

PLANNING COMMITTEE

Minutes of a meeting held on 5th October, 2017.

Present: Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, Mrs. C.A. Cave, Mrs. P. Drake, N.P. Hodges, P.G. King, M. Lloyd, Mrs. R. Nugent-Finn, A.C. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillor G. John.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Dr. C. Pearce	2017/00841/RES – Land at north west Cowbridge	Objector or their representative
Mr. P. Williams	2017/00841/RES – Land at north west Cowbridge	Applicant or their representative
Mr. J. Goodwin	2017/00859/FUL – 7 Cwrt Syr Dafydd, Llantwit Major	Applicant or their representative
Mr. C. Thomas	2017/00737/FUL – 7 Barry Road, Barry	Applicant or their representative

Councillor G. John spoke on the following application in his capacity as a Vale of Glamorgan Member for Llantwit Major Ward, 2017/00859/FUL – 7 Cwrt Syr Dafydd, Llantwit Major.

344 ANNOUNCEMENT –

Prior to the commencement of business of the Committee, the Chairman read the following statement:

“May I remind everyone present that the meeting will be broadcast live via the internet and a record archived for future viewing.”

345 APOLOGIES FOR ABSENCE –

These were received from Councillors L. Burnett and Dr. I.J. Johnson.

346 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 7th September 2017 be approved as a correct record.

347 DECLARATIONS OF INTEREST –

No declarations were received.

348 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the site inspections indicated below on 7th September, 2017 be noted:

Apologies for all site visits (a) and (b) were received from Councillors Mrs. C.A. Cave, Mrs. P. Drake, Dr. I.J. Johnson, P.G. King and M. Lloyd.

An apology for site (a) only was received from Councillor L. Burnett.

Apologies for site (b) only were received from Councillors A.C. Parker, R.A. Penrose and E. Williams.

Land East of B4266 Between Boverton and Eglwys Brewis, St. Athan (Northern Access Road, St. Athan)	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, Mrs. R. Nugent-Finn, A.C. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams. Also present: Councillors Mrs. S.M. Hanks, G. John and Mrs. J. Norman.
Northcliffe, Penarth	Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, L. Burnett, Mrs. R. Nugent-Finn, L.O. Rowlands, N.C. Thomas and Mrs. M.R. Wilkinson.

349 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED –

- (1) T H A T the passed building regulation applications as listed in the report be noted.
- (2) T H A T the rejected building applications as listed in the report be noted.
- (3) T H A T the service of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in the report be noted.

350 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED – T H A T the report on the following applications as determined under the above delegated powers be noted:

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

2012/01023/1/C D	A	42A Clive Place, Penarth	Discharge of condition 4 - Proposed single storey detached studio (in lieu of approved extension).
2014/00452/2/N MA	A	Land to the west of Port Road, Wenvoe	Non-material Amendment to Plot 1 - Reposition garage and substitute double garage for single garage Plot 2 - Reposition double garage. Planning reference 2014/00452/RES: Reserved Matters for 131 dwellings, including details of appearance, landscaping, layout and scale at Land to the west of Port Road, Wenvoe.

2014/00460/4/N MA	A	Plot 50, Manor Park, Penarth	Non Material Amendment - Proposed alteration of approved dwelling to include rear conservation extension. Planning permission 2014/00460/FUL: Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works.
2014/00689/1/N MA	A	18 Maes Y Ffynon, Bonvilston	Non material amendment - Variation of Condition 3 to agree external finishes.
2015/00534/1/C D	A	Seaton House, 2 Park Road, Dinas Powys	Discharge of Condition 6 - Access - access before use, Condition 7 - Vision Splays and Condition 11 - Boundary Fence. Outline planning consent for the construction of 1 no. residential property including access, with all other matters reserved at land rear of Seaton Hoe, Pen Y Turnpike Road, Dinas Powys.
2015/01032/RES	A	Land at Barry Waterfront, Phase 2, Barry	Approval is sought for the layout, scale, appearance, access and landscaping of Phase 2 (109 dwellings).
2015/01272/1/N MA	A	Pinfold, 1, Broadway Green, St. Nicholas	Non material amendment - Two storey extension, single storey extensions and new garage. Planning permission ref. 2015/01272/FUL.

2016/01143/1/N MA	A	Portobello House, B4524 Ogmore Road, Ogmore by Sea	Non-material Amendment of planning application 2016/01143/FUL to amend guard balustrade from glazed panelling to a galvanised steel guard railing with painted finish.
2016/01425/FUL	A	Coach House and Cheese House at Gileston Manor, Gileston Road, Gileston	Change of use of coach house and cheese house into 4 no. additional holiday accommodation units, demolition of single storey lean-to attached to coach house and replacement with single storey conservatory, and internal and external alterations and associated works.
2016/01434/LBC	A	Coach House and Cheese House at Gileston Manor, Gileston Road, Gileston	Change of use of coach house and cheese house into 4 no. additional holiday accommodation units, demolition of single storey lean-to attached to coach house and replacement with single storey conservatory, and internal and external alterations and associated works.
2016/01466/FUL	A	Argoed Isha Quarry, Llansannor, Llanharry	The use of part of the quarry as a centre for CPCS Operator Training.
2016/01494/FUL	A	Braemore Lodge, 42 Victoria Road, Penarth	Replacement windows.
2017/00042/1/N MA	A	Docks Offices, Subway Road, Barry	Non Material Amendment: Relocation of container. Excavation of existing embankment to install new retaining wall and concrete base for the provision of a new containerised Biomass boiler plant.

2017/00297/1/C D	A	Amelia Trust Farm, Five Mile Lane, Barry	Discharge of Condition 3 - Archaeological Condition. Proposed Farm Shop and Welcome Shelter.
2017/00299/FUL	A	1 The Ferns, Northcliffe Drive, Penarth	First floor front extension and conversion of loft to provide additional bedroom/en suite with dormers.
2017/00300/FUL	A	Plot 70, Tathanias Court, St. Athan	Proposed rear conservatory extension.
2017/00301/FUL	A	9 Nant Talwg Way, Barry	Retention of Granny Annexe.
2017/00368/FUL	R	239 Holton Road, Barry	Double storey coach house garage at bottom of garden to be extended and converted to residential unit.
2017/00369/1/C D	A	Merrick House, St. Nicholas	Discharge of conditions 4 and 5 - Demolition of Merrick House and replacement with two houses including altered access and car parking.
2017/00394/FUL	A	2 Waycock Road, Barry	Proposed extensions to side/rear of existing dwelling including dormers and rear extension.
2017/00402/FUL	A	7 Westfield Drive, Penarth	Build a double storey extension.
2017/00408/FUL	A	Longwood House, Nr Barry, Llancafán	Proposed double garage with flat roof terrace.
2017/00413/FUL	A	Silverdale, 44 Cog Road, Sully	The replacement of an existing entrance porch, and the building of a new rear extension to the existing sitting room, and the repair of an existing ground floor terrace.

2017/00436/1/N MA	A	Y Parwg, Eglwys Brewis Road, Llanmaes/Llantwit Major	Non material amendment - Rear two storey extension. Planning permission ref. 2017/00436/FUL: Rear two storey extension.
2017/00439/FUL	A	39 Longmeadow Drive, Dinas Powys	Proposed detached garage for classic car storage.
2017/00480/FUL	A	Parkside, Bonvilston	Change of Use of existing redundant stables to self-contained holiday let and the construction of a two storey wing.
2017/00489/FUL	A	Fairfield, Welsh St. Donats	To construct new extension with alterations / adjustments to roof. New chimney stacks/Velux windows. Form pitched roof to existing garage. Adjust existing vehicular access and form new car parking/vehicle crossover.
2017/00523/FUL	A	Claygate House (formerly known as Treetops), Sully Road, Penarth	Proposed new entrance to replace existing access to the property.
2017/00526/FUL	R	Olive Hotel, 2 Port Road, Barry	Demolition of existing, and the erection of two (2 storey) town houses (+dormer), with internal parking.
2017/00530/FUL	A	West Aberthaw Barns, West Aberthaw	Change of use of former agricultural cowshed outbuildings, (recently approved to have ancillary use to a C3 residential development) to outbuildings with ancillary use to a C2 development - used for residential care of children and adults, with associated physical alterations to the buildings.

2017/00535/LBC	A	West Aberthaw Barns, West Aberthaw	Change of use of former agricultural outbuildings, recently approved to have ancillary use to a C3 residential development) to outbuildings with ancillary use to a C2 development - used for residential care of children and adults, with associated physical alterations to the buildings.
2017/00540/FUL	A	Y Mor, 20 Plas Taliesin, Penarth Marina, Penarth	Coving/cladding over original steel including ECO drainage and downpipes.
2017/00543/FUL	A	174 Holton Road, Barry	Installation of security grille style perforated shutters to the frontage of 174 Holton Road. The shutter housing will be concealed internally. As a financial services provider, the shutters are considered to be a necessary security measure to protect the building and the staff of the credit union.
2017/00550/FUL	A	The Royal British Legion, Station Approach, Penarth	Part retrospective application for the insertion of 4 Velux rooflights.
2017/00554/FUL	A	Middle Lodge, Clemenstone	Proposed change of use of agricultural land for the purposes of an external equestrian riding ménage for private use only.

2017/00559/ADV	E	Paramount Tandoori, 5 Station Approach, Penarth	The sign is a brushed aluminium back with black built up lettering only the name paramount is built up. Also a banner on top of the sign. The banner is white with blue writing. The sign stating "PARAMOUNT restaurant" the banner "PARAMOUNT 1982".
2017/00583/FUL	A	24 Mountjoy Avenue, Penarth	Hip to gable roof modification to provide additional living space in the loft. Rear Dormer extension with recessed balcony.
2017/00586/FUL	A	3 Merioneth Place, Barry	Shed, Conservatory/Green house.
2017/00593/FUL	A	Plot 72, Tathanias Court, St. Athan	Proposed rear conservatory extension.
2017/00594/FUL	A	Dinas Powys Library, Fairoaks, Dinas Powys	Alterations and Glazed Extension to front elevation of existing library to create Dinas Powys Library and Activity Centre.
2017/00604/FUL	A	14 St. Andrews Road, Barry	Erection of two storey rear extension, two story side extension and single storey front extension.
2017/00610/FUL	A	9 Lakin Drive, Barry	Tool and equipment shed/store.
2017/00611/FUL	A	71 Coleridge Avenue, Penarth	Demolition of existing garage and construction of two storey side extension.
2017/00624/FUL	A	Claremont House, Slon Lane, Ogmore By Sea	Ground floor extension and partial attic conversion to existing bungalow.

2017/00625/FUL	A	Albert Road Methodist Church, Albert Road, Penarth	Restoration and replacement of existing windows (4 no.) in Bell Tower.
2017/00627/FUL	A	78 Glebe Street, Penarth	Change of Use - existing A1 Hairdressers to C3 Domestic Property.
2017/00630/FUL	A	102a High Street, Barry	Provision of a platform above ground floor extension with first floor window replaced with exit door providing a rear fire escape route to street level via external stairs.
2017/00632/FUL	A	Greycote, 36 Craig yr Eos Road, Ogmore By Sea	Construction of rear utility room and conservatory, rear dormer and installation of glazing in front gable.
2017/00637/FUL	A	Ty Nant, The Limes, Cowbridge	Proposed two storey and single storey extension.
2017/00639/FUL	A	2 St. Augustines Place, Penarth	Replacement roofs with rooflights.
2017/00648/FUL	A	Penybryn, Crossways, Cowbridge	Demolition of existing garage/store room. Construction of new garage / store room with gym/study over. Creation of vision splay to frontage.
2017/00649/FUL	A	10 Mountjoy Place, Penarth	Proposed single storey kitchen extension to the rear of the property.
2017/00654/FUL	A	Britannia House, Penny Lane, Cowbridge	Alteration to boundary wall on river frontage (additional works to approval 2016/00808/FUL).

2017/00655/FUL	A	Tahuna, 7 Fairfield Crescent, Llantwit Major	Demolish existing conservatory and outbuilding. Proposed single storey rear extension, dormer loft conversion and internal alterations.
2017/00658/FUL	A	Brookside, 48 Porthkerry Road, Rhoose	Proposed flat roof first floor extension to replace existing roof and internal alterations to the property.
2017/00663/FUL	A	8 Teasel Avenue, Cogan, Penarth	Two storey side extension and single storey rear extension.
2017/00669/FUL	A	Bute Cottage, The Causeway, Llanblethian, Cowbridge	Dismantle and rebuild part of existing stone boundary wall. Reduce ground level of garden to west elevation by approx 1200mm in order to alleviate damp issues within the property and create patio with new doorway in place of existing window.
2017/00672/FUL	A	11 Friars Road, Barry	Proposed single storey timber frame ancillary annex.
2017/00674/FUL	A	Ty Capel, Fontygary Road, Rhoose	Wooden Gazebo.
2017/00680/ADV	A	The Albion, 28 Glebe Street, Penarth	1 No. fascia sign, 1 No. hanging sign, 2 No. amenity boards.
2017/00684/RG3	A	(Block 1) The Buttrills Estate, Buttrills Walk, Barry	External envelope scheme of existing estate to upgrade the thermal performance and appearance of the buildings.

2017/00685/RG3	A	(Block 2) The Buttrills Estate, Buttrills Walk, Barry	External envelope scheme of existing estate to upgrade the thermal performance and appearance of the buildings.
2017/00686/RG3	A	(Block 3) The Buttrills Estate, Buttrills Walk, Barry	External envelope scheme of existing estate to upgrade the thermal performance and appearance of the buildings.
2017/00687/RG3	A	(Block 4) The Buttrills Estate, Buttrills Walk, Barry	External envelope scheme of existing estate to upgrade the thermal performance and appearance of the buildings.
2017/00692/LAW	A	20 Britway Road, Dinas Powys	Loft conversion with side and rear dormer.
2017/00694/FUL	A	Glebe Cottage, Mount Road, The Common, Dinas Powys	Proposed new porch and conservatory.
2017/00698/FUL	A	5 Cornerswell Road, Penarth	Change of use of soon to close Post Office (A1) on Cornerswell Road to Dental Practice (D1) on ground floor and retention of residential accommodation above.
2017/00699/FUL	A	Brynhill Cottage, Great Brynhill Lane, Port Road, Barry	Changing existing flat roof extensions to pitch roofs and reroofing whole of bungalow roof.
2017/00703/FUL	A	9 Pioden Fôr, Barry	Proposed 'disability access' granny annexe, garage conversion.
2017/00704/FUL	A	Bronwydd, Colhugh Street, Llantwit Major	Proposed single storey rear extension and internal alterations.

2017/00713/HR	A	Fields nr High Field Farm adjacent to Crack Hill, Vale of Glamorgan	Hedge removal.
2017/00716/FUL	A	10 Dingle Road, Penarth	Attic dormer conversion.
2017/00717/FUL	A	24 Trem Y Don, Barry	Demolish conservatories and outbuildings. Erect two storey side extension and detached garage/hobby room as well as new vehicle access.
2017/00718/FUL	A	Brecon House, 7 Highwalls Road, Dinas Powys	Construction of single storey ground floor WC and boot room and installation of new rear facing first floor bathroom window.
2017/00729/ADV	A	5 Cornerswell Road, Penarth	Dental Practice signage to front of building.
2017/00740/FUL	A	1 West Terrace, Penarth	Hip to gable loft conversion plus associated works.
2017/00741/FUL	A	19 Tan Y Fron, Barry	Extensions to rear of property at both ground and first floor levels.
2017/00744/PNA	R	Gelli Goll Farm, Llansannor	Hay/straw barn.
2017/00751/FUL	A	20 Rutland Close, Barry	2 Storey side extension.
2017/00752/LAW	A	26 Sir Ivor Place, Dinas Powys	Single storey flat roof side extension.
2017/00753/FUL	A	45 Grange Gardens, Llantwit Major	Garage extension to the side with en suite bathroom in roof space. Two velux windows to be installed in existing rear extension. New driveway to replace current hard standing at front of house.
2017/00761/ADV	A	Thomson, 23 High Street, Cowbridge	Fascia sign and hanging sign.

2017/00765/FUL	A	3 Ham Lane South, Llantwit Major	Single and two storey extension to existing semi-detached property including bedroom, kitchen and dining room areas and relocation of front door.
2017/00773/FUL	A	Kenswood, 10 Kingswood Close, Ewenny	Roof replacement. Revised porch roof, additional windows. Juliet balcony. Window and rear door design/size.
2017/00783/FUL	A	31 Port Road East, Barry	Proposed garage to side of existing domestic dwelling with porch to front.
2017/00786/FUL	A	Holly Cottage, Graig Penllyn	Alterations to the roof to the rear of the property. New Flat roof and lantern lights x 3.
2017/00789/FUL	A	VM Barry, Merthyr Dyfan Road, Barry	New external condenser units to serve digital media equipment.
2017/00794/FUL	A	Tenby House, Beach Road, Marcross	Single storey extension to rear and replacement of existing flat roof with mono pitch roof.
2017/00805/LAW	A	99 Colcot Road, Barry	Adaptations to existing single storey rear extension.
2017/00807/LAW	A	9 Ael y Coed, Barry	Demolition of existing rear conservatory and replacement with larger single storey extension (within Permitted Development parameters). Conversion of existing garage to study/living room.
2017/00817/FUL	A	44 Picton Road, Rhoose	Conversion of garage to accessible bedroom and wet room.

2017/00823/FUL	A	10 West Cove, Brig Y Don Hill, Ogmore By Sea	Proposed single storey extension to dwelling frontage.
2017/00838/FUL	A	10 Hawthorn Avenue, Penarth	Construct new single storey extension, to side and rear of dwelling.
2017/00840/PNA	R	Morfa Yard, Brynsych, Llantwit Major	Steel frame agricultural building.
2017/00853/PNA	A	Tyn y Caeau Farm, Sutton Road, Llandow	Hay/straw agricultural machine storage shed.
2017/00889/LAW	A	41 Althorp Drive, Lavernock Park, Penarth	Single storey, pitched roof, rear kitchen extension.
2017/00898/OBS	B	Grangemoor Quay off Dunleavy Drive, River Ely, Cardiff	Increase marina capacity by fixing 12 additional mooring pontoon fingers (6 large pontoon fingers and 6 small pontoon fingers to existing floating jetty).

351 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the Appeal received following the refusal of the Council to grant planning permission as detailed in the report be noted.
- (2) T H A T the Enforcement Appeal received as detailed in the report be noted.
- (3) T H A T the enforcement appeal decisions as noted in the report be noted.
- (4) T H A T the statistics relating to appeals for the period 1st April, 2017 - 31st March, 2018 as detailed in the report be noted.

352 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the following applications determined by the Head of Regeneration and Planning under delegated powers be noted:

Decision Codes

A - Approved

R - Refused

E Split Decision

2017/00590/TPO	A	Port Road Wood, Barry	Works to trees
2017/00631/TPO	A	Green Farm, Sigginston	TPO 2007 no 19 - reduce sycamore T30 by 30%. Also notification of intention to fell Sycamore T31 due to immediate risk of failure (photographic evidence provided).
2017/00642/TPO	A	24 Ael Y Coed, Barry	Crown reduction - TPO no 3 1991. Tree T001.
2017/00705/TCA	A	3 Elm Grove Lane, Dinas Powys	Work to tree in Dinas Powys Conservation Area - Fell 2 Cypress, 1 self-sown Ash, 1 Spruce at rear boundary of rear garden.
2017/00722/TCA	A	15 Archer Road, Penarth	Work to trees in the Penarth Conservation Area - Remove Ash and Cypress.
2017/00727/TCA	A	13 The Mount, Dinas Powys	Work to tree in Dinas Powys Conservation Area - Front Garden One Cedar; Rear Garden One Purple Plum and One Acer Tree.
2017/00728/TCA	A	Greenfield, East Street, Llantwit Major	Removal of Evergreen tree to the side of house.
2017/00731/TCA	A	Secret Garden, Ty Mawr, Llanbethery	Crown lift and reduce a number of lateral limbs.
2017/00736/TCA	A	Y Cerigos, Barry	4 Gold Conifers, around entrance, fell to ground level.
2017/00743/TPO	A	7 Glaslyn Close, Barry	Various Work to Trees.

2017/00775/TCA	A	Glasfryn, 11 Cwrt-Y-Vil Road, Penarth	Work to trees within the Penarth Conservation Area - Reduce Silver Birch by 2m. Reduce road side Crown of Persian Ironwood by 2m and create 1m 'Halo' around street lamp.
2017/00777/TPO	A	Secret Garden, Ty Mawr, Llanbethery	Crown lift and reduce a number of lateral limbs.
2017/00798/TCA	A	West Orchard House, Westgate, Cowbridge	Work to tree in the Cowbridge Conservation Area - Mature Ash tree to be reduced.
2017/00802/TCA	A	St. Michaels Church / Llanmihangel Church, Llanmihangel	Fell two Conifers either side of the entrance to the church, which is within the Llanmihangel Conservation Area.

353 ENFORCEMENT ACTION (HRP) –

(i) Land and Buildings at 44 Amherst Crescent, Barry –

A complaint had been received by the Local Planning Authority on 16th December, 2016, regarding the erection of a raised decking area to the front of the property at 44 Amherst Crescent, Barry.

The site was occupied by a semi-detached dwelling house with reasonably sized front and rear gardens but fronted onto Amherst Crescent to the south. There were similar semi-detached dwellings to the east and west of the site and terraced properties to the north of the site, across a rear lane. The front garden was at a lower level than the dwelling house, originally accessed by steps, due to the sloping nature of the site.

Following an initial site inspection, it was noted that the decked area constructed to the front of the dwelling was unauthorised. Planning permission was required for all decking structures at the front of the principal elevation of a dwelling, whilst decking structures to the rear were generally permitted developments, subject to a maximum of 300mm above ground level below it.

The report recommended that an Enforcement Notice be issued requiring the removal of the raised decking and balustrade in its entirety. Authorisation was also sought to pursue legal proceedings in the event that the Enforcement Notice was not complied with.

RESOLVED –

(1) That the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) The removal of the unauthorised decking to the front of the dwelling in its entirety and restore the land to its former condition prior to the unauthorised works taking place.

(2) In the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reasons for decisions

(1) By reason of its size, siting and relationship with neighbouring windows and private space, the decking constitutes an un-neighbourly form of development that has an unacceptable impact upon privacy and amenity of the neighbouring property No. 46 Amherst Close. The proposal would therefore be contrary to the aims of Policy MD2 – Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011 - 2026, the advice within the Council's Supplementary Planning Guidance on Amenity Standards and Planning Policy Wales 9th Edition.

(2) By reason of its scale, form, siting and its prominence within the existing built environment, the decking is an unsympathetic form of development that does not appropriately respond to the local character of buildings and open spaces within the street scene. Accordingly, the development fails to protect or enhance the surrounding built environment contrary to Policies SP1 – Delivering the Strategy, MD2 – Design of New Development, and MD5 Development within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011 - 2026, the advice within the Council's Supplementary Planning Guidance on Amenity Standards, Planning Policy Wales 9th Edition and Technical Advice Note 12 – Design.

354 PLANNING APPLICATIONS (HRP) –

Having considered the applications for planning permission and, where 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 determined as indicated and any other necessary action be taken.

2017/00282/FUL Received on 14 June 2017

(P. 33)

Mr. and Mrs. John Richardson Amberley House, Llantwit Road, Wick, Vale of Glamorgan, CF71 7QD

Mr. and Mrs. John Richardson Amberley House, Llantwit Road, Wick, Vale of Glamorgan, CF71 7QD

Land to the rear of Amberley House, Llantwit Road, Wick

Retrospectively the erection of a dwelling house

RESOLVED –

(1) T H A T, the application be approved subject to the interested person or persons first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- (i) Provide an off-site contribution of £57,211.20 towards affordable housing.

OR

- (i) Approve the application subject to the developer adequately demonstrating that a reduced or nil provision of affordable housing (contribution) should be sought on the basis of development viability.

AND subject to the following condition(s):

1. The development shall be completed in accordance with the following approved plans and documents: Location Plan LP0617/2; Block Plan BP0617; Floor Plans and Block Plan 15.01/1B; Elevations 17.01/2D; and, Tanker Access Plan and Drainage Plan DP/0617/2.

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. Prior to the first beneficial occupation of the development, a timber post and rail fence at a height of no greater than 1.4 metres shall be erected as a means of enclosure on the eastern red line boundary as illustrated on Block Plan BP0617. The means of enclosure shall at all times thereafter be retained.

Reason:

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

3. Prior to the first beneficial occupation of the development hereby approved, the parking areas, turning areas and vehicular access shall be laid out in full accordance with the details illustrated on Block Plan BP0617 and the parking, access and turning areas shall thereafter be retained to serve the development hereby approved.

Reason:

To ensure the provision of on site parking and turning facilities to serve the development in the interest of highway safety, and to ensure compliance with the terms of Policies MD2 and SP1 of the Local Development Plan.

4. Prior to the first beneficial occupation of the development hereby approved, a foul drainage connection shall be made to the biological treatment system as detailed on the Tanker Access and Drainage Plan DP/0617/2 and the technical document titled BioDisc from Kingspan Klargerster.

Reason:

In the interest of environmental protection, to ensure compliance with Policies MD2 (Design of New Development) and MG7 (Environmental Protection) of the Local Development Plan.

5. Prior to the occupation of the development hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained. The scheme shall provide for the provision of a native hedgerow to be planted on the eastern boundary of the development site, which will include a minimum mix of five species.

Reason:

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the submitted plans, this consent shall not relate to any amendments to the access to the property. The approved access to the property will utilise that approved under planning application reference 2008/00499/FUL.

Reason:

In the interest of highway safety and visual amenity in line with the requirements of and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

8. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D and E 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 dwelling shall not be enlarged, improved or altered or any outbuildings erected, without the prior written consent of the Local Planning Authority.

Reason:

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

- (2) T H A T, in the absence of the grant of planning permission, in the terms set out in Resolution (1) above, within a reasonable time period, that the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) Demolition of the dwelling house erection on the land.
- (ii) Removal of all materials resulting from compliance with (i) from the land.
- (iii) Restore the land to its condition prior to the breach occurring.

- (3) T H A T, in the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reason for decision

- (1) 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 comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

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.

Having regard to Policies SP1 - Delivering the Strategy, SP4 - Affordable Housing Provision, MG4 - Affordable Housing, MD1 - Location of New Development, MD2 - Design of New Development, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Amenity Standards, Affordable Housing and Planning Obligations; and national guidance contained in Planning Policy Wales, TAN2 - Planning for Affordable Housing and TAN12 - Design, it is considered that the development represents an acceptable form of development that does not harm visual amenity of the area or the neighbouring properties, subject to an affordable housing contribution being provided or evidence being submitted to demonstrate that this is not viable.

- (2&3) The uncontrolled erection of a dwellinghouse on the land is considered to result in harm to the character and appearance of the countryside by reason of sporadic and unfettered development of greenfield land contrary to Development Plan Policies SP1 – Delivering the Strategy, MD1 – Location of New Development, MD2 – Design of New Development and MD5 – Development within Settlement Boundaries, as well as national planning guidance contained in TAN12 (Design) and Planning Policy Wales (Edition 9, 2016) (“PPW”). Additionally, the uncontrolled development has the potential to cause harm to public safety and environmental qualities by reason of foul drainage of the site not being subject to control. As such the development conflicts with Development Plan Policies SP1 – Delivering the Strategy, MD2 – Design of New Developments and MD7 – Environmental Protection, as well as national planning guidance in the form of PPW. In addition, the development's failure to address the provision for affordable housing would be contrary to Policies SP4 - Affordable Housing Provision, MD1 - Location of New Development, MG4 – Affordable Housing and MD4 - Community Infrastructure and Planning Obligations of the Vale of Glamorgan Local Development Plan 2011-2026 and national guidance contained in TAN 2 (Planning and Affordable Housing) and Planning Policy Wales (Edition 9).

2017/00291/FUL Received on 24 March 2017
(P. 64)

Mr. Andrew Edmunds St Andrews Major Golf Course, c/o Agent
Miss. Llinos Hallett, Asbri Planning, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff
Gate Business Park, Cardiff, CF23 8RS

Greenyard Farm, Argae Lane, St. Andrews Major

Change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.

APPROVED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

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

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

- Site location plan, received 24 March 2017;
- Existing plans, site plan, floor plans and elevations, Drg. Nos. Ex/SL/20, 22, 24, 25, 28, 29 and 30, received 24 March 2017;
- Proposed site plan, Drg. No. PR/SL/21B, amended plan received 1 September 2017;
- Proposed housing layout, Drg. No. PR/SP/23, received 23 March 2017;
- Proposed Barn A, floor plans and elevations, Drg. Nos. PR/A/26 and 27, received 24 March 2017;
- Proposed Barn B, floor plans and elevations, Drg. No. PR/B/31, 32, and 33, received 24 March 2017;
- Floor plans, elevations and specifications for Units A, B, C and Dome unit, received 24 March 2017;
- Shower unit floor plans and elevations, received 24 March 2017;
- Hedgerow Survey prepared by TDA, received 24 March 2017;
- Planning Statement prepared by Asbri Planning dated March 2017, received 7 April 2017;
- Initial Structural Inspection Report, prepared by Ramboll dated February 2017, received 24 March 2017;
- Nesting Bird Survey prepared by Khepri Wildlife Services dated 24 October 2016 and received 24 March 2017;
- Extended Phase 1 Survey prepared by Vicky Hannaford dated 26 October 2015, received 24 March 2017;
- Bat Survey prepared by Richard Watkins dated February 2016, received 24 March 2017;
- Heritage Assessment prepared by The Environmental Dimension Partnership dated January 2017, received 24 March 2017; and
- Greenyard Glamping Business Plan dated January 2017, received 24 March 2017.

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. Other than Barn A, Barn B and the associated garaging and curtilages serving the converted barns, the development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use of this site which is located in in the countryside, and to comply with the terms of Policies MD2-Design of New Development, and MD13 - Tourism and Leisure of the Local Development Plan.

4. Before the commencement of development full details of the new access, internal roads and passing bay, which shall include levels, sections, any gates and retaining walls, and surfacing materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented thereafter before the first beneficial occupation of the camp site in the case of the new access, new internal road, and passing bay, and first beneficial occupation of either one of the residential barn conversions in the case of the improvements to the existing access and new shared access.

Reason:

Full details have not been provided and in the interest of highway safety and visual amenity in accordance with Policies MD2 - Design of New Development and MD13 - Tourism and Leisure of the Local Development Plan.

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall pay regard to the submitted Hedgerow Survey, and include measures for the protection throughout the course of development of existing hedgerows to be retained, along with full details of new planting, including enhancement to existing hedgerows.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP10 - Built and Natural Environment, MD1 - Location of New Development, MD2 - Design of New Developments, MD11 - Conversion and Renovation of Rural Buildings and MD13 - Tourism and Leisure of the Local Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP10 - Built and Natural Environment, MD1 - Location of New Development, MD2 - Design of New Development, and MD11 - Conversion and Renovation of Rural Buildings, and MD13 - Tourism and Leisure of the Local Development Plan.

7. Prior to the commencement of development, a scheme for the mitigation/compensation of the loss of bird nesting sites, which shall be informed by additional data recorded on site of the number of nests, species, etc., shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the timescales set out in the agreed scheme.

Reason:

To ensure adequate mitigation/compensation of the loss of bird nesting sites in accordance with Policies MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, and MD9 - Promoting Biodiversity of the Local Development Plan.

8. Prior to the commencement of development the Local Planning Authority shall be provided with a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead; or a Method Statement agreed by the relevant licensing body which will allow the works to be undertaken, providing they are undertaken in accordance with the Method Statement, and will therefore not require a licence.

Reason:

To safeguard protected species in accordance with Policies MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, and MD9 - Promoting Biodiversity of the Local Development Plan.

9. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first beneficial occupation of the first of the residential barn conversions, in relation to the drainage of that element of the development, and first beneficial use of any one of the holiday let units in relation to the drainage of that element of the development, with both drainage schemes being retained in perpetuity.

Reason:

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 Policy MD1 - Location of New Development, and MD7 - Environmental Protection of the Local Development Plan.

10. No development shall commence until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person *in accordance with BS10175 (2011) Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,

- archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with Welsh Local Government Association and the Environment Agency Wales' 'Development of Land Affected by Contamination: A guide for Developers' (2012).

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

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 Policy MD7 - Environmental Protection of the Local Development Plan.

11. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2012), unless the Local Planning Authority agrees to any variation.

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 Policy MD7 - Environmental Protection of the Local Development Plan.

12. The remediation scheme approved by Condition 11 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012), unless the Local Planning Authority agrees to any variation.

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 Policy MD7 - Environmental Protection of the Local Development Plan.

13. 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 Policy MD7 - Environmental Protection of the Local Development Plan.

14. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7 - Environmental Protection of the Local Development Plan.

15. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7 - Environmental Protection of the Local Development Plan.

16. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

1. Hours of construction, which should be Monday-Friday 08:00 until 18:00, Saturday 08:00 until 13:00, with no work Sunday or Bank Holiday; and any foundation or other piling or drilling should be restricted to Monday-Friday 8:30 until 17:30 only;
2. Noise and its mitigation (also where appropriate reference to BS5228), including locations, frequency and methodology of routine noise monitoring which would be required to be undertaken by the developer throughout the construction period;
3. Vibration and its mitigation;

4. Specific requirements for the mitigation of any piling operations;
5. Dust control and list of permitted mobile crushers and screens;
6. Agreed hours for the undertaking of 'noisy' works (the definition of such works to be agreed through the CEMP);
7. Illumination / lighting of development sites during winter months;
8. The parking of vehicles of site operatives and visitors;
9. The erection and maintenance of security hoardings;
10. Wheel washing facilities;
11. Control of smoke/fires onsite; and
12. Appropriate removal of waste.

The construction of the development shall be undertaken in accordance with the approved CEMP.

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 Policy MD7 - Environmental Protection of the Local Development Plan.

17. The campsite hereby approved shall not be occupied until the approved passing bay has been constructed and completed on site in full accordance with the details approved under Condition 4 and offered for adoption to the Highway Authority.

Reason:

In the interest of highway safety in accordance with Policies MD2 - Design of New Development and MD13 - Tourism and Leisure of the Local Development Plan.

18. Notwithstanding the approved plans and prior to the commencement of the construction / laying out of the camp site, details of a bin / waste collection area (to include its means of construction and means of enclosure), within the site and adjacent to the servicing area shall be submitted to and approved in writing by the Local Planning Authority. The agreed bin/waste collection shall be completed prior to the first beneficial use of the camp site and retained thereafter for its approved use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP10 - Built and Natural Environment, MD1 - Location of New Development, MD2 - Design of New Developments and MD13 - Tourism and Leisure of the Local Development Plan.

Reason for decision

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.

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.

Having regard to Policies SP1 - Delivering the Strategy, SP10 - Built and Natural Environment, SP11 - Tourism and Leisure, MG1 - Housing Supply in the Vale of Glamorgan, MG4 - Affordable Housing, MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG29 - Tourism and Leisure Facilities, MD1 - Location of New Development, MD2 - Design of New Development, MD4 - Community Infrastructure and Planning Obligations, MD7 - Environmental Protection, MD8 - Historic Environment, MD9 - Promoting Biodiversity, MD11 - Conversion and Renovation of Rural Buildings, MD12 - Dwellings in the Countryside, MD13 - Tourism and Leisure, MD14 - New Employment Proposals, and MD17 - Rural Enterprise of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Conversion of Rural Buildings, Biodiversity and Development, Design in the Landscape, Golf related development, Parking Standards, Planning Obligations, and Trees and Development; and national guidance contained in Planning Policy Wales, TAN2 - Planning and Affordable Housing, TAN5 - Nature Conservation and Planning, TAN6 - Planning for Sustainable Rural Communities, TAN12 - Design, TAN13 - Tourism, TAN16 - Sport, Recreation and Open Space, TAN18 - Transport, TAN23 - Economic Development, and TAN24 - The Historic Environment; it is considered that the proposal represents an appropriate form of tourism development, enabled by the residential barn conversions, that will offer economic benefits that outweigh any minimal adverse impact on the character and appearance of the surrounding rural landscape. Furthermore it is not considered that the proposal will result in any unacceptable harm to highway safety or neighbouring amenity. In addition, the proposal should not cause any detriment to ecology or biodiversity issues.

2017/00737/FUL Received on 20 July 2017

(P. 100)

Mr. C. S. Manning, 7, Barry Road, Barry, Vale of Glamorgan, CF63 1BA
Richard Andrews Architects Ltd., The Stables, The Estates Office, 25-26, Gold Tops, Newport, NP20 4PG

7 Barry Road, Barry

Conversion of existing 2 no. A1 shop units into new C3 dwelling. Alterations to existing C3 Dwelling

REFUSED (Written Representations)

1. The proposal would result in the loss of two existing retail/commercial units, without appropriate justification in terms of economic viability, and this would in turn unacceptably impact upon the vitality and retail function of the Local Centre of Main Street. The principle of the development is therefore considered unacceptable and detrimental to the local community, failing to comply with Policies SP1 - Delivering the Strategy, MG15 - Non A1 Retail Uses within Local and Neighbourhood Retail Centres, and MD2 - Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice and guidance set out in Planning Policy Wales, (Edition 9).

Reason for decision

The decision to refuse 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 comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

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.

2017/00841/RES Received on 17 August 2017

(P. 115)

Taylor Wimpey Plc c/o Agent

Paul Williams Savills, 12, Windsor Place, Cardiff, CF10 3BY

Land at North West Cowbridge

Phase 1 of the development consisting of 169 dwellings with associated access, roads and footpaths, landscaping, public open space and other ancillary works

APPROVED – Subject to the relevant person(s) first entering into a Deed of Variation of the Section 106 Legal Agreement attached to permission 2014/01505/OUT to include the following amendments:

- Alteration to trigger for submission of Public Open Space Strategy
- Alteration to trigger for submission of Public Art Strategy
- Increase in number of dwellings within Phase 1 from 160 to 169 (without increasing overall number for the wide site above 475 dwellings).

APPROVED subject to the following condition(s):

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

IL31131-014 (Rev B) Site Location Plan; EIA Mitigation Checklist by Savills dated August 2017 received 08 August 2017.

DT 90 01 'Tree Detail - Hard Landscape'; DT 98 02 'Tree Detail - Soft Landscape'; GA 90 04 'Llantwit Major Road Site Sections'; GA 90 05 'Site Sections'; Phase 1 footpath section; EL90 113i Rosedale Elevations (Stone and Render) (Semi-detached); EL90 113ii 'Rosedale Plans'; 'Land at North West Cowbridge (Darren Farm) - Design update for Phase 1 of development dated August 2017; GA-90-02 'Extent of Residential Development' received 17 August 2017

GA 90 08i Rev A 'Primary Route Elevation A-A'; GA 90 08ii Rev A 'Shared Drive Street Elevation'; GA 90 08iii 'Link Road Edge Elevation C-C Rev A'; GA 90 08iv 'Middle Valley Elevation D-D'; received 21 September 2017

EL90 101i Rev A 'Gosford Elevation (Brick/Render) (Semi); EL90 101ii Rev A 'Gosford Elevation (Brick/Render); EL90 101iii Rev A 'Gosford Elevation (Brick/Render) Handed; EL90 101iv 'Gosford Floor Plan'; EL90 102i Rev A 'Easedale Elevation (Render); EL90 102i Rev A 'Easedale Elevation (Render); EL90 102ii Rev A 'Easedale Elevation (Stone); EL90 102iii 'Easedale Floor Plan'; EL90 103i Rev A 'Midford Elevation (Render) (Detached); EL90 103ii Rev A 'Midford Elevation (Brick/Render) Handed; EL90 103iii 'Midford Floor Plan; EL90 103iv 'Midford Elevation (Render) (Detached); EL90 104i Rev A 'Whitford Elevation (Render/Stone); EL90 104ii Rev A 'Whitford Elevation (Render) (Handed); EL90 104iii Rev A 'Whitford Elevation (Brick/Render); EL90 104iv 'Whitford Floor Plan'; EL90 104v Rev A 'Whitford Elevation (Render); EL90 106i Rev A 'Kentdale Elevation (Stone) Handed; EL90 106ii Rev A 'Kentdale Stone; EL90 106iii Rev A 'Kentdale Render (Handed); EL90 106v 'Kentdale Floor Plan; EL90 107i Rev A 'Eynsham Elevation (Render/Stone); EL90 107ii Rev A 'Eynsham Elevation (Stone/Render); EL90 107iii Rev A 'Eynsham Elevation (Render/Brick); EL90 107iv Rev A 'Eynsham Elevation (Brick/Render); EL90 107v 'Eynsham Floor Plan'; EL90 108i Rev A 'Fakenham Elevation (Brick and Stone) (Detached); EL90 108ii 'Fakenham Elevation (Render/Stone) (Handed); EL90 108iii Rev A 'Fakenham Elevation (Brick and Render); EL90 108iv Rev A 'Fakenham Elevation (Brick/Render) Handed; EL90 108v 'Fakenham Floor Plan'; EL90 108vi 'Fakenham Elevation - Plot 1 - Handed; EL90 108vii Fakenham Elevation - Plot 12 - Handed;

EL90 109i Rev A 'Lavenham Elevation Plot 144'; EL90 109ii Rev A 'Lavenham Elevation Plot 136'; EL90 109iii Rev A 'Lavenham Elevation (Render) Plot 14'; EL90 109iv 'Lavenham Elevation (Render) Plot 165 - Handed; EL90 109v Rev A 'Lavenham Floorplan'; EL90 110i Rev A 'Mappleton Elevation Plot 7'; EL90 110ii Rev A 'Mappleton Elevation (Stone) Handed; EL90 110iii Rev A 'Mappleton Elevation (Render/Stone); EL90 110iv 'Mappleton Floorplans'

EL90 110v 'Mappleton Elevation - Plot 11'; 'EL90 110vii 'Mappleton Elevation (Stone) Special Plot 169'; EL90 110ix 'Mappleton Plot 169 Floorplan'; EL90 110viii 'Mappleton Elevation (Stone) Special Plot 26; EL90 110x 'Mappleton Plot 26 Floorplans'; EL90 110xi 'Mappleton Elevation (Stone/Render) Plot 97; EL90 110xiii Rev A 'Mappleton Elevation (Render/Stone); EL90 111ii 'Langdale Elevation Handed; EL90 111iv 'Langdale Elevation Handed'; EL90 111v 'Langdale Elevation'; EL90 111vi 'Langdale Elevation'; EL90 114i Rev A 'Usk Elevation Handed (Render); EL90 114iii 'Usk Floorplans; EL90 114iv 'Usk Floorplans'; EL90 115i Rev A 'Beckford Terrace'; EL90 115ii Rev A 'Beckford Semi-Detached'; EL90 115iii 'Beckford Floorplans; EL90 116i Rev A '1BF Elevation'; EL90 116ii Rev A '1BF Floor Plan; EL90 117i 'Rev A '2.7 Terrace'; EL90 117ii Rev A '2.7 Semi'; EL90 117iii '2.7 Floorplans'; EL90 118ii Rev A '3.1 Semi Detached'; EL90 119i Rev A '4.2 Brick'; EL90 119ii Rev A '4.2 Render'; EL90 119iii Rev A '4.2 Floorplans' received 25 September 2017

EL90 112i Rev A 'Heydon Elevation (Stone & Render) Handed; EL90 112ii 'Heydon Elevation (Render) Plot 96'; EL90 112iii Rev A 'Heydon Elevation (Render); EL90 112iv Rev A; 'Heydon Floor Plan'; EL90 112v Rev A 'Heydon Elevation Plot 128'; received 26 September 2017

EL90 120i Rev A 'Single Garage Elevation'; EL90 120ii Rev A 'Double Garage Elevation'; EL90 120iii Rev A 'Triple Garage Elevation'; EL90 120iv Rev A 'Triple Garage Elevation'; EL90 120v Rev A 'Double Garage Elevation (Alternate Pitch) received 27 September 2017

EL90 105 Rev A 'Shelford Elevation (Stone 84); EL90 105ii 'Shelford Elevation (Stone)_ Plot 166 – Handed; EL90 105iii Rev A 'Shelford Elevation (Brick/Render)'; EL90 105iv Rev A 'Shelford Elevation (Brick) (Handed); EL90 105v 'Shelford Elevation (Render); EL90 105 vi Rev A 'Shelford Elevation Render (Handed); EL90 105vii 'Shelford Elevation (Stone) Plot 134 –Handed'; EL90 105viii 'Shelford Elevation (Stone); EL90 105 ix Rev A 'Shelford Elevation (Stone) Plot 133; EL90 105x Rev A 'Shelford Floor Plan'; EL90 106iv 'Kentdale Render (Handed); EL90 110vi 'Mappleton Plot 11 Floorplans'; EL90 110xii 'Mappleton Elevation (Stone) Plot 138; EL90 111iii 'Langdale Elevation'; EL90 111vii 'Langdale Floorplans'; EL90 114ii Rev A 'Usk Elevations Handed (Render); EL90 118iii Rev A '3.1 Terrace – Plots 87-89'; EL90 118iv Rev A '3.1 Floorplans'; GA90 02 'Landscape Masterplan'; GA90 06 Rev B ' Boundary Treatments – Phase 1'; GA90 07 Rev G 'Material Finishes –Phase 1'; GA90 03 Rev R ' Planning Layout – Phase 1' received 28 September 2017

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, samples of all external materials and finishes, in line with the submitted schedule of materials as shown on drawing GA 90 07 Rev E 'Materials Finishes - Phase 1', (to include roughcast render

and details of means of protecting the finish/appearance of the render) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the beneficial occupation of the respective dwelling.

Reason:

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

3. Prior to work commencing on the external fabric of the development hereby permitted, a sample panel of a minimum of 1 square metre of the proposed renders, brickwork and stonework and detail of the mortar type and pointing, shall be prepared and made available for inspection and final written approval by the Local Planning Authority. Construction work shall only commence once written approval has been given, and the approved panel shall be retained throughout the period of development and shall form the basis of work to walls and external surfaces of the development.

Reason:

To enable the quality of the render, brickwork, stonework, coursing and pointing to be inspected in the interests of the visual quality of the work and to accord with the objectives of Policies MD2 (Design of New Development) of the Local Development Plan.

4. Notwithstanding the submitted enclosures plan and Boundary Treatment Elevations (GA 90 06 Rev A and GA 90 10 Rev A received on 21 September 2017), full details of revised enclosures and details (including the arched openings in stone walls) shall be submitted to and approved in writing by the Local Planning Authority, prior to any construction/erection of the enclosures and the agreed means of enclosures shall be erected on site prior to the first beneficial occupation of the relevant part of the development and thereafter retained.

Reason:

In the interests of visual amenity and to meet the objectives of Policies MD2 (Design of New Development) of the Local Development Plan.

5. Notwithstanding the submitted details, prior to the commencement of the construction of any of the dwellings, details of the finished levels of the site and dwellings, in relation to existing ground levels and adjacent levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that visual amenities and the amenity of neighbouring residential occupiers are safeguarded, and to ensure the development accords with Policy MD2 (Design of New Development) of the Local Development Plan.

6. The garages hereby approved shall be kept available for the parking of motor vehicles at all times in association with the development hereby approved and shall not be physically altered or converted.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the provisions 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 fences, gates or walls other than those approved under Condition 4 of this consent shall be erected within the curtilage of any dwelling house forward of the principal elevation of that dwelling house.

Reason:

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

8. Notwithstanding the submitted details, full engineering details (including design calculations) of all internal roads within the site (to include samples and specifications of all surfacing), incorporating turning facilities, vision splays, including sections and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and timescales agreed under condition 10.

Reason:

In the interests of highway safety in accord with Policy MD2 of the Local Development Plan.

9. Notwithstanding the submitted Landscape Masterplan and Darren Farm Plant Schedule, a fully detailed scheme of landscaping (at a scale of 1:200) and updated Planting Schedule (which shall include a native hedgerow along the Llantwit Major Road frontage) and management plan, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread, species and health)

and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP10 (Built and Natural Environment), MD2 (Design of New Developments), MD9 (Historic Environment) of the Local Development Plan.

10. Prior to the commencement of development, a phasing plan indicating the construction of the dwellings and all associated infrastructure (including highways, parking and turning areas) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with agreed phasing plan and no dwelling shall be brought into beneficial use until such time as all associated highway infrastructure has been constructed and works shall thereafter be so retained to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

11. Prior to the commencement of development (including site clearance) a Construction Surface Water Management Plan shall be submitted to and approved by the LPA. This plan shall detail the mitigation measures that will be put in place to ensure that there is no detrimental effect of surface water flood risk to the surrounding areas during construction of Phase 1 of the development. The plans shall also assess the risks from all pollution sources and pathways (including silt, cement and concrete, oils and chemicals, herbicides, aggregates, contaminated land and waste materials) to the watercourse on site and describe how these risks will be mitigated for Phase 1 of the development. All works shall be carried out in accordance with the approved details.

Reason:

To ensure that development does not cause or exacerbate any drainage issues on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policies MD1, MD2 and MD7 of the Local Development Plan.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons in accordance with landscape delivery/management plan required by condition 13; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased

shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP10 (Built and Natural Environment) MD2 (Design of New Developments) of the Local Development Plan.

13. A landscape delivery and management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason:

To ensure satisfactory delivery and maintenance of the landscaped areas to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

14. Notwithstanding the submitted layout, a plan indicating a revised footpath arrangement showing an extended footway adjacent to plots 44 and 71 shall be submitted to and approved in writing by the Local Planning Authority. These works shall be delivered in accordance with the requirements of condition 10.

Reason:

To ensure the provision of highways infrastructure to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

Additional Information:

4. You should note that Japanese Knotweed may be present on land adjacent to the application site. As of schedule 9 of the 'Wildlife and Countryside Act 1981', you must not plant or cause to grow Japanese Knotweed in the wild. In the event that Japanese Knotweed is encountered, further advice must be sought from Natural Resources Wales on 0845 1306229 or the Council's Ecology Section on 01446 704627.

Reason for decision

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.

Having regard to Policies SP1 – Delivering the strategy; SP3 – Residential Requirement; SP4 – Affordable Housing Provision; SP7 – Transportation; SP10 – Built and Natural Environment; MG1 – Housing Supply in the Vale of Glamorgan; MG2 – Housing Allocations; MG4 – Affordable Housing; MG16 – Transport Proposals; MG17 – Special Landscape Areas; MG20 – Nationally Protected Sites and Species; MD1 – Location of New Development; MD2 – Design of New Development; MD3 – Provision for Open Space; MD4 – Community Infrastructure and Planning Obligations; MD5 – Development within Settlement Boundaries; MD6 – Housing Densities; MD7- Environmental Protection; MD8 – Historic Environment; MD9 – Promoting Biodiversity of the Vale of Glamorgan Local Development Plan 2011-2026; the Supplementary Planning Guidance ‘Amenity Standards’; ‘Affordable Housing’; ‘Biodiversity and Development’; ‘Design in the Landscape’; ‘Parking Standards’; ‘Planning Obligations’; ‘Sustainable Development – A Developer’s Guide’; ‘Trees and Development’; Planning Policy Wales (9th edition 2016); Technical Advice Note 2 – Planning and Affordable Housing; Technical Advice Note 5 – Nature Conservation and Planning; Technical Advice Note 11 – Noise; Technical Advice Note 12 – Design; Technical Advice Note 15 – Development and Flood Risk (2004); Technical Advice Note 16 -Recreation and Open Space; Technical Advice Note 18 – Transport and Technical Advice Note 24 – The Historic Environment it is considered that the proposals are acceptable, subject to conditions, by virtue of the appropriate layout, design and scale of the development, with suitable means of access and parking, and no significant impact on neighbours and overall constitutes an acceptable form of residential development. Furthermore, the proposals include acceptable levels of ecological mitigation, would not unacceptably impact upon the character of the adjoining town of Cowbridge or landscape setting and would not result in unacceptable flooding or drainage issues either on or off site. The proposals therefore comply with the relevant national planning policies and supplementary planning guidance. Furthermore the proposals are considered to accord with the requirements of Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

2017/00859/FUL Received on 10 August 2017
(169)

Mrs. Linda Goodwin 7, Cwrt Syr Dafydd, Llantwit Major, Vale of Glamorgan,
CF61 2SR

Mrs. Linda Goodwin 7, Cwrt Syr Dafydd, Llantwit Major, Vale of Glamorgan,
CF61 2SR

7 Cwrt Syr Dafydd, Llantwit Major

Replacing 2 metre high hedge with 1.63 metre high horizontal tanalised timber fence 8.9 metres long (five panels) to part front and part side of property

RESOLVED –

- (1) T H A T planning permission for retention of the fence be refused.
- (2) That the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:
 - (i) The removal of the fence; or
 - (ii) To reduce the height of the fence so as not to exceed 1 metre in height.
- (3) T H A T the Head of Legal Services be authorised to take such legal proceedings as may be required, in the event of non-compliance with the Notice

REFUSED AND ENFORCEMENT ACTION AUTHORISED (Written representations)

Reason for decision

In light of the information provided in the preceding paragraphs, it is considered necessary to refuse the planning application and expedient to pursue formal enforcement action to remedy the breach of planning control at the site.

The decision to refuse 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.

Due to its scale, form, location and prominence, the fence forms a visually incongruous, insensitive and conspicuous addition to the streetscene, which does not respect the character of its immediate surroundings and has an unacceptable negative impact upon the appearance of the locality which is characterised by openness. Retention of the fence is therefore considered to be unacceptable and contrary to policies SP1 - Delivering the Strategy; MD2 - Design of New Development and MD5 - Development Within Settlement Boundaries, of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the Council's Supplementary Planning Guidance on Amenity Standards.

It is considered that the recommendation 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.