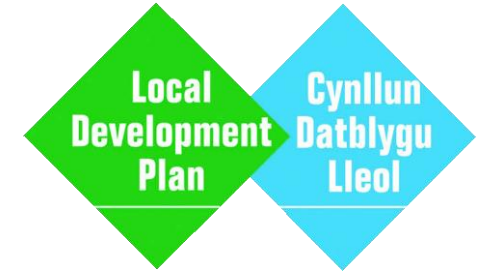




Vale of Glamorgan Council



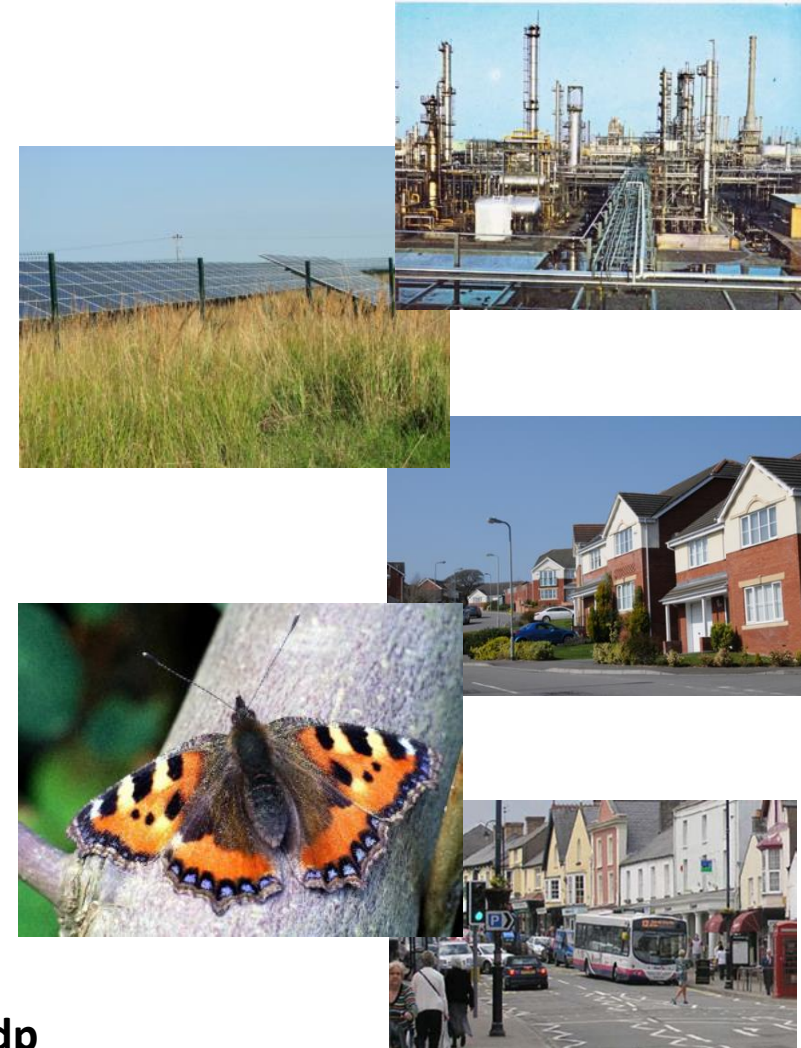
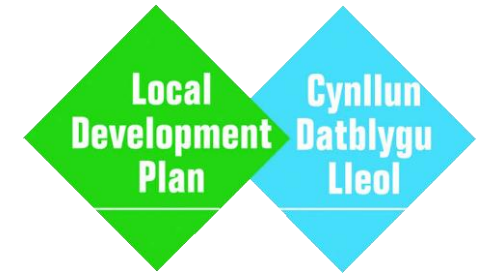
Community Liaison Committee: Overview of Planning in the Vale of Glamorgan

Victoria Robinson

Operational Manager Planning and Building Control

What we do...

- Planning Policy – Local Development Plan (LDP) and Supplementary Planning Guidance (SPG)
- Built Heritage & Conservation
- Pre-application Consultation and Advice
- Permitted Development / Lawful Use Certificates
- Planning Applications and Appeals
- Section 106 Planning Obligations
- Planning Enforcement
- Building Control including Dangerous Structures

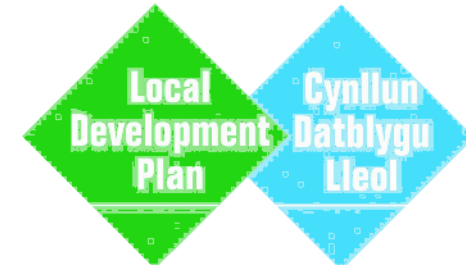
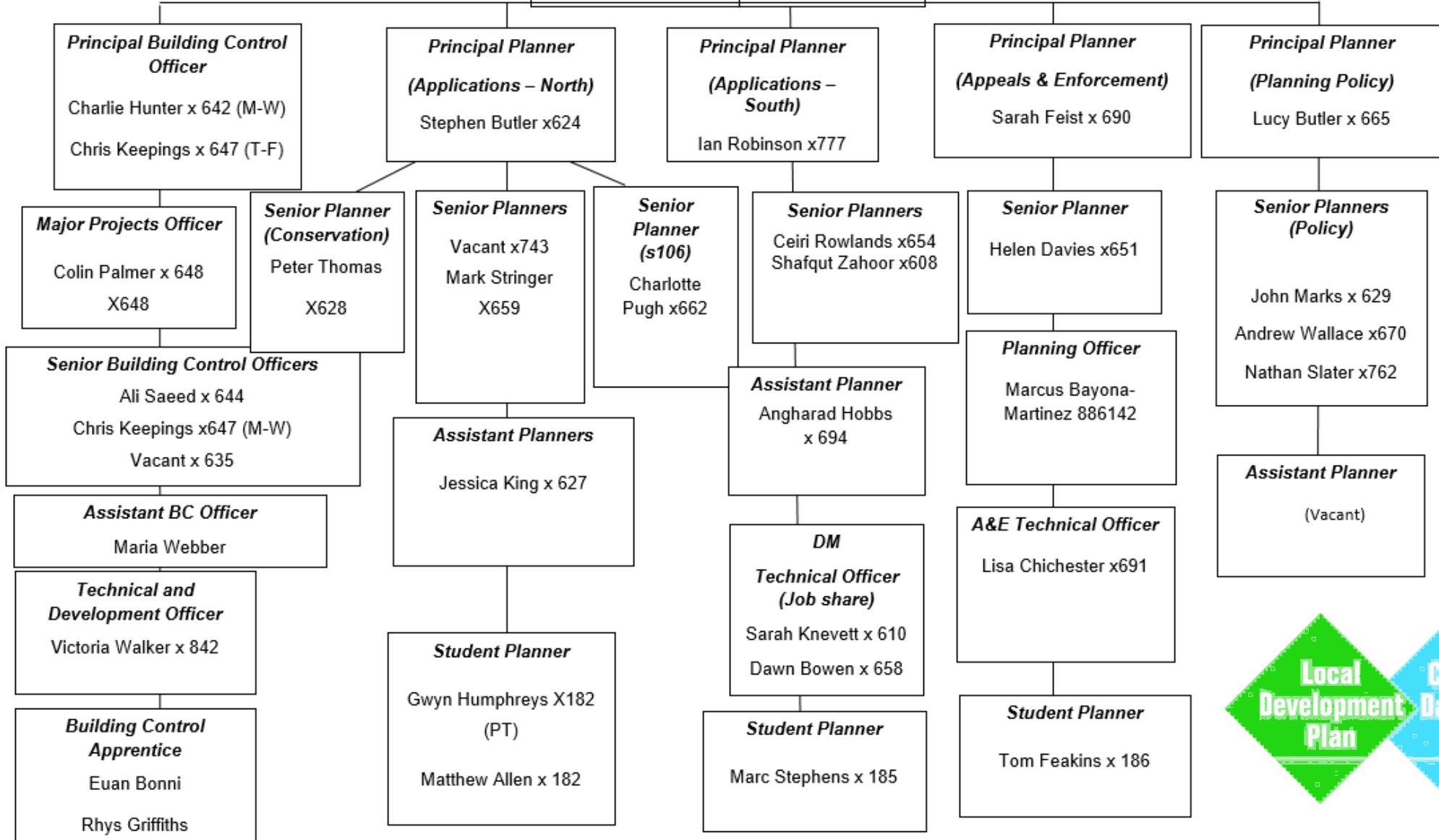


Who we are...

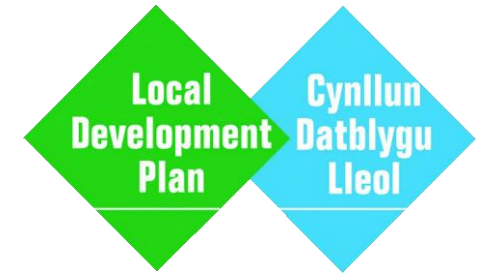
Head of Regeneration & Planning
 Marcus Goldsworthy
Operational Manager
 Victoria Robinson

Planning Duty Line 01446 704 681

Planning Officers 01446 704...



Planning Committee



The Planning Committee consists of 17 councillors, who deal with applications for planning permission in the Vale of Glamorgan.

The public can attend meetings to watch, listen or present (pre-registration required).

Representation can be made in writing or directly to any Councillor before the meeting, or public speaking at the meeting.

Meetings are web-cast and archived.

Reports are available on website 5 days before and minutes published after.

Welcome to the Vale of Glamorgan Council

Living Working Enjoying Our Council

The archive of webcasts of meetings held up to and including 28th November 2018 can be accessed [here](#).
[Home](#) > [Vale of Glamorgan Council](#)

Planning Committee - 25/09/2019 Recorded on 25/09/2019

25.09.19 Planning Applications

00:30:23 / 01:27:47

[Mi... Read more...](#)

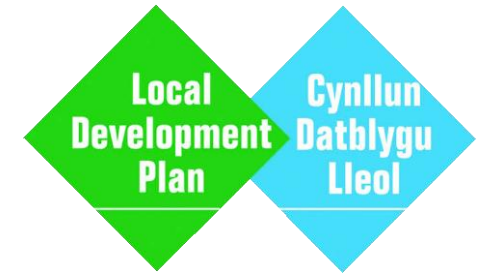
Agenda	Timeline	Related Videos
01. Apologies for absence.		
02. Previous Minutes.		
03. To receive declarations of interest.		
04. Previous Site Inspections		
05. Building Regulation Applications and Other Building Control Matters Determined by the Head of Regeneration and Planning Under Delegated Powers.		
06. Planning Applications Determined by the Head of Regeneration and Planning Under		

Decision Making: The Development Plan

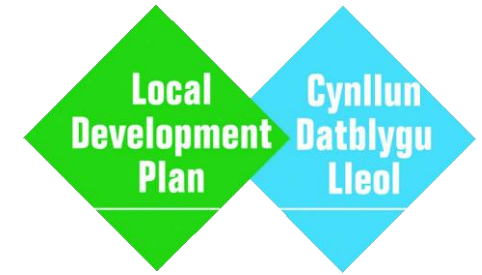
Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be **in accordance with the Development Plan unless material considerations indicate otherwise.**

The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2016 (LDP), adopted in June 2017.

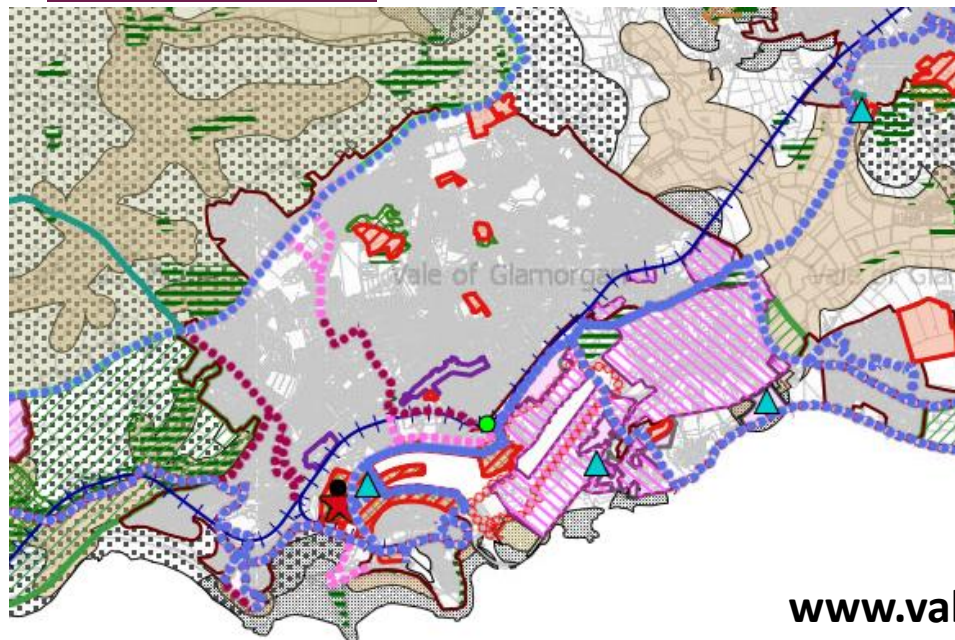
“...a **presumption in favour of sustainable development** in accordance with the development plan unless material considerations indicate otherwise” (PPW)



LDP Strategy & Key Policies



“To promote development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development.”



MG 1 – need for 10,408 new dwellings

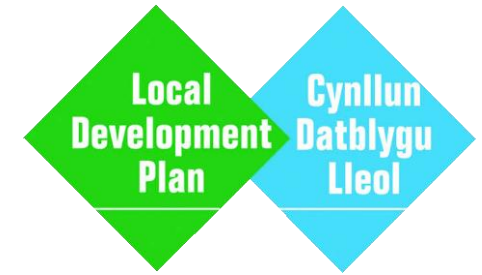
MG 2 – Housing Allocations

MD2 – Design of New Development

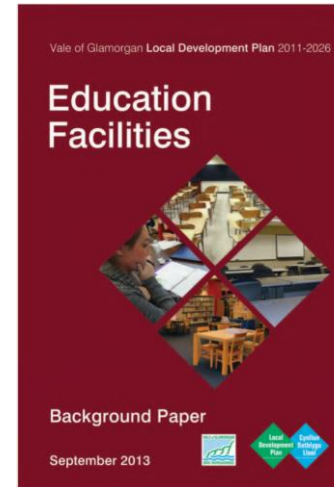
MD4 – Community Infrastructure and Planning Obligations

MD5 – Development Within Settlement Boundaries

Planning for Community Infrastructure



- LDP Engagement - Community Involvement Sessions
- Evidence - Review of existing provision and need from new development
- LDP Background documents: Community Facilities, Education, Public Open Space, Transport etc.
- Allocation of new schools, community facilities and public open spaces within LDP e.g. MG6 Education Facilities, MG7 Community Facilities, MG16 Transport Proposals
- Policies and Supplementary Planning Guidance (SPG) e.g. Planning Obligations



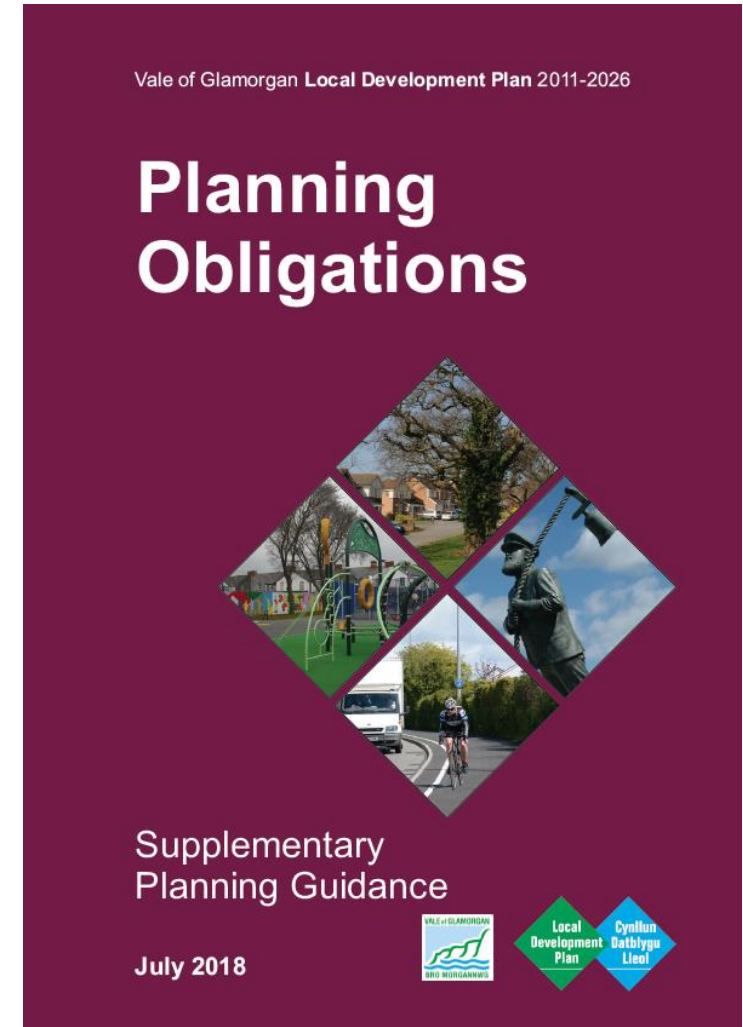
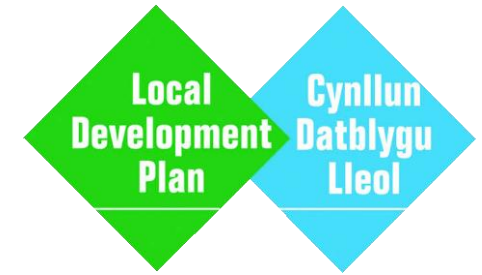
School	Additional pupil places required from LDP housing growth	Action required to meet additional demand for pupil places
St Illyd Primary	54	Extend school to increase capacity from 379 to 420 places on existing site (-13 Capacity).
Wick and Marcross Primary	55	Extend school to increase capacity from 127 to 210 places on existing site (+28 Capacity).
Ysgol Dewi Sant	18	Demand can be met through new welsh medium school in Cowbridge.
Albert Primary	26	Demand can be met with new school at Cosmeston and admission arrangements.
Cogan Primary	0	No additional need.
Dinas Powys Infant (Yrs 1&2)	22	Existing school cannot be extended. Additional demand met by extension to Murch Junior and school reorganisation.
Evenlode Primary	65	New 210 place school on Land at Upper Cosmeston Farm, Lavernock to meet overall English Medium demand in Penarth.

Planning Obligations

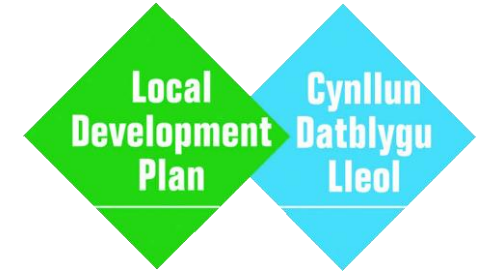
Planning Obligations can be used to regulate the use of land or require payments to be made. They must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

We seek them on major developments for:
Affordable Housing, Transport, Community Facilities, Open Space, Education and Public Art



Securing Community Infrastructure



Ogmore by Sea Village Hall – under construction



Play area - Fferm Goch, Llangan



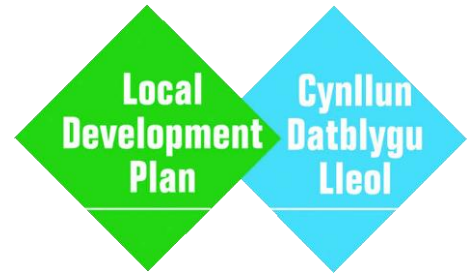
Play and outdoor sports MUGA – Louther Place, St. Athan



Extension to Llangan Village Hall - completed

- Statutory consultation with departments and organisations during planning application e.g. education, highways, health ...
- Negotiation to secure obligations via Section 106 Agreement / Planning conditions
- On-site e.g. public open space, schools etc.
- Off-site contributions (e.g. community facilities, education, sustainable transport)
- Community engagement / mapping
- Match funding opportunities e.g. WG 21st Century's School Programme to provide new/enhanced schools and additional places to meet projected demand
- Delivery

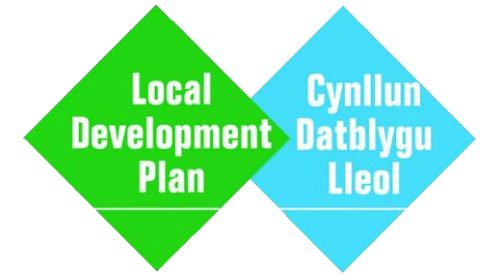
Consultation on Planning Applications



- Town and Community Council Charter
- Statutory duty to consult with Town and Community Councils on all planning applications
- 21 Days to respond by letter, email or online comment
- Right to speak at Planning Committee
- All comments will be taken into account in decision making and weighed against all material considerations
- VOGC assessment of 350 applications – over **98%** decisions made in accord with T&CC comments



Decision Making: Material Considerations

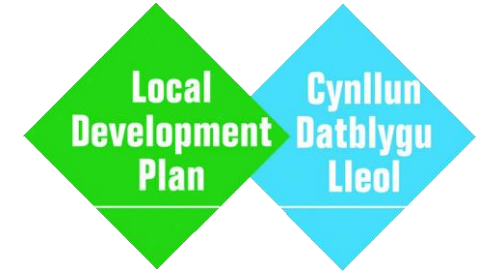


- **National Planning Policy** – Planning Policy Wales (PPW), Technical Advice Notes (TANs), Circulars, Ministerial Statements
- **Local Planning Policy** - Supplementary Planning Guidance (SPG), Development Briefs, Conservation Area Management Plans
- Planning History
- Consultation Responses
- Site specific matters e.g. heritage constraints
- Development viability
- Personal circumstances (exceptional circumstances)

Non planning matters:

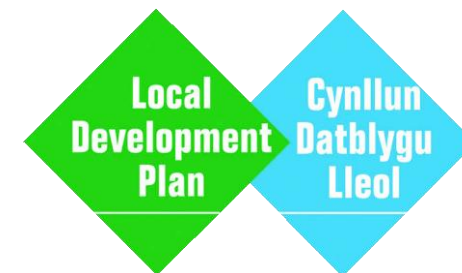
- Loss of view
- Negative effect on the value of properties
- Land ownership or restrictive covenants
- Business competition
- Matters controlled under building regulations or other non-planning legislation

Reviewing Decisions



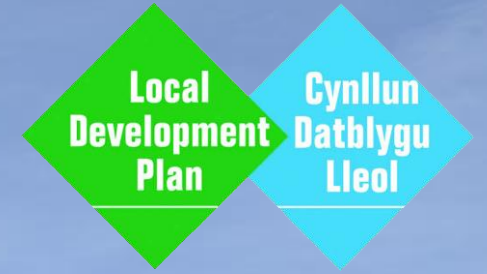
- Officer Reports available on Planning Register
- Discuss with Case Officer, Team Leader or Operational Manager
- Monthly Appeals Report part of Planning Committee Reports
- Annual Monitoring:
 - Annual Performance Report – against Welsh Government targets for planning
 - Annual Monitoring Report – effectiveness of LDP implementation
 - Section 106 Annual Report
- Member and Staff Training

How to get in touch...



- Planning web pages
- Duty officer available for general enquiries 5 days a week
01446 704681
- Case Officer available to discuss specific applications
- Support Services team – copies of plans
- Application Submissions and Officer's reports are available to view on Planning Register – other info available on request

The screenshot shows the website header with the council logo and navigation links. The main content area is titled 'The Council's Development & Building Control Registers'. It includes a sidebar menu for 'Planning' with options like Home, Search, and Return to Results. The main text explains the online register, provides search criteria, and lists predefined search filters such as 'All outstanding planning applications' and 'Applications for Major Development awaiting a decision'. It also contains sections for 'Commenting on a Planning Application' and 'Commenting on planning applications which are to be reported to Committee'.



Thank you

planning@valeofglamorgan.gov.uk

www.valeofglamorgan.gov.uk/ldp