufficient justification on agricultural grounds. As a consequence the proposal is therefore contrary to Policies HOUS2, HOUS5, ENV1 and ENV XXX (Special Landscape Areas) of the adopted Vale of Glamorgan Unitary Development Plan 2005.
2. A residential property Gwern-y-Gedrych located close to the application site and previously within the ownership of the applicant, would have been suitable for the purposes proposed until it was recently sold separately from the holding by the applicant. In the opinion of the Local Planning Authority, this action was contrary to advice contained within paragraph 43 of Technical Advice Note 6 (Wales) - Agricultural and Rural Development in that the disposal of the dwelling can be considered to represent evidence of lack of agricultural need.

05/01701/OUT

Received on 31st October, 2005

(P.79)

Mr. A. Morgan, Ty Canol, Craig Penllyn, Cowbridge, Vale of Glamorgan.
CF71 7RT

(Mr. Russell Young, 6, Caebach Close, Culverhouse Cross, Cardiff. CF5 4TU)

TY CANOL, CRAIG PENLLYN, COWBRIDGE

New 4/5 bedroom dwellinghouse

WITHDRAWN at the request of the applicant.

05/01727/FUL Received on 3rd November, 2005
(P.85)

Mrs. E.J.John, South Court, St. Marys View, Coychurch. CF35 5HN
(Davies Evans Partnership, Kingsway House, Bank Buildings, Bridgend Ind.
Est., Bridgend, Mid Glamorgan. CF31 3SB)

29, PLYMOUTH ROAD, PENARTH.

Conversion & extension of existing semi-detached property consisting of
bedsits to 7 no. 1 bed and 1 no. 2 bed flats

The development/property is situated within the Penarth Conservation Area.

The application was advertised on 21st December, 2005.

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority the proposal represents an over-intensive use of the property, particularly given the proposed extensions and would exacerbate an already unacceptable situation in respect of the provision of amenity space and parking to serve the site. In addition, the proposed side extension and the overall intensity of use would harm the character and appearance of the property and this part of the Penarth Conservation Area, all contrary to Policies HOUS10, ENV18 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on Amenity Standards and the Penarth Appraisal; and national guidance contained in Planning Policy Wales March 2002.

(Note: Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams declared an interest in the below matters and withdrew from the meeting).

05/01652/REG3 Received on 24th October, 2005
(P.90)

Rhose Community Centre, Stewart Road, Rhose, Vale of Glamorgan. CF62
3EZ
(Property Division, Vale of Glamorgan Council, Civic Offices, Holton Road,
Barry. CF63 4RU)

RHOSE COMMUNITY CENTRE, STEWART ROAD, RHOSE

Extension to existing centre

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The external finishes of the development hereby approved shall match those of the existing building.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To safeguard local visual amenities.

05/01790/REG3

Received on 17th November, 2005

(P.93)

Director of Learning and Development, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU
(Property Division, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU)

LLANFAIR PRIMARY SCHOOL, THE HERBERTS, ST. MARY CHURCH

New demountable dining hall with kitchen and toilet facilities to replace existing building which is to be demolished

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The windows to the north east side elevation of the building hereby approved shall be obscure glazed at the time of installation and shall thereafter be so maintained.
3. The permission hereby granted shall relate to the amended plans, reference 05/01790/REG3 received by the Local Planning Authority on 15th December, 2005.
4. This consent shall be for a temporary period only, and the demountable unit hereby approved shall be removed from the site on or before the 31st December, 2010.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To protect the privacy of adjoining residential occupiers.
3. For the avoidance of doubt.
4. The consent is granted for a temporary period only.