

PLANNING COMMITTEE

Minutes of a meeting held on 4th September, 2019.

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

Also present: Councillors A.D. Hampton, G. John, K.P. Mahoney, M.J.G. Morgan and R.A. Penrose.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mrs. M. Maylia	2018/01373/FUL – Greenfield, East Street, Llantwit Major	Objector to the application or their representative

Councillor G. John spoke on the following application in his capacity as Vale of Glamorgan Member for Llantwit Major, 2018/01373/FUL – Greenfield, East Street, Llantwit Major.

Councillor M.J.G. Morgan spoke on the following application in his capacity as Vale of Glamorgan Member for Peterston-Super-Ely, 2019/00734/FUL – 3 Heol y Mynydd, Welsh St. Donats.

246 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.”

247 APOLOGIES –

These were received from Councillors Mrs. C.A. Cave, N.P. Hodges and P.G. King.

248 MINUTES –

RESOLVED - T H A T the minutes of the meeting held on 31st July, 2019 be approved as a correct record.

249 DECLARATIONS OF INTEREST –

No declarations were received.

250 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the site visits held on 31st July, 2019 be noted:

Apologies for all site visits were received from Councillors Mrs. C.A. Cave, P.G. King and Mrs. M.R. Wilkinson.

Apologies for site (a) were received from Councillors Mrs. P. Drake, V.P. Driscoll, Dr. I.J. Johnson and L.O. Rowlands.

Apologies for site (b) were received from Councillors Dr. I.J. Johnson and L.O. Rowlands.

Apologies for site (c) were received from Councillors Mrs. P. Drake and L.O. Rowlands.

Apologies for site (d) were received from Councillor Mrs. P. Drake.

(a) 16 Tair Onen, Welsh St. Donats, CF71 7UA	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards and N.C. Thomas. Also present: Councillors M.J.G. Morgan and A.C. Parker (in the capacity as agent for the application)
(b) Site of Existing Waitrose, Palmerston Road, Barry, CF63 2PE	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors Mrs. P. Drake, V.P. Driscoll, A.C. Parker and N.C. Thomas.
(c) 6 St. Nicholas Road, Barry, CF62 6QW	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors V.P. Driscoll, N.P. Hodges, Dr. I.J. Johnson, A.C. Parker, N.C. Thomas and Ms. M. Wright.
(d) St. Paul's Church and Hall, St. Paul's Avenue, Barry, CF62 8HT	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors V.P. Driscoll, N.P. Hodges, Dr. I.J. Johnson, A.C. Parker, L.O. Rowlands, N.C. Thomas and Ms. M. Wright.

251 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 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.

252 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 |

2012/00586/1/N MA	A	7A, Stacey Road, Dinas Powys	Non-Material Amendment - Amend approved wooden windows to UPVC and removal of code of sustainable homes conditions- Planning Permission ref. 2012/00586/FUL: Renewal of Planning Application 2008/00207/FUL - Erection of a new dwelling.
2013/00833/1/C D	A	Opposite Hensol Villas, Hensol	Discharge of Condition 10 - Travel Plan. Planning Permission ref. 2013/00833/FUL: Creation of sports training pitches, erection of maintenance facilities, associated car parking and internal roadway.
2013/01279/1/N MA	A	Land South of Cog Road, Sully	Non-Material Amendment to update Ecology Reports for Conditions 12, 26 and 28. Planning Permission ref. 2013/01279/OUT : Residential development with associated access and associated works (max 350 dwellings).

2015/00960/3/N MA	A	Land at Sycamore Cross, Bonvilston	Non-Material Amendment - Alterations to the location of the approved sub- station. Planning Permission ref. 2015/00960/FUL: Development of 120 homes including affordable homes, new vehicle, pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing modern timber stables and all associated works.
2015/01224/1/N MA	A	South Quarry (Parkside), Barry Waterfront, Barry	Non-material Amended: Amendment to parking arrangements at Plots 222 and 223. Planning Ref 2015/01224/RES: Development of site known as South Quay (Parkside) for residential development and associated infrastructure works, parking, servicing and landscape (76 dwellings).
2016/00778/2/N MA	A	Chapel Terrace, Wenvoe	Non-Material Amendment - Construction of a retaining wall along the back of the parking spaces to the West of the site. Planning Permission ref. 2016/00778/FUL: Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development (resubmission).

2017/00291/1/N MA	A	Greenyard Farm, Argae Lane, St. Andrews Major	Non-material Amendment- Removal of Condition 8 (Bat Licence). Planning Ref 2017/00291/FUL: 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.
2017/00497/1/N MA	A	Arbor Vale, St. Andrews Road, Dinas Powys	Non-Material Amendment - Amendment to the originally approved traffic calming surfacing at entrance into the site. Planning Permission ref. 2017/00497/FUL: Retention of the development for 24 residential units granted planning permission by virtue of applications 2015/00954/FUL and 2016/00494/FUL with an amendment to the parking layout to serve that development.
2017/00564/10/C D	A	St. Athan Northern Access Road	Discharge of Condition 6 - re-surfacing. Planning ref 2017/00564/FUL: Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all

			associated engineering and building operations.
2017/00564/4/N MA	A	Northern Access Road, St. Athan	Non-Material Amendment - Proposed amendment to text of Condition 25 to omit the requirement of low noise surfacing throughout the scheme. Planning Permission ref. 2017/00564/4/NMA: Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations.
2017/01197/1/C D	A	Land to the east of Holm View Leisure Centre, Barry	Discharge of Conditions 3 - Details (Levels/Sections), 7 - Drainage or General - Foul and Surface, 10 - CEMP, 11 - engineering detail and 12 - retaining walls of 2017/00260/RG3.
2017/01197/2/C D	A	Land to the East of Holm View Leisure Centre, Barry	Discharge of Conditions 8 - Materials in construction and 16 - Hedgehog accesses in all site fences. Planning Permission ref. 2017/01197/RG3 : Variation of Condition 2 of Planning Permission 2017/00260/RG3 - Revision to design of dwelling at Plot 8.

2017/01297/1/C D	A	The Court, 4, Mount Pleasant, Barry	Discharge of Conditions 5 (Window Design) and 6 (Archaeology) - Planning permission reference 2017/01297/FUL - Change of use to B1 classification. Proposed renovation of the existing West coach house to allow for office accommodation, and formation of link between existing West and East coach houses. Existing timber greenhouse to be renovated to allow for office kitchen and WC facilities and sun room. Link to be formed between the East coach house and greenhouse at The Court, 4, Mount Pleasant, Barry.
2018/00072/1/C D	A	The Tower, Tower Hill, Penarth	Discharge of Conditions 3 - Schedule of materials and 4 - Further details of doors and windows. Planning permission ref. 2018/00072/FUL: External and internal alterations.
2018/00136/1/C D	A	Ashdene, 10, Bridgeman Road, Penarth	Discharge of Conditions 5 - Provision of Parking, 6 - Landscaping Scheme and 10 - Materials Details. Planning Ref 2018/00136/FUL: Conversion of existing house in to 3 apartments. Extensions to property to provide a further 6 apartments.
2018/00345/FUL	R	Plot of land, The Limes, Cowbridge	Erection of 2 No. two storey blocks each containing four units, each unit consists of two bedrooms and two living rooms to accommodate elderly persons.

2018/00755/FUL	A	The Coach House, Bonvilston	Extension to first floor on front and side elevations. Extension to ground floor - kitchen. Additional windows to first floor side. Enlargement to rear patio doors. Replacement of fence with stone wall and fencing.
2018/00893/LBC	A	Headlands East Terrace, Headlands, Hayes Point, Hayes Road, Sully	Redirect existing downpipe and alterations to existing windows to introduce vents.
2018/00967/2/N MA	A	1, Stone House, Land adjacent to Doghill Farm, Dyffryn	Non-Material Amendment - Amendments to the windows to the southern elevation of the property, from a sliding system to one fixed glass panel and one patio door; and Modification to the opening system for all windows which now will be side or bottom hung windows instead of turn and tilt. Planning Ref- 2018/00967/FUL: Conversion of two semi-detached properties into a single detached property and erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works.

2018/00980/FUL	A	Cwrt Yr Ala House, Michaelston Le Pit, Dinas Powys	Conversion and minor alteration of ext. garage into 1 no. 2 bedroom holiday let, conversion and alteration of 2 no. existing external store rooms within Old Dairy into 1 bedroom and en suite and reinstatement of missing boathouse construction atop existing stone plinth / base walls.
2018/01077/FUL	A	Doghill Farm, Dyffryn	Erection of a rural enterprise workers dwelling.
2018/01196/1/C D	A	Church Farm, Welsh St. Donats	Discharge of Conditions 4 - Materials Details, 7 - Landscaping Scheme and 10 - Foul and Surface Water Drainage. Planning ref: 2018/01196/FUL- Erection of a principal dwelling for a Farm Manager.
2018/01231/6/C D	A	Canna Studio, Ruthin Road, Llangan	Discharge of Conditions 17 - Landscaping Scheme and 19 - Biodiversity. Planning Permission ref: 2018/01231/FUL. Residential-led mixed use development comprising of 13 affordable homes, 2 additional office buildings, a community building and ancillary development including landscaping, drainage, car parking, creation of a new vehicular access and other assoc. infrastructure at Cwrt Canna, land adjacent to Llangan Primary School, Llangan.
2018/01376/1/N MA	A	163, Lavernock Road, Penarth	Changing bay window to front powder coated aluminium windows and

			cedarwood cladding to full height curtain walling. Planning Ref- 2018/01376/FUL: Two storey rear extension, garage conversion and external alterations.
2018/01428/1/C D	A	1, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01428/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney.
2018/01429/1/C D	A	2, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01429/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney.
2018/01430/1/C D	A	4, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01430/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations

			to the existing fenestrations and removal of chimney.
2018/01433/FUL	A	Pen y Bryn, Bottom Farm, Llanmaes	Temporary siting of a rural enterprise dwelling.
2019/00061/1/C D	A	5, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2019/00061/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney.
2019/00085/FUL	A	75, Cardiff Road, Dinas Powys	Change of Use to provide childcare facilities including remodelling, alterations and improvements.
2019/00144/FUL	A	21C, Station Road, Dinas Powys	Erection of first floor rear extension and conversion of roof space with small dormer and balconies to the rear, to provide one additional flat.
2019/00189/FUL	A	Ancient Druid, 44, Eastgate, Cowbridge	To install iron railings round two sides of the boundary of the curtilage at the front of the house.
2019/00190/LBC	A	Ancient Druid, 44, Eastgate, Cowbridge	To install iron railings round two sides of the boundary of the curtilage at the front of the house.
2019/00240/FUL	A	The Chapel at Penarth Cemetery, Castle Avenue, Penarth	Change of Use of existing Chapel building from storage facility to a D1 Non-Residential Institution. Siting of 2 Storage Containers to the side of the chapel.

2019/00294/FUL	A	The Old Vicarage, Wick Road, St. Brides Major	Erection of new single storey rear garden room extension. Conversion of former stable and store to provide self contained granny annexe (including remodelling first floor bathroom). Internal alterations to kitchen and dining room including removal of part of wall between. Provision of new garden shed.
2019/00325/FUL	R	Maesglas, Bonvilston	Replace current bushes at the front of the house with a fence, up to 2 metres high.
2019/00332/CAC	A	5, Westgate, Cowbridge	Proposed demolition and change of use from Class A1 (retail) to Class C3 (dwelling) and construction of one 3 bed dwelling, car parking and associated works at No 5, Westgate.
2019/00352/LBC	A	The Old Vicarage, Wick Road, St. Brides Major	Erection of new single storey rear garden room extension. Conversion of former stable and store to provide self contained granny annexe (including remodelling first floor bathroom). Internal alterations to kitchen and dining room including removal of part of wall between.
2019/00353/RG3	A	Penarth Library, Stanwell Road, Penarth	A single-storey modern extension to the annex building and enlarging an opening in the existing external wall to create an open plan area. Internal works include existing accessible WC into storage and construction of an

			accessible WC within a new internal lobby between the main library hall and annex building.
2019/00360/FUL	A	48, Gwern Close, Culverhouse Cross, Cardiff	Convert garage to extra living room.
2019/00396/1/C D	A	Rhyd Forge/Pont Y Rhyd, Llansannor	Discharge of Condition 5 - Surface Water Drainage Details. Planning reference 2019/00396/FUL - Extension to South elevation of existing barn/forge building. Change existing window to doorway on west elevation. Provision of hardstanding to West of barn/forge building.
2019/00403/1/N MA	A	25, Heol Leubren, Barry	Non-Material Amendment - Revision to window to accommodate extended shower room. Planning Permission ref. 2019/00403/FUL: Proposed conversion of garage to a habitable room.
2019/00420/FUL	A	Fox And Hounds, St Brides Major	Change of use of upper floor from A3 to C1 use.
2019/00436/RG3	A	Land at Whitmore High School, Port Road, Barry	Proposed new caretakers house associated with the new Whitmore High School and associated ancillary works.
2019/00473/FUL	A	Hamston Fawr, Dyffryn	Proposed extension to first and second floor south elevation to include en suite/dressing room in loft space and balcony at first floor level.

2019/00483/FUL	A	153, Fontygary Road, Rhose	Extension to side/rear of dwelling with rear dormer and first floor balcony.
2019/00517/FUL	A	19, Lakeside, Barry	Right-hand side flat roof to a pitched roof, internal alterations, removal of front bays and conservatory. Extension over existing garage roof, dormer extension to rear elevation and a ground floor rear extension. Extension to front porch, extension to the front for a swan view room with roof terrace and alterations to the existing front dormers.
2019/00527/FUL	A	7, Port Road East, Barry	Demolition of the existing garage at rear of the site boundary and construction of a larger garage and summer house.
2019/00539/FUL	A	Thaw View, Love Lane, Llanblethian	Single storey extension to front elevation.
2019/00542/FUL	A	39, Fontygary Road, Rhose	Hip to gable attic conversions including dormer and Juliet balcony.
2019/00545/LBC	A	Turner House, Plymouth Road, Penarth	Installation of a ramp to the front of the building, new ground floor toilets with disabled access, removal of the first floor toilets, and in their place a basic kitchenette area and alteration to balustrade.
2019/00549/FUL	A	54, Castle Avenue, Penarth	Demolition of existing rear lean-to structure and construction of new replacement single storey extension, demolition of existing frontal porch structure, and construction of new single storey

			replacement porch structure. Replacement driveway surfacing using porous pebble resin covering. Complete re-rendering of elevations, all with associated external works.
2019/00550/RES	A	Pen Onn Farm, Llancarfan	The layout, scale, appearance and landscaping of the development - Agricultural workers dwelling - 2011/00991/OUT.
2019/00551/FUL	A	Bwlch Y Gwynt, 19, Marine Drive, Barry	Front, rear and side extensions, alteration to driveway, remodelling and heightening of existing dwelling.
2019/00553/FUL	A	Caretakers House, Cowbridge Comprehensive School, Aberthin Road, Cowbridge	The change of use of the existing caretakers house from residential to use for Educational purposes under Use Class D1.
2019/00559/LAW	A	De Clare Lodge, Westgate, Cowbridge	Installation of a ground source heat pump system to provide heating and hot water.
2019/00560/LBC	A	Paget Rooms, Victoria Road, Penarth	Proposed installation of a lift from the ground floor to the first floor and the installation of disabled access toilets on the first floor; both to increase accessibility within the site.
2019/00561/FUL	A	22, St. Brides Road, Wick	Single storey rear and side extension with internal alterations and construction of new crossover providing 2 No. car parking spaces.

2019/00562/FUL	A	Riverside Cottage, Wine Street, Llantwit Major	Demolish part of existing roof to create a new balcony and new glazed extension to the main elevation.
2019/00567/FUL	A	24, Ludlow Street, Penarth	Single storey rear extension with lantern rooflight over.
2019/00568/FUL	A	10A, Pound Field, Llantwit Major	Supply of craft beer and spirits through a retail shop and mini bar, comprising on and off sales.
2019/00570/FUL	A	56, Heol Collen, Culverhouse Cross	Proposed double storey set back side extension and single storey lean to extension to rear to provide enlarged living space, office area and additional bedroom.
2019/00572/FUL	A	54, Fairfield Rise, Llantwit Major	Replace and enlarge rear conservatory. Form landing and raised ramps to give disabled access to rear garden. Existing garage and store to be removed to facilitate the construction of the new project.
2019/00573/FUL	A	Tafan Bach Farm, Trerhyngyll	The continued residential use of the dwelling, without complying with the agricultural occupancy condition No. 4 Imposed on 83/00108/OUT and condition 2 of 83/00823/FUL.
2019/00574/LBC	A	The Old Chapel, Llysworney	Repair existing frame of windows, scarf and piece as necessary, replace glazing units with new 4/6/4 slim spec low sight line double glazed unit.

2019/00576/FUL	A	Isca, Twyncyn, Dinas Powys	Rear single storey extension to dwelling for new kitchen/living. Plus rear extension in garden to provide accommodation for elderly family and new garage.
2019/00578/FUL	R	Land adjacent The Rookery and Garden Cottage, Court Drive, Llansannor	Proposed new dwelling.
2019/00579/FUL	A	Ysgubor Ty To Maen, Llancarfan, Barry	Demolition of existing conservatory and construction of kitchen and dining room.
2019/00580/LBC	A	Dyffryn House and Gardens, St. Nicholas	The proposed works will involve the repair and conservation of external stone work at Dyffryn House. The works will also include cyclical external decoration works and joinery repairs.
2019/00581/FUL	A	19, Nant Yr Adar, Llantwit Major	Demolition of existing conservatory. Construction of single storey rear extension and other alterations to property.
2019/00582/FUL	A	Ty Coed, Southerndown Road, St Brides Major	New two storey rear kitchen and bedroom extension and single storey garden room extension with associated works.
2019/00583/FUL	A	Unit 6, Ty Verlon Industrial Estate, Barry	Change of use of premises to Builders Merchant, external storage yard, replacement means of enclosure, two storey front extension and two storey rear extension.

2019/00585/FUL	A	26, Four Acre, Llantwit Major	Single storey side extension wrapping around to front extension.
2019/00587/FUL	A	15, Victoria Road, Penarth	Reinstatement back to single dwelling after being converted to 2 no units. Single storey rear extension to provide kitchen / living space. New part replacement windows to front and side elevation. (Amendment to application ref: 2019/00078/FUL.)
2019/00589/FUL	A	64, Burdons Close, Wenvoe	Conversion of existing garage to habitable space. Garage is integral in the house.
2019/00591/FUL	A	49, Greenmeadow Way, Rhoose	Raise existing back wall to same level as neighbours to reduce the sloping garden.
2019/00593/FUL	A	66, Tynewydd Road, Barry	Installation of new pre-cast concrete garage, there is an existing base there so it is just making new garage slightly bigger.
2019/00595/FUL	A	1, Dingle Dell, Windsor Lane, Penarth	Single storey rear extension with pitched roof.
2019/00600/FUL	A	9, Hunter Street, Barry	New ground and first floor flat within existing infill site.
2019/00601/FUL	R	181, Stanwell Road, Penarth	Extension of drop kerb from neighbouring property 179 Stanwell Road. Removal of cast iron fence and bricks, approx. 4.5m of drop kerb extension. Front garden paved. If required, removal of bollard shown in picture 1.

2019/00604/FUL	R	102, Andrew Road, Cogan, Penarth	Demolition of existing garage and extension side and rear of existing bungalow, porch to front elevation.
2019/00605/FUL	A	Garage, 2, Agnes Street, Cogan, Penarth	To convert the existing building on the site into a compact 1 - bedroom residential dwelling with on-site car parking, a small garden, and an open-air courtyard.
2019/00606/FUL	A	35, Rhoose Road, Rhoose	Two storey rear extension.
2019/00607/LAW	A	2, Willow Close, Penarth	Double and single storey rear extension plus associated works.
2019/00608/RG3	A	Land at Sutton Farm, A4226 Five Mile Lane, Barry	Construction of a concrete hard standing to allow visiting HGVs to turn and leave the site in forward gear plus appropriate gates at the entrance.
2019/00611/FUL	A	26, West Farm Road, Ogmere By Sea	Introduction of window to South elevation relating to previously proposed works (Planning permission ref. 2017/01082/FUL).
2019/00612/FUL	A	Cadgwith Cottage, 7B, Elm Grove Road, Dinas Powys	Retention of windows and retention of front and back doors.
2019/00613/FUL	A	31, Cwm Barry Way, Barry	Demolish existing rear toilet/store and side porch. Construct kitchen extension and new side porch/toilet extension. New drive/vehicular crossover and drive including new front garden walls (low level - 800 high).

2019/00614/FUL	A	32, Ceri Road, Rhoose	Proposed single storey extension to front, side and rear of property. Infill of existing hipped roof and with a new dormer to rear elevation.
2019/00615/FUL	A	5, Rhodfa'r Mor, Rhoose	Ground floor side extension and front elevation balcony.
2019/00617/FUL	A	Tynewydd Farm, Clemenstone	Proposed side ground floor extension with gym and alterations.
2019/00618/FUL	R	Pontsarn Farm, Pontsarn Lane, Peterston Super Ely	Proposed conversion of B1 business building to residential (C3), to include extension, and stables.
2019/00619/ADV	A	Waterfront Retail Park, Heol Ceiniog, Barry	1 no. replacement totem sign, 2 no. banner signs and re-positioning of approved pole sign.
2019/00620/FUL	A	88, Lavernock Road, Penarth	Proposed entrance porch and canopy to front of existing garage.
2019/00621/FUL	A	Trevaughan, Trerhyngyll	The demolition of existing timber conservatory and the construction of a new single storey extension to provide a garage and increased floor space.
2019/00623/FUL	A	7, Kymin Terrace, Penarth	Replacement of 2 bay and 3 plain sliding sash windows.
2019/00624/FUL	A	3, Caynham Avenue, Penarth	Hallway extension and alterations to existing bungalow.
2019/00625/LAW	A	27, Marine Drive, Barry	Kitchen extension with flat roof.

2019/00630/FUL	A	24, Pardoe Crescent, Barry	Change of use from C3 (dwelling house) to C2 for a residential care home.
2019/00632/FUL	A	13, Goldsland Walk, Wenvoe	Conversion of existing integral single garage into a store room and study.
2019/00633/FUL	A	Meuhlau, Cross Common Road, Dinas Powys	Proposed 2 storey / 2 bed annex.
2019/00634/FUL	A	Cadoxton Community Centre, Victoria Park, Cadoxton, Barry	To house shipping container to rear of Cadoxton Community Centre - to be converted to provide food storage/cafe, to be available to the community with a 'pay as you feel' facility run by Cadog's Corner Development Group.
2019/00637/FUL	A	196, Westbourne Road, Penarth	Proposed single storey garage to replace existing garage structure.
2019/00638/FUL	A	77, St. Davids Crescent, Penarth	Existing conservatory and utility room to be demolished and replaced with larger open plan living area and utility room. All materials to match the existing.
2019/00639/FUL	A	13, Uppercliff Close, Penarth	Proposed single storey rear extension internal alterations and alterations to front elevation.
2019/00641/FUL	A	The Grove, Corntown Road, Corntown	Extension and conversion of attached garage to living accommodation and construction of a new double garage within the rear garden.

2019/00645/FUL	R	Navron, Boverton Road, Boverton, Llantwit Major	Reconstruction of the stone boundary wall of a lower height, to improve accessible car parking and safer passage for pedestrians.
2019/00647/FUL	A	Old Wick Barn, Purlon Farm, Wick Road, Llantwit Major	Construction of timber garage building.
2019/00648/FUL	A	7, Andrew Road, Penarth	Single storey rear extension.
2019/00650/FUL	A	Heathcliffe, Clive Crescent, Penarth	Variation of Condition 1 of Planning Permission ref. 2014/00965/FUL to extend the permission for a further 5 years.
2019/00651/FUL	A	Hen Felin, Colwinston	Variation of Condition 1 to extend the time period of implementation of Planning Permission 2014/00438/FUL: Single storey extension to southern elevation.
2019/00653/FUL	A	12, Seaview Drive, Ogmere By Sea	First floor front extension and ground floor rear extension.
2019/00658/FUL	A	27, Augusta Road, Penarth	Ground floor side extension.
2019/00659/FUL	A	Tan y Lan House, St. Mary Hill	Variation of Conditions 4 and 5 of planning permission 1989/00209/OUT.
2019/00668/LAW	A	49, Pontypridd Road, Barry	Single storey rear extension, rear dormer to loft conversion and three Velux windows to front.
2019/00670/FUL	A	31, Highwalls Avenue, Dinas Powys	Conservatory extension to side elevation.

2019/00671/FUL	A	24, Hastings Avenue, Penarth	Proposed rear and side extension.
2019/00672/FUL	R	38, Victoria Road, Penarth	Vehicular access through front boundary and parking area.
2019/00676/FUL	A	Mount Pleasant Farm, Llangan	Extension to existing garage.
2019/00678/FUL	A	8, Crib Y Sianel, Rhoose	Proposed single storey extension across full width of rear of property to provide additional dining/lounge area.
2019/00679/RG3	A	Former Canteen/Office Block, Bus Depot, Broad Street, Barry	Surfacing of the slab area of the former canteen/office block and associated works for purposed incidental to the existing use of the land.
2019/00680/FUL	A	Keepers Lodge, St Athan Road, St Mary Church	Single storey oak framed orangery extension to rear.
2019/00681/FUL	A	7, Norseman Close, Rhoose	Proposed replacement single storey front entrance porch and rear conservatory.
2019/00683/LBC	A	Mount Pleasant Farm, Llangan	Extension to existing garage.
2019/00689/FUL	A	13, Robin Hill, Dinas Powys	Single storey rear extension.
2019/00697/FUL	A	Heathcliffe, 18, Marine Parade, Penarth	External alterations to building fabric.
2019/00702/FUL	R	28, Plymouth Road, Penarth	Remove part of a front boundary wall so as to provide a turning area for a vehicle to exit in forward gear.

2019/00708/FUL	R	Cherry Orchard Farm, Welsh St. Donats	Upgrading of existing building to form 3 bedroom house with secure tack room.
2019/00721/FUL	A	Caer Ceirios, Penmark	Extend to side and rear ground floor new living/ breakfast room and kitchen. Remove flat roof to existing first floor rear dormer and construct new pitch roof and re-clad walls.

253 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the planning appeal received following the refusal of the Council to grant planning permission as set out 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 it be noted that no Planning Appeal decisions had been received
- (4) T H A T the Enforcement Appeal decision as detailed in Section D of the report be noted.
- (5) T H A T the statistics relating to appeals for the period April 2019 – March 2020 as detailed in Section E of the report be noted.

254 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			

2019/00610/TPO	A	The Vale Resort, Hensol Castle, Hensol Park, Hensol	Works to trees covered by TPO No. 4, 2003 - as per supporting documents.
2019/00616/TPO	A	Headlands School, Penarth	Works to several trees covered by TPO No 1 of 2010.
2019/00626/TCA	A	2, Church Road, Penarth	Work to trees in Penarth Conservation Area: Fell one Sycamore.
2019/00635/TPO	A	Bryn Awel, High Street, Llantwit Major	Work to trees covered by Tree Preservation Order No. 3, 1977 - Removal of Ash tree suffering from Ash Die Back disease.
2019/00673/TCA	A	Headlands School, Penarth	Works to Oak tree (T502) in Penarth Conservation Area.
2019/00691/TCA	A	Huckleberry, Llysworney	Works to trees in Llysworney Conservation Area: Dismantle 2 Cypress trees to ground level in rear garden.
2019/00692/TPO	A	Brookside, 34, Mill Road, Dinas Powys	Work to trees covered by TPO no. 2 of 1954 - T1 Sycamore, remove two lower branches over Garage to the rear of 1 Greenfield Avenue, and prune back lower crown by 2 metres to allow space for Cherry tree within garden of 1 Greenfield Avenue.
2019/00725/TCA	A	St. Illtud's Church, Church Lane, College Street, Llantwit Major	Work to trees in Llantwit Conservation Area: Fell to ground level eight Yew trees and coppice one Elder.

2019/00731/TCA	A	St. Quentins House, Castle Hill, Llanblethian	Work to Trees: 1 x Yew Tree to be felled and removed. A new fruit tree is proposed to be planted in the garden.
2019/00749/TCA	A	30d, Archer Road, Penarth	Works to trees in Penarth Conservation Area: Removal of 1no. Palm Tree, 1no. Fir Tree and 1no. Euonymus Shrub.
2019/00772/TPO	A	St. Illtuds Church, Church Lane, College Street, Llantwit Major	Works to trees covered by TPO-No.3 1977. Fell to ground level the Conifer tree to the right hand side of entrance porch.
2019/00780/TPO	A	3, Heol Ty Mawr, Pendoylan	Works to trees covered by TPO No. 04 of 1972: Reduce lower crown of one Oak and re-pollard one Ash.

255 ENFORCEMENT ACTION (HRP) –

(i) Land and Buildings at 5 Meadow View Court, Sully

The report sought authorisation to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) in respect of the change of use of agricultural / forestry land to residential and the erection of an outbuilding. The principal issues were the unjustified residential encroachment onto the agricultural land and the unjustified erection of an outbuilding, for residential purposes, on agricultural land.

The report recommended that an Enforcement Notice be issued requiring the removal of the outbuilding and the cessation of the use of the site as a garden. Authorisation was also sought to pursue legal proceedings in the event that the Enforcement Notice was not complied with.

The use of the site for residential purpose and the erection of the outbuilding was an unjustifiable and unacceptable form of development, contrary to policy MD1. In conflict with the requirements of policy MD2 and the Design in the Landscape SPG, the development failed to respect the surrounding natural environment and formed an incongruous addition to the countryside. As identified, the works carried out to the rear of No. 5 formed an unjustifiable high risk development within a C2 Flood Zone. In the absence of any assessment of any impact upon biodiversity, the

development was unlikely to have conserved or enhanced any biodiversity in the locality.

In view of the issues identified, it was considered expedient to pursue action.

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) Permanently cease the use of the land as residential garden;
- (ii) Demolish the outbuilding and remove from the land all of the materials resulting from the demolition;
- (iii) Reinststate and permanently retain a boundary fence at the rear of the garden serving no. 5, Meadow View Court, Sully.

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

Reasons for decisions

(1) The change of use of the agricultural/forestry land to residential garden and erection of an outbuilding on this land is an unjustifiable and unacceptable development that fails to respond appropriately to the countryside setting and is an incongruous addition to the rural location. By virtue of the siting within a C2 Flood Zone, residential development in this location is high risk and also, in the absence of any assessment on the impact the development has had upon biodiversity in the area, the development is not considered to conserve or enhance biodiversity in the locality. As such, the works are contrary to the requirements of Policies SP1 – Delivering the Strategy, SP10 – Built and Natural Environment, MD1 – Location of New Development, MD2 – Design of New Development, MD7 – Environmental Protection and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as the Adopted Supplementary Planning Guidance on Design in the Landscape and Biodiversity and Development, and National Policy contained within Planning Policy Wales (Edition 10, 2018) and Technical Advice Note 15 – Development and Flood Risk.

(2) 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.

(ii) Land and Buildings at 77 Fontygary Road

The report sought authorisation to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) in respect of the unauthorised erection of a dwelling. A dwelling had previously been granted planning permission to be constructed in this location in 2015. However, development took place without a number of conditions being discharged prior to the

respective trigger points. In addition, the development on site did not accord with the approved plans and therefore, the dwelling was unauthorised.

The principal issues considered when establishing whether it was expedient to take planning enforcement action were the impacts of the unauthorised dwelling on visual amenity, neighbouring occupiers and highway safety.

The report recommended that an Enforcement Notice be issued requiring the removal of the dwelling, garage and parking forecourt to the front of the dwelling. Authorisation was also sought to pursue legal proceedings in the event that the Enforcement Notice was not complied with.

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:

- (i) Demolish the dwelling house and garage and break up the hard surfaced parking forecourt;
- (ii) Remove the resulting materials from the land following the completion of requirement (i);
- (iii) Cover the area affected by requirement (i) with 300mm of topsoil;
- (iv) Following the completion of requirement (iii), grass seed the top-soiled area, so as to reinstate a grassed area.

(2) 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.

Reasons for decisions

(1) The unauthorised erection of a dwelling house was unjustified and would result in detrimental harm to the visual amenities of the locality, the privacy of surrounding neighbours and highway safety. As such, the development was considered to conflict with the requirements of Policies SP1 Delivering the Strategy, MG1 Housing Supply in the Vale of Glamorgan, MD2 Design of New Development and MD5 Development within Settlement Boundaries of the Local Development Plan as well as guidance contained within the Residential and Householder Development and Parking Standards SPG, TAN 12 Design and Planning Policy Edition 10.

(2) It was considered that the decision complied 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.

256 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.

2018/00458/FUL Received on 31 October 2018

(P. 66)

APPLICANT: Barratt Homes South Wales Ltd Mr. Cai Parry, Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

AGENT: Barratt Homes South Wales Ltd Mr. Cai Parry, Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

Land north of B4265 (Phase II), Boverton, Llantwit Major

Full planning application for the erection of 21 no. homes with associated access, landscaping and engineering works

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application was of a scale and / or nature that was not covered by the scheme of delegation.

The site related to a field parcel located to the north of the Llantwit Major bypass, to the south of the Bridgend-Cardiff railway line, and to the east of Eglwys Brewis Road. The site was in an elevated position compared to the bypass and enclosed to three sides by semi-mature trees. The application site had an area of approximately 0.6 hectares and formed part of an allocation for residential development identified within the adopted Vale of Glamorgan Local Development Plan (LDP) (MG2) (22) 'Land adjacent to Llantwit Major Bypass'. The first phase of development had already commenced and this site (referred to as Phase 2) comprised the remaining part of this allocation and a total of 21 dwellings were proposed as part of this application.

No letters of representation had been received at the time of writing the report. An objection was made by Councillor G. John on the grounds of highway safety. Llantwit Major Town Council stated no objection.

The principle of the residential development of the site had already been established by its allocation for new housing within the LDP. The principal consideration was therefore whether the development proposal was acceptable in terms of its design, density and scale, neighbouring amenity, open space provision, highways implications, amenity space, ecology, archaeology, drainage, noise and landscaping.

Having considered the above, it was considered that the proposed development was acceptable and the application was recommended for approval, subject to the applicant entering into a S106 agreement relating to delivery of affordable housing and planning obligations relating to education.

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

- Procure that 19% (4) of the dwellings built on the site pursuant to the planning permission were built and thereafter maintained as affordable housing social rented units in perpetuity;
- Pay a contribution of £245,954 for the provision or enhancement of education facilities to meet the needs of future occupiers;
- Provide a mechanism to ensure that in the event the development was not completed within 24 months, a development viability review was triggered.

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:

Reason:

House Type - Maidstone Rev A End Terrace Plans and Elevations
 House Type - Folkestone End Terrace Rev A Elevations and Floor Plans
 House Type - Folkestone End Terrace Plans and Elevations
 House Type - Maidstone Mid Terrace Elevations and Floor Plans
 House Type - Alder Plans And Elevations
 House Type - Buchanan Detached Rev A Plans and Elevations
 House Type - MORESBY_Planning-Terrace End
 House Type - ROSEBERRY_Planning_Terrace End Rev A
 House Type - ROSEBERRY_Planning_Terrace Mid Rev B
 AMP-02 Rev E Access & Movement Plan
 ECO-02 Rev E Ecology & Native Structure Planting Area and Locations
 EW-02 Rev E External Works Layout
 HF-02 Rev E House Finishes Layout
 TP-02 Rev E Phase 2 - Site Layout

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. 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 visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme and scheme shall be fully completed as defined in the approved details.

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), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

5. No development shall commence until a detailed scheme for the surface water drainage of the site, showing how road and roof / yard water will be dealt with has been submitted and approved in writing by the Local Planning Authority. If infiltration techniques are used, then the plan shall include the details of field percolation tests and calculations for onsite attenuation or discharge, together with the details on the future management of the drainage system. The approved scheme must be fully implemented prior to the first beneficial occupation of any of the approved units.

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), MD1 (Location of New Development) and MD2 (Design of New Development) of the Local Development Plan.

6. Notwithstanding the submitted plans, no development shall commence until full engineering details of the proposed off-site works to the combined cycle/footway link between the site, the B4265 and Llantwit Road, have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans and completed before the first beneficial occupation of the development.

Reason:

To ensure that the works are designed and constructed in accordance with the Council's standard details for adoption, in the interests of highway safety and sustainable transport, in accordance with policy MD2 of the LDP.

7. Notwithstanding the details contained within the submitted noise survey report, no development shall take place until further details of the noise mitigation measures to be installed, based upon the approved layout, shall be submitted to and agreed in writing by the Local Planning Authority. The mitigation measures shall thereafter be fully implemented in accordance with the approved details prior to the first beneficial occupation of the approved units.

Reason:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies MD2 (Design of New Development) and MD7 (Environmental Protection) of the Development Plan and the advice contained within Technical Advice Note 11: Noise.

8. No development shall commence 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.

9. 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), MD1 (Location of New Development), MD2 (Design of New Developments) of the Local Development Plan.

10. 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 SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. Notwithstanding the submitted details, prior to the commencement of construction of any of the dwellings, a scheme for the provision (including details of the Local Area of Play and the timing of provision) and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision. The Public Open Space shall be provided in accordance with the approved details and so retained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies MD2 and REC3 of the Local Development Plan.

12. The development shall be carried out in full accordance with the details and measures within document: edp3775_r009 Dormouse Mitigation Strategy

Reason:

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

13. Prior to the commencement of development, a light mitigation strategy, including measures to reduce light spillage onto wildlife corridors/mitigation habitats identified on drawing 'Ecology Masterplan' EM-05 Rev C received 06 October 2017 and detailed within the approved Dormice (C_EDP3775_01b), Reptile (EDP3775_02a) strategies, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

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 Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

14. No development, including site clearance, shall take place until a Reptile Mitigation Strategy has been submitted to and approved by the Local Planning Authority. The development shall thereafter take place in accordance with the details and measures set out within the strategy.

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 Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

15. No development shall take place until a long term habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:

- i) Details of the habitats to be managed and their desired condition;
- ii) The nature of management operations required to deliver and maintain the condition of the habitat;

- iii) Details of development and construction methods and measures to be taken to minimise the impact of any works; and
- iv) Details of appropriate timing, scheduling and phasing of completion of the protection and enhancement plan;
- v) Proposals for on-going review of management as informed by a protected species monitoring scheme.

The approved management plan shall be carried out and shall be monitored and managed at all times in accordance with the approved details in perpetuity.

Reason:

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

16. Notwithstanding the submitted details a schedule of materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be completed in accordance with the approved details prior to beneficial occupation of any of the dwellings.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

17. All means of enclosure 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 dwelling that they relate to.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), MD5 (Development within Settlement Boundaries) and MD7 - (Environmental Protection) of the Local Development Plan

18. In the event that contamination is found at any time when carrying out the approved development 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 (LPA). 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 LPA. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the LPA. 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.

19. 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 (LPA) in advance of its importation. Only material approved by the LPA 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.

20. 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 (LPA) in advance of its importation. Only material approved by the LPA 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.

21. 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) and the scheme of enclosures approved under condition 5, no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house or a side elevation where it abuts a highway used by vehicular traffic.

Reason:

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

Reasons 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, Policy SP7 –Transportation, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations; MG4 – Affordable Housing, MG6 – Provision of Educational Facilities; MG7 – Provision of Community Facilities, 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; 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 and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Residential and Householder Development, Affordable Housing, Planning Obligations, Parking Standards, Public Art, Biodiversity and Development, Sustainable Development and Trees, Woodlands, Hedgerows and Development, and national guidance contained in Planning Policy Wales, TAN1 – Joint Housing Land Availability Study, TAN2 – Planning for Affordable Housing, TAN5 – Nature Conservation and Planning, TAN12 – Design, TAN16 – Sport, Recreation and Open Space, TAN20 – Planning and the Welsh Language and TAN24 – Historic Environment, it is considered that the proposal represents an acceptable form of residential redevelopment of the site that should not result in any significant harm to the visual amenity of the area. The proposal is also considered acceptable in respect of neighbouring and general residential amenity, highway safety, affordable housing and infrastructure. In addition, subject to appropriate conditions, there should be no detriment to ecology

interests on the site, and sufficient evidence has been submitted to show that provisions for the adequate drainage of the site can be made.

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.

2018/01373/FUL Received on 14 June 2019
(P. 97)

APPLICANT: Mr. J. Melessa-Thompson C/o Agent

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

Greenfield, East Street, Llantwit Major

Proposed residential development of four detached dwellings with on site parking and new private shared access onto Spitzkop

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:

AL(90)01_Rev A – Location Plan

AL(00)02_Proposed PLOT 2-4 plans and elevations Rev B

AL(00)01_Proposed Plans (Plot 1) Rev E

AL(00)02_Proposed Elevations (Plot 1) Rev F

AL(90)05 Rev K – Proposed Site Plan

AIA 02 Arboricultural Impact Assessment

TPP 02 Tree Protection Plan – Aug 2019

DCE1054 – Biodiversity Enhancement Strategy v2 – July 2019

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. 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 visual amenity and the character of the Conservation Area are safeguarded, and to ensure the development accords with Policies MD2 (Design of New Development) and MD8 (Historic Environment) of the Local Development Plan.

4. No development shall commence until a detailed scheme of foul, surface water and land drainage of the site, to include an assessment of the potential to dispose of surface and land water by sustainable means, has been submitted and approved in writing by the Local Planning Authority. If infiltration techniques are used, then the scheme shall include the details of field percolation tests and calculations for onsite attenuation or discharge, together with the details on the future management of the drainage system. The approved scheme must be fully implemented prior to the first beneficial occupation of any of the approved units and thereafter 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), MD1 (Location of New Development) and MD2 (Design of New Development) of the Local Development Plan.

5. No works shall be undertaken to the boundary wall until details of the extent of works to provide visibility at the site access, the materials to be used in the repair to stone wall and a method statement for the carrying out of these works have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, prior to the first beneficial occupation of any dwelling.

Reason:

In the interest of visual amenity and to protect the character of the Llantwit Major Conservation Area in accordance with Policies MD2 (Design of New Development) and MD8 (Historic Environment) of the Local Development Plan

6. Notwithstanding the submitted details, a schedule of materials (including samples) to be used in the construction of the dwellings, shared surface and other hard surfaced areas 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 first beneficial occupation of the development.

Reason:

To safeguard local visual amenities and the character of the Conservation Area, as required by Policy MD2 (Design of New Development) and MD8 (Historic Environment) of the Local Development Plan.

7. All means of enclosure 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, the character of the Conservation Area and the residential amenity of occupiers of the development, and to ensure compliance with MD2 (Design of New Development), MD7 (Environmental Protection) and MD8 (Historic Environment) of the Local Development Plan.

8. 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;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) hours of construction;
- viii) management, control and mitigation of noise and vibration;
- ix) 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
- x) 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 Policy MD7 (Environmental Protection) of the Local Development Plan.

9. The dwellings shall be constructed so as to provide sound insulation against externally generated noise to achieve internal levels of no greater than 35dB(A) Leq 16 hour during the day. A schedule of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The noise mitigation works shall be completed as approved before the first beneficial occupation of the dwellings and thereafter retained in perpetuity, unless it has first been demonstrated that the internal noise level can be achieved without such works.

Reason:

To safeguard the amenities of the occupiers of the development, and to ensure compliance with the terms of Policies MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

10. 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 a schedule of planting that includes no less than 12 replacement trees.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

11. 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 MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

12. The development shall be carried out in full accordance with the tree protection measures outlined on plan TPP 02 Tree Protection Plan (dated Aug 2019). The protective fencing shall be erected in accordance with the approved specification before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been

removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

13. The development shall be carried out in full accordance with the measures outlined within document ref: DCE1054 - Biodiversity Enhancement Strategy v2 - July 2019.

Reason:

In the interests of ecology and to ensure compliance with MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) and MD9 – (Biodiversity) of the Local Development Plan.

14. No dwelling shall be occupied until the parking spaces have been laid out within the site in accordance with drawing no AL(90)05 Rev K – Proposed Site Plan.

Reason:

To ensure that satisfactory vehicle parking and turning facilities is provided on site to serve the development, and to ensure compliance with the terms of Policy MD2 (Design of New Developments) of the Local Development Plan.

15. 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 PolicyMD7 (Environmental Protection) of the Local Development Plan.

16. 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.

17. 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.

18. Prior to the commencement of works to construct the internal road or any works at the site access, further details of the site access (including vision splays in both directions) shall be submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details prior to the first beneficial occupation of any of the dwellings, and it shall be so retained at all times thereafter.

Reason:

In the interests of highway safety and to ensure compliance with policy MD2 of the LDP.

Reasons 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, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, Policy MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species MD2 – Design of New Development, MD5 – Development within Settlement Boundaries, MD6 – Housing Densities, MD7 – Environmental Protection, MD8 – Historic Environment and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice within the Council's Model Design Guide for Wales, Residential and Householder Development (2018) and Trees and Development, Planning Policy Wales 10th Edition and TAN5 – Nature Conservation and Planning, TAN10 – Tree Preservation Orders, TAN12 – Design, TAN18 – Transport and TAN24 – Historic Environment it is considered that the proposed dwellings would be acceptable in respect to their relationship to the existing built environment, the visual amenities of the street scene, neighbouring amenity, parking and highway safety, drainage as well as trees and landscaping. The development would also preserve the character of the Llantwit Major Conservation Area in accordance with 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.

2019/00734/FUL Received on 5 July 2019

(P. 121)

APPLICANT: Mr. Stuart and Mrs. Shereen, Parr 3, Heol Y Mynydd, Welsh St. Donats, Vale of Glamorgan, CF71 7SW

AGENT: Mr. David Pugh, ArchitectWise Ltd, 9, Tyla Rhosyr, Cowbridge, Vale of Glamorgan, CF71 7AU

3 Heol Y Mynydd, Welsh St. Donats

New 2 storey extension for ground floor kitchen and living/dining rooms, and first floor bedroom, and bathroom, and ensuite bathroom. New stairs to new attic room with dormer and rooflights in existing roof space.

REFUSED

1. By reason of its mass, bulk and design, the proposed extension represents an unsympathetic addition which would adversely impact on the character of the existing dwelling. The proposal would therefore be harmful to the pair of semi-detached properties and due to its prominence, result in an incongruous form of development in the wider street scene. The proposal is therefore considered contrary to Policies MD2 – Design of New Development and MD12 – Dwellings in the Countryside of the Vale of Glamorgan Local Development Plan 2011-2026 and national guidance contained within Planning Policy Wales (Edition 10) and Technical Advice Note 12 – Design.

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 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.

2019/00738/FUL Received on 8 July 2019

(P. 134)

APPLICANT: Mr. Daniel Brookman, Pythagoras, 75, Cog Road, Sully, Vale of Glamorgan, CF64 5TE

AGENT: Mr. Daniel Brookman, Pythagoras, 75, Cog Road, Sully, Vale of Glamorgan, CF64 5TE

Pythagoras, 75, Cog Road, Sully

- 1) Double storey rear extension with balcony;
- 2) Extension and conversion of external garage into annex.

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:

Drwg No: 003 Received on 08 July 2019.
Drwg No: 004 Received on 08 July 2019.
Drwg No: 005 Received on 08 July 2019.
Drwg No: 006 Received on 08 July 2019.
Email from Daniel Brookman Received on 19 Aug 2019.

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 granny annex hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 75 Cog Road, and it shall not be occupied as a separate dwelling.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 Location of New Development and MD2 Design of New Developments of the Local Development Plan.

4. The screen wall which lies at the eastern side of the proposed balcony shall be constructed in full prior to the first beneficial use of the balcony and it shall be retained at all times thereafter.

Reason:

In the interests of residential amenity and to ensure compliance with Policy MD2 of the LDP.

Reasons 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, MD 2 – Design of New Development and MD5 – Development and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development and Parking Standards and Planning Policy Wales 10th Edition and TAN 12 – Design, the proposed extensions and garage conversion are considered acceptable

in terms of their scale, design and impact upon the street scene, impact on neighbours, and their impact on the dwellings amenity space.

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.