

PLANNING COMMITTEE

Minutes of a meeting held on 26th July, 2018.

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

234 ANNOUNCEMENT -

Prior to the commencement of the 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 recording archived for future viewing.”

235 APOLOGY FOR ABSENCE -

This was received from Councillor Mrs. R. Nugent-Finn.

236 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 28th June, 2018 be approved as a correct record.

237 DECLARATIONS OF INTEREST -

Councillor V.P. Driscoll declared an interest in respect of Application No. 2013/00833/FUL, Opposite Hensol Villas, Hensol. The nature of the interest was that Councillor Driscoll was a Cardiff City Football Club Season Ticket Holder. Councillor Driscoll stated that he did not have a personal or prejudicial interest and so he would remain when this application was being considered.

Councillor A. Parker declared an interest in respect of Application No. 2018/00279/FUL, Rear of 2 Stanwell Road, Penarth. The nature of the interest was that Councillor Parker was the agent for the development. Councillor Parker withdrew from the meeting whilst this report was being considered.

Councillor R.A. Penrose declared an interest in respect of Application No. 2013/00833/FUL, Opposite Hensol Villas, Hensol. The nature of the interest was that Councillor Penrose was a Cardiff City Football Club Season Ticket Holder. Councillor Penrose stated that he did not have a personal or prejudicial interest and so he would remain when this application was being considered.

With regards to Application No. 2018/00279/FUL, Rear of 2 Stanwell Road, Penarth, Councillors L. Burnett, P.G. King, and N.C. Thomas stated that they had sought the advice of the Monitoring Officer as they were acquainted with the owners of a nearby property. Having regard to the Ombudsman's guidance, the Monitoring Officer was satisfied that the Councillors did not have a personal or prejudicial interest in this item and as such, did not have to make a formal Declaration of Interest or leave the room while this matter was being discussed or voted on.

238 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the site inspections indicated below on 7th and 28th June, 2018 be noted:

Apologies for all site visits (a and b) held on 7th June 2018 were received from Councillors J. Bird, L. Burnett, Mrs. C.A. Cave, N.P. Hodges, Mrs. R. Nugent-Finn and Mrs. M.R. Wilkinson.

Apologies for site (b) were received from Councillors P.G. King and Dr. I.J. Johnson.

Apologies for all site visits held on 28th June 2018 (c, d and e) were received from Councillors Mrs. C.A. Cave, N.P. Hodges, Dr. I.J. Johnson, P.G. King, Mrs. R. Nugent-Finn and R.A Penrose.

Apologies for site (c) were received from Councillors Mrs. P. Drake, V.P. Driscoll (Vice-Chairman) and Mrs. M.R. Wilkinson.

An apology for site (d) was received from Councillor E. Williams.

Apologies for site (e) were received from Councillors A.C. Parker and E. Williams.

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| (a) Former RS Garage, Windsor Road, Penarth | Councillor B.T. Gray (Chairman),
Councillor V.P. Driscoll (Vice-Chairman);
Councillors Dr. I.J. Johnson, P. King,
R.A. Penrose, and N. C. Thomas.
Also Present: Councillor S. Sivagnanam. |
| (b) Land Off Cowbridge Road, St. Athan | Councillor B.T. Gray (Chairman),
Councillor V.P. Driscoll (Vice-Chairman);
Councillors R.A. Penrose, and
N.C. Thomas. |
| (c) United World College of the Atlantic,
East Drive, St. Donats, CF61 1YZ | Councillor B.T. Gray (Chairman),
Councillors J.C. Bird, A.C. Parker,
N. C. Thomas and E. Williams.

Also Present: Councillor G. John. |

(d) Highlight Farm, Highlight Lane,
Barry, CF62 8AA

Councillor B.T. Gray (Chairman);
Councillor V.P. Driscoll (Vice-Chairman);
Councillors J.C. Bird, Mrs. P. Drake,
A.C. Parker, N.C. Thomas,
Mrs. M.R. Wilkinson and Ms. M. Wright.

(e) 7 Barry Road, Barry,

Councillor B.T. Gray (Chairman);
Councillor V.P. Driscoll (Vice-Chairman);
Councillors J.C. Bird, Mrs. P. Drake,
N.C. Thomas, Mrs. M.R. Wilkinson and
Ms. M. Wright.

Also present: Councillor Ms. J. Aviet.

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

In response to a request for more information on 2018/00105/AI, Haydock House, 1 Holton Road, Barry by a Member of the Committee, the Operational Manager for Planning and Building Control stated that the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000 in relation to this application was due to building regulations affecting the property, and it was therefore not the usual procedure to consult with Ward Members. The officer indicated that she did not have the specific information on the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000 in relation to this application to hand, so would respond to the Member's enquiry via e-mail after the meeting.

RESOLVED -

- (1) T H A T the passed building regulation applications as listed in Section A of the report be noted.
- (2) T H A T the rejected building applications as listed in Section B of the report be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section C of the report be noted.
- (4) T H A T the serving of Notices under Section 32 Building Act 1984 as listed in Section D of the report be noted.

240 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

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| 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 |

2014/00026/1/C	A	Llaneinydd, St. Nicholas	Discharge of Conditions 2 -
D			Further details including windows/doors, rainwater goods and 7 -
			Photographic Survey of Building. Permission 2014/00026/FUL for conversion of existing coach house to dwelling

2014/00448/1/N MA	A	Ty Gwyn, Newton, Cowbridge	<p>Non-Material Amendment : The addition of a walk-in wardrobe & 2 no. additional Velux windows. All 3 no. Velux windows will be a minimum of 1.7 m above the floor level of the first floor addition (new master bedroom). They will all be clear glass and opening. Planning Permission ref. 2014/00448/FUL : Proposed first floor addition to form a Master bedroom and en-suite bathroom, internal remodelling and the replacement of an existing upvc conservatory with a single storey addition</p>
2014/00460/10/N MA	R	Plot 39, Manor Park, Sully Road, Penarth	<p>Non Material Amendment- Proposed alteration of approved dwelling to include rear conservatory 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</p>

2014/00460/9/N MA	A	Plot 74, Manor Park, Sully Road, Penarth	<p>Non-Material Amendment - Proposed alteration of approved dwelling to include rear conservatory extension. Planning permission ref.</p> <p>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</p>
2014/01424/4/N MA	A	Land off St. Brides Road, Wick	<p>Non-Material Amendment to vary the wording of Condition 15 (regarding height of approved railings) of Planning Permission 2014/01424/FUL (Change of use of agricultural land to residential development (C3) including the development of 124 residential dwellings, public open space, landscaping, highway improvements and associated engineering works)</p>

2014/01505/1/C D	A	Land at North West Cowbridge	Discharge of Conditions 13, 19, 21 - Detailed permission for the construction of a link road connecting Cowbridge Bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475
2014/01505/2/C D	A	Land at North West Cowbridge	Discharge of conditions 12, 16, 22, 26, 28, 29 and 36 - Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development – AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475

2014/01505/3/C D	A	Land at North West Cowbridge	Discharge of conditions 17, 24, 35 and 38 - Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475
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2014/01505/4/C D	A	Land to North West Cowbridge	<p>Discharge of Conditions 9 - Public Open Space, 23 - Construction Environ. Management Plan, 25 - Construction Traffic Management Plan, 27 - Proposed Perpetual Management and Maintenance and 32 - Disposal of Excavated Material. Planning permission ref. 2014/01505/OUT : Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways, landscaping & associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475</p>
2015/00016/6/C D	A	Land South of Craig Yr Eos Avenue, Ogmores by Sea	<p>Discharge of Condition Residential development for 20 dwellings - discharge of condition 21</p>

2015/00392/1/N MA	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Non-Material Amendment - Amend wording of Conditions 6 and 9, relating to drainage & engineering respectively, in order to change the timescale trigger for approval of details. Conditions to be reworded to require approval of details within 90 days of commencement of development, rather than prior to commencement of development.
2015/00392/4/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Conditions 8 - Construction Traffic and 13 - Construction Environ. Management Plan. Planning Permission ref. 2015/00392/OUT : Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road at Land at Cardiff Road/Cross Common Road, Dinas Powys
2015/00960/1/N MA	A	Land at Sycamore Cross, Bonvilston	Non-material Amendment - Vary the wording of Condition 5-Drainage relating to timing of submission of details of Planning permission 2015/00960/FUL - Development of 120 homes and all associated works

2015/00960/6/C D	A	Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston	Discharge of Condition 10 - Construction Traffic Management Plan and 21 - Construction Environ. Management Plan for development of 120 homes and all associated works
2016/01290/2/C D	A	Arno Quay, Barry Waterfront, Barry	Discharge of Conditions 10, 11 and 12 - Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape
2016/01453/1/C D	A	2, Llandilo Close, Dinas Powys	Discharge of Conditions 3 - Schedule of Materials, 4 - Parking Layout, 5 - Levels and 10 - Boundary Planting. Planning Permission ref. 2016/01453/FUL : Detached two storey dwelling to the side of No. 2 Llandilo Close
2017/00031/1NM A	A	Elder Cottage, Llantwit Road, Wick	Non-Material Amendment - Alteration of roof shape and finish plus changes to elevation. Planning Permission ref. 2017/00031/FUL : Extension to existing dwelling and replacement of garage
2017/00477/1/N MA	A	19, Liscum Way, Barry	Non-Material Amendment - Move the main entrance doorway from the front to the side of the porch. Planning Permission ref. 2017/00477/FUL

2017/00489/1/N MA	A	Fairfield, Welsh St. Donats	Non-Material Amendment - Alterations to the shape and siting of the first floor windows in the side elevation - planning Permission - 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
2017/00520/1/C D	A	Site of proposed new roundabout, Land at the A48, North of Darren Farm, Cowbridge	Discharge of Conditions 3 - Engineering Details, 4 - Construction Environ. Management Plan , 5 - Construction Traffic Management Plan and 6 - Landscaping Scheme. Planning Permission ref. 2017/00520/FUL : Revised roundabout arrangement to facilitate access to the new link road and the strategic housing development approved under 2014/01505 and to provide 4th arm for access to land to the north of the A48
2017/00615/FUL	A	4, Sunnycroft Lane, Dinas Powys	Two storey side extension including basement
2017/00724/2/N MA	A	Land at Caerleon Road, Dinas Powys	Non-Material Amendment - Replace approved roof tile from Forticrete Slate Grey with a Marley Due Modern interlocking tile - Planning Permission 2017/00724/RES - Reserved matters on outline consent 2014/00282/OUT for residential development

2017/00746/2/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 3 - Materials Details. Planning Permission ref. 2017/00746/RES : Approval of all matters reserved including Appearance, Landscaping, Layout and Scale and the subsequent discharge of planning conditions 2 (Reserved Matters), 6 (Drainage), 10 (Tree Protection), 12 (Slab levels), 16 (Noise Assessment) attached to the Outline Permission (Ref: 2015/00392/OUT) at Land off Cardiff Road/Cross Common Road, Dinas Powys
2017/00746/3/C D	A	Land off Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 6 - Hard and soft landscaping. Planning Permission ref. 2017/00746/3/CD : Approval of all matters reserved including Appearance, Landscaping, Layout and Scale and the subsequent discharge of planning conditions 2 (Reserved Matters), 6 (Drainage), 10 (Tree Protection), 12 (Slab levels), 16 (Noise Assessment) attached to the Outline Permission (Ref: 2015/00392/OUT) at Land off Cardiff Road / Cross Common Road, Dinas Powys

2017/00800/1/N MA	A	31, Pill Street, Cogan, Penarth	Non-Material Amendment - An additional window into the dormer plus some alterations to the velux window and high level window. Planning Permission ref. 2017/00800/FUL : Double storey rear extension, loft conversion with rear dormer and new detached garage
2017/00844/FUL	A	Glanffawydd, Welsh St. Donats	Proposed front, side, rear and first floor extension, detached garage and associated works
2017/00910/1/N MA	R	The Rectory, Port Road, Wenvoe	Non-Material Amendment - Proposed change to the wording of Condition 3 of Planning Permission 2017/00910/FUL : Development of 12 dwellings and associated infrastructure on land at The Rectory, Wenvoe
2017/00994/1/N MA	A	20, Marine Drive, Barry	Non-Material Amendment - Extend/amend width of parking bay to 4000. Planning Permission ref. 2017/00994/FUL : To form new car parking bay to front of dwelling-adjusting ground levels and garden wall fronting street. To form new pedestrian access to adjust existing vehicular crossover
2017/01279/LBC	A	Ty Fry Farm, Llandow	Internal alterations to introduce an enlarged mezzanine area
2017/01320/1/C D	A	The Old Town Mill, Old Town Mill Road, Cowbridge	Discharge of Condition 3 - Programme of archaeological work

2018/00022/PD	A	9 Lewis Street, Barry, CF62 6JW	Childminding
2018/00044/FUL	A	21, Channel Close, Rhoose	First floor extension over existing garage and utility room. Rear single storey extension. Single storey front extension with porch
2018/00079/FUL	R	The Laurels, Llanquian Road, Aberthin	Amendments to planning permission 2015/01455/FUL for the construction of two detached dwellings
2018/00118/FUL	A	Bradfield, Victoria Park Road, Cadoxton, Barry	Retention of raised section of garden, retaining wall and timber summer house to rear of dwelling
2018/00138/FUL	A	Barry Yacht Club, Dock Road, Barry	Construction of a cesspool for the treatment / disposal of sewage waste from Barry Yacht Club and adjoining former Lifeboat Station
2018/00146/1/C D	A	Dow Corning, Cardiff Road, Barry	Discharge of Conditions 3 - Potential Contamination, 4 - Detailed Remediation Scheme and 5- Notice of Remediation Scheme. Planning Permission ref. 2018/00146/FUL : It is proposed to extend an existing manufacturing building within the Dow Performance Silicones site at Barry. The extension would comprise a new loading bay and open-plan steel-framed building to house new manufacturing equipment. The extension, in keeping with the existing adjacent buildings would be single storey at Dow Corning Ltd., Cardiff Road, Barry

2018/00179/FUL	A	Cardiff and Vale Orthopaedic Centre, University Hospital Llandough, Penlan Road, Llandough, Penarth	Extension to CAVOC (two storey)
2018/00212/FUL	A	Tudor Lodge, Bonvilston	Variation of Conditions 1 and 2 of Planning Permission 2017/00024/FUL : To change to the external cladding of an existing agricultural barn / storage facility
2018/00231/FUL	R	Mill Barn, Mill Road, Boverton, Llantwit Major	Retention of reconstructed barn for the housing of goats, associated fodder and associated equipment
2018/00239/FUL	A	The Shop, 29, Park Road, Barry	Change of use of the shop from retail to child care and installation of railings at the front of the shop
2018/00244/FUL	A	Mill Cottage, Church Farm, Clemenstone	Double storey and single storey extension
2018/00247/FUL	A	111, Westward Rise, Barry	Extend rear 4th bedroom over existing utility room, to increase size of bedroom, building off the existing cavity walls. Form a dormer hip roof to rear, to match existing slates. Walls to be rendered to match existing finish. Install new UPVC double glazed window to match existing size and style of utility window.
2018/00253/FUL	A	Fingerpost Farm, Llancarfan	Agricultural enterprise dwelling for the Assistant Training Manager for the horse racing enterprise

2018/00255/FUL	A	36, The Verlands, Cowbridge	Single storey extensions to front and rear of property including internal alterations
2018/00301/FUL	A	85-87, Eastgate, Cowbridge	Retention of change of use of first floor from D1 to A1 Bridal Boutique and second floor from C3 to A1 Bridal Boutique
2018/00310/FUL	A	The Chestnuts, Heol y Mynydd, Welsh St. Donats	Extension to existing house
2018/00314/FUL	A	3, Heol Neuadd, Cogan Hall, Penarth	Single storey extension to side and rear
2018/00328/FUL	A	1, Ivor Street, Barry	Convert the existing coach house at the rear to a one bedroom dwelling
2018/00338/FUL	A	14, Nordale Rise, Barry	Proposed 2 storey side extension to form a kitchen and first floor bedroom
2018/00340/FUL	A	35, Anchor Road, Penarth	1 No. first floor balcony to front elevation of property
2018/00341/FUL	A	54, Chandlers Way, Penarth	1 No. metal framed balcony to front elevation of property
2018/00342/FUL	A	29, Chandlers Way, Penarth	1 No. metal balcony to front elevation of property
2018/00351/FUL	A	Lon Twyn, Twyncyn, Dinas Powys	Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property
2018/00352/LBC	A	Lon Twyn, Twyncyn, Dinas Powys	Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property

2018/00357/FUL	A	21A, West Farm Road, Ogmore By Sea	Proposed roof conversion and front dormer to form master bedroom with en-suite bathroom and upper terrace over existing first Floor flat roof. First floor balcony to the front and alterations to front elevation windows to include a Juliet balcony.
2018/00372/LAW	A	3, Countess Place, Penarth	Dormer conversion of current loft storage space in to bedroom / en suite. All work internal save for roof changes i.e. no changes to street access / layout
2018/00374/FUL	A	91, Redlands Road, Penarth	Construction of detached one bedroom granny annexe
2018/00375/LBC	A	Great House Court, Church Lane, Welsh St. Donats	Replacement of existing windows which are rotting with similar wooden windows with double glazed units
2018/00381/FUL	A	5, Pwll y Min Crescent, Peterston Super Ely	Proposed replacement extension
2018/00385/FUL	A	18, Duffryn Crescent, Peterston Super Ely	Over garage extension and modification to porch
2018/00400/FUL	A	New Aston Martin premises, (previously MOD), in St. Athan	Proposal to install an underground fuel storage tank with mono / twin dispensing fuel pump. Will include drainage system that feeds into the proposed interceptor
2018/00402/FUL	A	33, Station Road, Penarth	Proposed conversion and loft conversion to existing property to form 2 self-contained dwellings

2018/00406/FUL	A	10, Greenway Close, Llandough, Penarth	Erection of single floor extension to rear; conversion of existing garage to living accomm. including roof alteration and extensions to rear and front
2018/00408/FUL	A	Gigman Mill, St. Mary Church	New drive access to Gigman Mill House additional to that granted on ref: 2017/00230/FUL
2018/00409/FUL	A	43, Hinchsliff Avenue, Barry	First floor extension to side and rear to form new bedroom and secondary bathroom and a ground floor extension to rear to create new sitting room
2018/00412/FUL	R	36, Pontypridd Road, Barry	Demolition and re-build of the existing garage affording an integrated front porch and a second storey above delivering two further bedrooms, with balcony to the rear. The proposal wraps to the rear to a single storey Orangery / garden room
2018/00414/FUL	A	5, Cornerswell Road, Penarth	Conversion of single residential dwelling to two, one bedroom flats
2018/00415/FUL	A	41, Plymouth Road, Penarth	Replace windows at the front with UPVC vertical sliding sash windows in white ash. All windows will have toughened glass where mandatory
2018/00421/FUL	A	Little Acre, 4, Uphill Close, Sully	Proposed single storey Granny Annexe extension

2018/00422/FUL	A	Ystradowen Village Hall, Off Cowbridge Road, Ystradowen, Cowbridge	Variation of Conditions 2, 3, 7 and 8 of Planning Permission ref. 2017/01224/FUL relating to approved plans, NRW licence, drainage and landscaping
2018/00428/FUL	A	Santander UK Plc., 4-4A, Windsor Road, Penarth	Shop front refurbishment including new ATM position with red (RAL 3020) vinyl around it. New 10.8mm shop front glazing panels and 11.5mm around ATM. New stainless post box and blank letter plate. Rear elevation: 1 no. windows at ground floor level to be block up and make good. 1 no. extra Daikin unit and 2 no. grilles to be installed
2018/00430/FUL	A	6, Broadway, Cowbridge	Proposed alterations and extensions to existing property
2018/00432/FUL	A	1, Plymouth Road, Barry Island, Barry	Proposed alterations and upgrading of existing house in multiple occupation from 10 bedrooms to 12 bedrooms including a ground floor disabled suite and a proposed 2 storey Manager's accommodation unit in the rear garden
2018/00433/FUL	A	Roundabout intersecting Windsor Road, Windsor Terrace, Albert Road, Stanwell Road and Bradenham Place, Penarth	Like for like replacement of Town Boston 1 Pillar Clock
2018/00434/FUL	A	West Rise, A48, Bonvilston	Two storey extension to form extra living space on the ground floor and enlarged and a new bedroom at first floor

2018/00436/FUL	A	60, Westward Rise, Barry	Two storey side extension and single storey rear extension
2018/00437/FUL	A	22, Rectory Close, Wenvoe	Single storey rear extension and two storey front extension
2018/00439/FUL	A	3, Crawshay Drive, Boverton, Llantwit Major	Single storey front extension
2018/00442/FUL	A	Oak House, 17, Upper Cosmeston Farm, Penarth	Extension to the rear, conversion of the garage to a hobby room and the removal of some internal walls to provide a larger kitchen
2018/00443/FUL	A	8, Channel View, Ogmore By Sea	Garage Conversion
2018/00444/FUL	A	15, Newbarn Holdings, St. Athan Road, Flemingston	Proposed two storey extension and porch extension, balcony to rear and first floor bathroom over existing porch
2018/00446/FUL	A	41, Lavernock Road, Penarth	Take down single storey rear extension. New single storey rear extension (enlarged) to form kitchen and bed sitting room with en-suite
2018/00448/FUL	A	43, Pardoe Crescent, Barry	Proposed single storey ground floor front extension and single storey first floor rear extension with Juliet balcony
2018/00449/FUL	A	Conifers, A48 St Nicholas	Extension to existing dwelling and general alterations. Amendment to 2017/00797/FUL

2018/00451/FUL	A	Trosfaen, 4, Windmill Lane, Llanblethian, Cowbridge	Vary Condition 1 of Planning Permission ref. 2014/00280/FUL to extend the date for development for a further 5 years
2018/00454/FUL	A	St. Josephs R.C. Primary School, Sully Road, Penarth	Proposed extension to Year 6 classroom
2018/00456/FUL	A	65, Jenner Road, Barry	Loft conversion plus dormer to the rear of the property
2018/00459/FUL	A	24, Whitcliffe Drive, Penarth	Single storey rear extension with new front balcony, alterations to windows and internal alterations
2018/00461/FUL	A	Ruscombe House, Westgate, Cowbridge	Proposed extensions and alterations
2018/00463/LBC	A	Three Tuns, Cowbridge Road, St. Nicholas	Re-thatch main roof which has reached its end of life
2018/00466/ADV	A	Santander, 4-4A, Windsor Road, Penarth	Installation of a 46" TV within a metal shroud at the front elevation showing static Santander marketing campaigns
2018/00467/FUL	R	12, Murch Crescent, Dinas Powys	Raised decking continuing off the rear of my lawn that will protrude over sloping ground
2018/00468/FUL	A	1, Breach Cottages, Bonvilston	Retrospectively the erection of a holiday let
2018/00473/FUL	A	168, Westbourne Road, Penarth	Proposed two storey rear extension and side garage
2018/00477/FUL	A	1, Bowmans Way, Cowbridge	Front extension to existing dwelling

2018/00478/FUL	A	13, St. Peters Road, Penarth	Proposed two storey extension, single storey extension and loft conversion with dormer window
2018/00480/LAW	A	Maxgate, 55, Boverton Road, Llantwit Major	Single storey rear extension. Construct small utility area to rear of property. Single storey in keeping with existing bungalow property. Increased internal floor area of 5.13 sq. m.
2018/00485/FUL	A	Part of field, East of Well Lane / North of Track, Tinkinswood	Construction of a Type 2 foul pumping station, foul water sewer / lateral drain, foul water rising main and foul water manhole
2018/00490/FUL	A	27, Llwyn y Gog, Rhoose	Conservatory renovation
2018/00491/FUL	A	4, Lon Pinwydden, Ystradowen	Edwardian conservatory to side of dwelling
2018/00496/FUL	A	5, St. Martins Close, Penarth	Rear extension and rear roof extension with loft conversion and Juliet balcony to rear
2018/00499/FUL	A	2, Chaucer Road, Barry	Proposed side extension to form ground floor wet room and living space with bedroom above. Porch to front elevation
2018/00500/FUL	A	11, Llantwit Major Road, Cowbridge	General renovation of dwelling providing new single storey rear extension and first floor extension above garage Living room at the front / side of dwelling
2018/00503/FUL	A	9, Windsor Terrace, Penarth	Enlargement of existing garage

2018/00504/FUL	A	88, Kingsland Crescent, Barry	Sub-division of dwelling to form self-contained apartments and associated external alterations
2018/00510/FUL	A	141, Plymouth Road, Penarth	Ground floor single storey rear extension. First floor side extension with balcony to front and Juliet balcony to rear. Two storey rear extension. Attic conversion with rear dormer and alteration works
2018/00511/ADV	E	57, South Road, Sully	Proposed sign to shop front
2018/00521/FUL	A	22, Illtyd Avenue, Llantwit Major	Single storey rear extension and internal alterations. Proposed porch to the front of the house
2018/00524/FUL	A	47, Seaview Drive, Ogmore By Sea	Proposed conservatory on West elevation. Proposed bay window on North elevation. Change white upvc windows to dark grey aluminium windows. Marley grey / blue Cedral boarding over existing render
2018/00525/FUL	R	19, Eastgate, Cowbridge	Demolish existing rear addition. Construct new two storey rear annex and single storey addition
2018/00541/FUL	A	27, Heol Merioneth, Boverton, Llantwit Major	Proposed rear extension with demolition of garage and erection of new garage
2018/00550/FUL	A	31, Highwalls Avenue, Dinas Powys	Single storey side extension

2018/00551/FUL	A	Vere Street Mini Market, 52-53, Vere Street, Barry	Retrospective application for the installation of an ATM installed through a composite security panel to the right hand side of the shop entrance
2018/00552/FUL	A	The Bungalow, 20A, Forrest Road, Penarth	Proposed alterations to existing loft conversion
2018/00557/FUL	A	30, Golwg Y Coed, Barry	Proposed single storey rear extension and awning
2018/00567/ADV	A	Vere Street Mini Market, 52-53, Vere Street, Barry	Retrospective application for internally illuminated signage surrounding ATM
2018/00576/FUL	A	23, Rectory Close, Wenvoe	Proposed first floor side extension to form walk in wardrobe and downstairs utility room, and single storey rear house extension
2018/00616/FUL	A	92, South Road, Sully	Conversion of the existing garage into a utility and storage space

241 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the appeals received as detailed in Section A of the report be noted.
- (2) T H A T it be noted that no final Enforcement Appeals had been received.
- (3) T H A T the Planning Appeal decisions as detailed in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals decisions had been received.
- (5) T H A T the statistic relating to the appeals for the period April 2018 - March 2019 as detailed in Section E of the report be noted.

242 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

2018/00027/TPO	A	Stallcourt, Stallcourt Close, Llanblethian	Tree Preservation Order reference No. 7 1973 - Fell one tree and cut back overhanging branches to second tree
2018/00358/TPO	A	Green Oak Cottage, Graig Penllyn	Work to trees in TPO no. 18 2001
2018/00389/TPO	A	1, Hawthorn Close, Dinas Powys	Work to trees covered by TPO 1986 No 7 T006 - Reduce crown of Oak
2018/00447/TPO	A	Small woodland West of Boverton Mill Farm, Boverton	Work to trees covered by TPO 1974 No2 W01 - Fell 3 Larch and reduce 1 Ash by 15%
2018/00492/TCA	A	Old Brewery, Cowbridge	Work to trees in the Cowbridge Conservation Area - Remove Poplar tree in rear garden
2018/00494/TPO	A	Stanwell School, Archer Road, Stanwell Road and Redlands Road, Penarth	Work to trees in TPO No. 07, 2000
2018/00508/TPO	A	The Grange, Llancarfan	Work to trees in Llancarfan Conservation Area (1973/00024/TPO)
2018/00509/TCA	A	Nauvoo, Llancarfan	Work to trees in Llancarfan Conservation Area
2018/00514/TCA	A	Pentwyn House, Pendoylan	Work to trees in Pendoylan Conservation Area

2018/00520/TCA	A	Land between Harding Close and access road to Boverton from the B4245 By-Pass road and adjacent to River Hodnant (Boverton Brook)	Work to trees in Conservation Area
2018/00544/TCA	A	The Grange, Llancarfan	Work to trees in Llancarfan Conservation Area
2018/00545/TPO	A	Land between Harding Close and access road to Boverton from the B4245 By-Pass road and adjacent to River Hodnant (Boverton Brook)	Work to two Sycamore trees covered by Tree Preservation Order 1977 No. 2
2018/00566/TCA	R	Rear of 5-8, Cwrt Yr Eglwys, Dinas Powys	Work to trees in the Dinas Powys conservation area - Reduce height of Sycamore trees
2018/00580/TCA	A	To Hesg, Colhugh Street, Llantwit Major	Work to trees in the Llantwit Major Conservation Area - Removal of two yew trees to the front of the property
2018/00590/TCA	A	Prospect House, Church Street, Llantwit Major	Reduce 2 trees within Llantwit Major Conservation Area - Reduce the crown of 2 trees on Illtud's 216 boundary wall to prevent branches contacting building, roof and gutter

243 ENFORCEMENT ACTION (HRP) -

(i) Land and Buildings at Land Adjacent to Ty-Isaf, Peterston Super Ely

A complaint had been received by the Local Planning Authority regarding various activities at this site, including the storage of commercial vehicles and the siting of a domestic caravan and residential use occurring. The site was adjacent to a property know as Ty Isaf, in Peterston Super Ely. Members were reminded that previous enforcement action had been pursued in respect of that land, which included the following uses:

- (i) the storage of skips;
 - (ii) the sorting and storage of waste material;
 - (iii) the storage of lorries;
 - (iv) the storage of builder's materials, equipment, machinery and vehicles;
- and
- (v) the use of the Land for residential purposes by virtue of the siting of a domestic trailer and its use for residential accommodation

The site had been inspected from the adjoining highway and had recently been inspected in the company of the land owners. The land owners were in the building business and there was some evidence of some building equipment being stored in the building and some building machinery on site.

However, a use of the site as a builders' yard (as was the case with Saith Farm) was not conclusively established. This element of the complaint would, therefore, be investigated further along with the siting of a number of smaller outbuildings erected along the northernmost boundary of the site.

With regard to the other element of the complaint (i.e. the residential use), this was established at the site meeting with the landowner. Whilst there were a number of structures on the land (other than the barn), there were two units to the north of the barn on site that were domestic in their appearance. The northernmost unit was set out for residential use with a kitchen, kitchen table, living area and bedroom observed through the patio doors at the southernmost end of the unit. The other unit had been fitted with what appeared to be wardrobes and appeared to be used to store clothes. Both units had been extensively modified, as confirmed by the landowner, and had been fitted with new glazing and cladding and were set on a solid base.

One of the landowners confirmed that he lived in the units at the site. He stated that he had stayed on the site all through the winter just gone and now lived between this site and his property in West Wales.

RESOLVED -

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

- (i) The cessation of the use of the site for residential purposes; and
- (ii) The removal from the land of the dwelling and outbuilding.

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

Reasons for decisions

(1) The residential development is considered to be unjustified, unsustainable and to have an unacceptable impact on the countryside and the important landscape character of the special landscape area. As such, the development is considered to

be contrary to Policies SP1 (Delivering the Strategy), SP10 Built and Natural Environment), MD1 (Location of new development), MD2 (Design of new development) and MG17 (Special landscape areas), of the Vale of Glamorgan Local Development Plan 2011-2026; and national planning guidance in the form of Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 6 Sustainable Rural Communities.

(2) The residential development would result in additional traffic that would cause a risk to highway safety by virtue of the use of an access that does not provide an adequate vision splay, contrary to policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 as well as Manual for Streets 2 and Technical Advice Note 18 on Transport.

(3) It is considered that the decision to issue an Enforcement Notice 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.

(ii) Land at West Wind Farm, Penyturnpike Road, Dinas Powys

A complaint had been received by the Local Planning Authority on 14 March, 2018, regarding the placing of a static caravan on land at West Wind Farm, Penyturnpike Road, and the use of the caravan for residential purposes. The land did not have permission for residential use, so this amounted to an unauthorised change of use.

The site was granted permission under application reference 2010/00527/FUL for the erection of stables and a new access and track off Penyturnpike Road. The new access and track was constructed several years ago, so the permission had been implemented and the site had permission for use for the keeping of horses. The stable building had not, however, been built.

A large static caravan had been placed at the site. Initially it was located in the centre of the site in the approximate position of the approved stables. It was subsequently relocated towards the end of May 2018 to a position adjacent to the hedge, to the north of the site entrance.

As there was currently no development taking place at the site, it was considered that there was no justification for the caravan to be on site (i.e. it was not *required*) and so did not currently benefit from permitted development rights under Schedule 2, Part 4, Class A, or Part 5 Class A. Furthermore, even if works were under construction, this would not normally necessitate a person living on site to oversee the construction of a stable block.

RESOLVED -

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

- a. The cessation of the use of the Land for residential purposes and/or the storage of a caravan;
- b. The removal of the caravan and associated paraphernalia from the Land.

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

Reasons for decisions

(1) The use of the Land for residential purposes is considered to be unjustified, unsustainable and to have an unacceptable impact on the countryside and the important landscape character of the special landscape area. As such, the use is considered to be contrary to Policies SP1 (Delivering the Strategy), SP10 Built and Natural Environment), MD1 (Location of new development), MD2 (Design of new development) and MG17 (Special landscape areas), of the Vale of Glamorgan Local Development Plan 2011-2026; and national planning guidance in the form of Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 6 Sustainable Rural Communities.

OR

(1) The use of the land for the storage of a caravan is considered to be unjustified, unsustainable and to have an unacceptable impact on the countryside and the important landscape character of the special landscape area. As such, the use is considered to be contrary to Policies SP1 (Delivering the Strategy), SP10 Built and Natural Environment), MD1 (Location of new development), MD2 (Design of new development), MD14 (New Employment Proposals) and MG17 (Special landscape areas), of the Vale of Glamorgan Local Development Plan 2011-2026; and national planning guidance in the form of Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 23 on Economic Development.

(2) The use of the land for either a residential use or a caravan storage use would result in additional traffic that would cause a risk to highway safety by virtue of the use of an access that does not provide an adequate vision splay, contrary to policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 as well as Manual for Streets 2 and Technical Advice Note 18 on Transport.

(3) 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.

244 PLANNING APPLICATIONS (HRP) -

Having considered the applications for planning permissions 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.

2013/00833/FUL Received on 27 August 2013

(p60)

Cardiff City Football Club, C/o Agent.

Martyn Hayman, Avante Architects

Opposite Hensol Villas, Hensol

Creation of sports training pitches, erection of maintenance facilities, associated car parking and internal roadway

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:

Transport Statement prepared by ADL Traffic Engineering LTD received 29 November 2013

'Land at Hensol, Vale of Glamorgan. Great Crested Newt Population Monitoring Survey', Issue 1 dated 8 July 2016, by Ecosulis.; 'Land at Hensol, Vale of Glamorgan, South Wales. Ecological Mitigation Strategy', Issue 4 dated 8 July 2016, by Ecosulis.; 'CCFC Hensol, Training Pitches. Planning Drawings', Issue 11 dated 11 July 2016.

Archaeological field evaluation prepared by Glamorgan Gwent Archaeological Trust dated August 2017 received 12 September 2017

3003-P-100 a Site Location Plan; 3003-P-200 c Existing Site Layout; 3003-P-201 i Proposed Site Layout; 3003-P-202 g Proposed Car Park Layouts; 3003-P-204b Proposed Nature Areas; 3003-P-205a Proposed Means of Enclosure; 3003-P-300 a Existing Site Sections; 3003-P-301 c Proposed Site Sections; 3003-P-400 a GMB Area – Ground Floor Plan; 3003-P-401 GMB Area – Roof Plan; 3003-P-402 b GMB Area – Elevations A & B
3003-P-403 a GMB Area – Elevations C & D; 3003-P-500 Proposed Car Park Layout - Squad; 3003-P-501 Proposed Car Park Layout - Academy
3003-P-502 Proposed Car Park Layout - Staff received 26 April 2018

2837 'Primary Access Visibility Splays'; Refuse Vehicle Tracking Data; 15.0m Luxury Coach Tracking Data prepared by ADL

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. The scheme should be implemented in accordance with Sections 5 – 7 and appendices I-IV of the report 'Land at Hensol, Vale of Glamorgan, South Wales. Ecological Mitigation Strategy', (issue 4) dated 8 July 2016, by Ecosulis.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

4. No development shall take place, including site clearance, until such time as a planting plan for the Nature Areas that ensures creation/provision of favourable habitats for the protected species on site (including details of phasing of planting), has been submitted to and approved in writing by the Local Planning Authority. The plan should set out the extent and locations of all types of new plantings and habitats to be retained, species to be planted, size and density of plantings. Planting shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

5. Notwithstanding the submitted details, no development shall take place, including site clearance, until a wildlife and habitat protection and management plan has been submitted to and approved in writing by the Local Planning Authority. The wildlife and habitat protection plan shall include:
 - i) Details of sensitive site clearance with respect to reptiles, bats, amphibians, reptiles and breeding birds;
 - ii) Definition and description of habitats present and to be created;

- iii) Aims and objectives, to include the desired condition of each of the habitats present;
- iv) Appropriate management options to achieve and maintain these habitats and prescriptions for management including appropriate scheduling and timing of activities;
- v) Suitable monitoring of habitats and proposals for on-going review of management and remedial action to be undertaken where problems are identified by the monitoring;
- vi) Measures to be undertaken to enhance biodiversity on site;
- vii) A lighting scheme for the site in order to ensure minimal light spillage onto adjoining vegetation; and
- viii) A minimum of 100mm gap at the bottom of all fencing used on site.

The protection and management plan shall then be completed in accordance with the timings approved by the Local Planning Authority.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

6. No development shall take place until a reptile strategy regarding site clearance and habitat retention and creation has been submitted to and approved in writing by the Local Planning Authority. The habitat protection plan shall include:

- i) A plan showing habitat protection zones;
- ii) Details of development and construction methods within habitat protection zones and measures to be taken to minimise the impact of any works; and
- iii) Details of phasing of completion of the protection [and enhancement] plan.

The habitat protection plan shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

7. No development shall take place until an invertebrate strategy regarding site clearance and habitat retention and creation has been submitted to and

approved in writing by the Local Planning Authority. The habitat protection plan shall include:

- i) A plan showing habitat protection zones;
- ii) Details of development and construction methods within habitat protection zones and measures to be taken to minimise the impact of any works; and
- iii) Details of phasing of completion of the protection [and enhancement] plan.

The habitat protection plan shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

8. No development (including vegetation clearance, topsoil strip or other groundworks) shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority. The programme and scheme shall be fully completed as defined in the approved details. A detailed report on the archaeological work, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

9. No development shall commence until details of a comprehensive 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 beneficial use of the development and 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

Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

10. Notwithstanding the submitted details, prior to the first beneficial use of the development hereby approved, a Travel Plan shall be submitted to and approved by the Local Planning Authority. The plan shall include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. 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 include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) 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 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 safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan.

13. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees to be retained. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a plan, at 1:200 showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
 - b) and in relation to every tree identified a schedule listing:
 - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;
 - c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - d) areas of existing landscaping to be protected from construction operations and the method of protection.

Reason:

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

14. All means of enclosure (including all perimeter, pitch enclosures and ballstop fencing) associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

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

15. 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 14 of this consent.

Reason:

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

16. This consent does not grant approval for any flood lighting (including temporary) to be installed in connection with the approved pitches and no lighting shall be used, constructed or installed without the formal consent of the Local Planning Authority.

Reason:

To ensure that the rural character of this countryside location is preserved and protect the amenity of neighbouring residential properties is maintained in compliance with Policies MD1 (Location of New Development); MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

17. Before commencement of any works for the new access (excluding clearance and demolition), full engineering details of all traffic arrangements (including carriageways, footways, kerb radii, means of surfacing, details of surface water management etc.), associated with the means of access to the site, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before the first beneficial use of the site hereby permitted.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, in accordance with the terms of Policies MD2-Design of New Development of the Local Development Plan.

18. 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:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

19. Before the commencement of development, including site clearance and land fill, full details of a scheme to address the issue of invasive plant species (including Japanese Knotweed), which shall include measures to ensure these species are not propagated or allowed to spread as a result of the development, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved scheme.

Reason:

In the interests of the environment and to address Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

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, SP9 – Minerals, SP10 – Built and Natural Environment, , MG17 – Special Landscape Areas, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG22 – Development in Minerals Safeguarding Areas, MD1 – Location of New Development,

MD2 - Design of New Development, Policy MD4 – Community Infrastructure and Planning Obligations and Policy MD7 – Environmental Protection, MD8 – Historic Environment, MD9 – Promoting Biodiversity and MD14 – New Employment Proposals of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice contained within the Council's Supplementary Planning Guidance on Design in the Landscape, Planning Policy Wales 9th Edition, Technical Advice Notes 5 – Nature Conservation and Planning; 6 – Planning for Sustainable Rural Communities; 12- Design; 15 – Development and Flood Risk; 16 – Sport, Recreation and Open Space; 18 – Transport; 23 – Economic Development and 24 – The Historic Environment, the development is considered acceptable in terms of its visual and landscape impact; wider landscape value of the Special Landscape Area; archaeology; the impact to neighbouring properties; highways; minerals; flood risk and the local environment and ecology.

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.

2016/00927/FUL Received on 27 July 2016

(p91)

Mr. Rhys Williams c/o agent

Mrs. Arran Dallimore C2J Architects and Town Planners, Unit 1a, Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL

33, Holton Road, Barry

Proposed conversion and extension of existing property to form ground floor commercial units with 7 self-contained apartments at ground, first and second floors. On site cycle parking, and refuse storage facilities.

DEFERRED - In view of the recommendation to approve the application subject to a 24 month completion period/viability review mechanism, the applicant had requested that the decision be deferred in order to progress on-going discussions with a Registered Social Landlord for the delivery of a scheme comprising 100% affordable housing.

2018/00279/FUL Received on 1 May 2018

(p110)

Mr. John Blain 12, Cwrt y Cadno, St. Fagans, Cardiff. CF5 4PJ

Mr. Andrew Parker Andrew Parker Associates. The Great Barn, Lillipot, Bonvilston, Vale of Glamorgan. CF5 6TR

Rear of 2, Stanwell Road, Penarth

Proposed pair of semi-detached 2 bedroom dwellings

RESOLVED - T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- A contribution of £5,336 towards improvements to off-site public open space.
- A contribution of £55,540.80 towards the off-site provision of Affordable Housing i.e. £27,770 per dwelling (subject to the Self Build Exemption)

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 4 April 2018;
- Existing Site Layout, Drg. No. 706/P/01, received 9 March 2018;
- Proposed Site Layout, Drg. No. 706/P/02 Rev B, received 23 May 2018;
- Proposed Ground Floor Plans, Drg. No. 706/P/03, received 9 March 2018;
- Proposed First Floor Plans, Drg. No. 706/P/04, received 9 March 2018;
- Proposed Elevations - Sheet 1, Drg. No. 706/P/05, received 9 March 2018;
- Proposed Elevations - Sheet 2, Drg. No. 706/P/06, received 9 March 2018;
- Proposed Elevations - Sheet 3, Drg. No. 706/P/07, received 9 March 2018;
- Typical Window Details, Drg. No. 706/P/10, received 9 March 2018;
- Typical Door Details, Drg. No. 706/P/11, received 9 March 2018;
- Planning Statement, received 11 April 2018; and
- Design and Access Statement, received 1 May 2018.

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. Prior to their use on site, a schedule of materials to be used in the construction of the development hereby approved (including samples), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, and in the interests of the character of the Penarth Conservation Area, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD2-Design of New Development, MD5-Development within Settlement Boundaries, and MD8-Historic Environment of the Local Development Plan.

4. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the amenities of the area are safeguarded and to ensure the development accords Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, or any Order revoking or re-enacting that Order, no additional windows (including rooflights) other than those expressly authorised by this permission shall be inserted in any elevation of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers in accordance with Policies SP1-Delivering the Strategy, and MD2-Design of New Development of the Local Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

In the interests of the character and appearance of this part of the Penarth Conservation Area and residential amenity in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD2-Design of New Development, MD5-Development within Settlement Boundaries, and MD8-Historic Environment of the Local Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

In the interests of the character and appearance of this part of the Penarth Conservation Area and residential amenity in accordance with Policies SP1-

Delivering the Strategy, SP10-Built and Natural Environment, MD2-Design of New Development, MD5-Development within Settlement Boundaries, and MD8-Historic Environment of the Local Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Orders revoking or re-enacting those Orders), no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

In the interests of the character and appearance of this part of the Penarth Conservation Area, residential amenity and highway safety in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD2-Design of New Development, MD5-Development within Settlement Boundaries, and MD8-Historic Environment of the Local Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD2-Design of New Developments, and MD8-Historic Environment of the Local Development Plan.

10. Foul water and surface water discharges shall be drained separately from the site, and no surface water or land drainage run-off shall be allowed to connect (either directly or indirectly) into the public sewerage system at any time.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policies HOUS8-Residential Development Criteria and ENV27-Design of New Developments of the Local Development Plan.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing

by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

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

12. Any topsoil (natural or manufactured), subsoil, 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 Policies SP1-Delivering the Strategy and MD7-Environmental Protection of the Local Development Plan.

13. 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:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;

- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

14. A scheme for the means of enclosure around the boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of development. The agreed means of enclosure shall be completed in accordance with the approved details prior to beneficial occupation of the dwellings hereby approved and shall therefore be retained at all times.

Reason:

To safeguard local visual amenities and privacy of adjacent occupiers and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) 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, SP3-Residential Requirement, SP4-Affordable Housing Provision, SP10-Built and Natural Environment, MG1-Housing Supply in the Vale of Glamorgan, MG4-Affordable Housing, MD2-Design of New Development, MD3-Provision for Open Space, MD4-Community Infrastructure and Planning Obligations, MD5-Development within Settlement Boundaries, MD7-Environmental Protection, MD8-Historic Environment, and MD16- Protection of Existing Employment Sites and Premises of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Affordable Housing, Model Design Guide for Wales, Parking Standards, Planning Obligations, Residential and Householder Development, Trees and Development, Penarth Conservation Area, and The Penarth Conservation Area Appraisal and Management Plan; and national guidance contained in Planning Policy Wales, TAN2-Planning and Affordable Housing, TAN12-Design, TAN16-Sport, Recreation and Open Space, TAN23-Economic Development, and TAN24-The Historic Environment; it is considered that the proposal represents an acceptable form of new residential development that should serve to preserve the character and appearance of this part of the Penarth Conservation Area and would not impact on the setting of the Alexandra Grade 2* Historic Park, without causing any significant harm to the neighbouring or general residential amenities of the area, or highway safety.