

## PLANNING COMMITTEE

Minutes of a meeting held on 23<sup>rd</sup> October, 2019.

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

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Rev. L. Clark	2018/00382/FUL – Gileston Manor, Gileston	Objector to the application or their representative
Mrs. J. Stacey-Davies	2018/00382/FUL – Gileston Manor, Gileston	The representative of a Town or Community Council
Mr. G. John	2018/00382/FUL – Gileston Manor, Gileston	The applicant or their representative

### 402 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.”

### 403 APOLOGIES FOR ABSENCE –

These were received from Councillors L.O. Rowlands and Mrs. M.R. Wilkinson.

### 404 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 25<sup>th</sup> September, 2019 be approved as a correct record.

### 405 DECLARATIONS OF INTEREST –

Councillor J.C. Bird declared a prejudicial interest in relation to Application No. 2018/00382/FUL – Gileston Manor, Gileston. The nature of the interest was that Councillor Bird had a competitor business so declared a prejudicial interest and withdrew from the meeting while this matter was being considered.

## 406 SITE INSPECTIONS –

RESOLVED – T H A T the attendance of the following Councillors at the site visits held on 25<sup>th</sup> September, 2019 be noted:

Apologies for all sites were received from Councillors L. Burnett, Mrs. C.A. Cave, Mrs. P. Drake, S.T. Edwards, B.T. Gray, Dr. I.J. Johnson and Mrs. M.R. Wilkinson.

(a) 5 Albert Crescent, Penarth, CF64 1DA	Councillor J.C. Bird (Chairman); Councillors V.P. Driscoll, P.G. King, A.C. Parker and N.C. Thomas. Also present: Councillor Ms. S. Sivagnanam
(b) 56a Windsor Road, Penarth, CF64 1JJ (former Monty Smith Limited)	Councillor J.C. Bird (Chairman); Councillors V.P. Driscoll, P.G. King, A.C. Parker and N.C. Thomas. Also present: Councillor Ms. S. Sivagnanam C
(c) 10 Stradling Close, Sully, CF64 5HU	Councillor J.C. Bird (Chairman); Councillors V.P. Driscoll, P.G. King, A.C. Parker and N.C. Thomas.
(d) 29 Clevedon Avenue, Sully, CF64 5SX	Councillor J.C. Bird (Chairman); Councillors V.P. Driscoll, P.G. King, A.C. Parker and N.C. Thomas. Also present: Councillor R.A. Penrose

407 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.
- (4) T H A T the serving of Notices under Section 32 of the Building Act 1984 as listed in Section D of the report be noted.

408 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 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   |

2012/00451/1/C D	A	Llanmihangel Cornmill and Barn, Llanmihangel, Cowbridge	Discharge of Conditions 4 - Further details of access track required, 5 - Means of enclosure to be submitted, 7 - Ecology, 8 - Archaeological watching brief, 9 - Programme of building recording and analysis, 10 - Drainage scheme, 11 - Scheme detailing curtilages to be submitted, 20 - Proposed levels, 21 - Decked terraced area and 22 - Chimney/flue details. Planning permission ref. 2012/00451/FUL: Conversion and repair to Cornmill and Barn for conversion of barns to holiday let accommodation.
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2012/00451/2/C D	A	Llanmihangel Cornmill and Barn, Llanmihangel	Discharge of Condition 26 - NRW Licences Planning Permission ref. 2012/00451/FUL: The development proposed is rehabilitation of former Cornmill (not listed) with repairs and alterations. Conversion of barn (listed) with new roof and new window/door openings to south and west elevations
2013/00305/1/N MA	A	Greenway Farm, Bonvilston	Non-Material Amendment - Minor amendments to elevations. Repositioning of some windows and doors. Introducing some cladding as relief to stonework. Planning Permission. ref. 2013/00305/FUL: Erection of single dwelling
2014/00229/1/N MA	A	Land at Barry Waterfront adjacent to Dock No. 1, Barry	Non-Material Amendment - Amendment to Phasing Plan cited in Condition 19. Planning Permission ref. 2014/00229/EAO: Deletion of Conditions 1 and 2, Variation of Conditions 3, 5, 19 and 20 of 2009/00946/OUT for the development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision at Land at Barry

			Waterfront adjacent to Dock No. 1, Barry
2014/00831/2/C D	A	Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major	Discharge of Conditions 6- wheel washing, 8- Construction traffic management plan. and 9 - Construction management plan. Planning Application- 2014/00831/FUL: Construction of 149 dwellings, informal and formal open space, new means of vehicular and pedestrian access from Cowbridge Road and associated infrastructure
2014/00995/4/C D	A	Land adjacent to Llantwit Major Bypass, B4265	Discharge of Condition 5 - Means of enclosure. Planning Permission ref: 2014/00995/FUL: Change of use of agricultural land to residential development (C3) including demolition of a disused building and the development of 65 residential dwellings, public open space, landscaping, highway improvements and associated engineering works
2015/00203/2/C D	A	Pump House, Hood Road, Barry	Discharge condition 5 - Grease Trap and 6 - Fume Extraction Details
2015/01032/3/C D	A	Land at Barry Waterfront, Phase 2, Barry	Discharge of Condition 13-a3 frontages and sitting out areas Planning Ref 2015/01032/RES: Approval is sought for the layout, scale, appearance, access and landscaping of Phase 2 (109 dwellings)

2016/00078/2/N MA	A	1, Mill Barn, Mill Road, Boverton, Llantwit Major	To make a door opening, (with consent) 2400mm wider, as shown on the plans and elevations, from the garden into the sitting room
2016/01290/5/C D	A	Arno Quay, Barry Waterfront, Barry	Discharge of Condition 14 - Soft Landscaping of Public Open Space on the Pontoons. Planning ref: 2016/01290/RES : Development of the site known as Arno Quay for residential development and associated infrastructure works, parking and landscape
2017/00564/7/C D	A	Northern Access Road, St. Athan	Discharge of Condition 14 - Lighting Details and Condition 26 - Engineering details of the surface water drainage strategy of planning permission 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
2017/01197/1/N MA	A	Land to the east of Holm View Leisure Centre, Barry	We are looking to make some amendments to the car parking arrangements on site plus some alterations to the proposed retaining walls

2017/01356/1/C D	A	Land at Barry Waterfront, Barry	Discharge of Condition 7- Schedule of Materials in construction (incl. samples). Planning Ref 2017/01356/RES: Construction of new District Centre comprising of 57 residential apartments, 1,885sq.m food and drink use (A3), 390sq.m flexible commercial use (D1/D2/A3), together with associated infrastructure works, parking and landscaping
2018/00092/2/C D	A	Provincial House, Kendrick Road, Barry	Discharge of Conditions 5 - CEMP and 8 - CTMP. Planning Ref. 2018/00092/FUL: Change of use and conversion of building to provide 32 affordable residential units, external alterations and associated works
2018/00196/2/N MA	A	1, River View, East Aberthaw	Variation of Conditions 2 - Driveway surface finish and Condition 3- Tree root protection and 4 material - of 2018/00196/FUL
2018/00246/1/C D	A	South Quay, Waterside, Barry Docks	Discharge of Conditions 2, 3, 4, 6 and 7. Planning Ref 2018/00246/RES: Waterside public open space and public realm so far as it relates to Barratt Homes parcel at South Quay, Waterside, Barry Docks
2018/00592/1/N MA	A	South Quay Waterside, Barry Waterfront	Non-Material Amendment - Amendment to Phasing Plan cited in Condition 2. Planning Permission ref. 2018/00592/RES: Approval is sought for the access, appearance, landscaping, layout and scale for a

			residential development and associated infrastructure
2018/01231/4/C D	A	Cwrt Canna, Ruthin Road, Llangan	Discharge of Conditions 9 - Drainage 2 and 11 - CEMP. 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 associated infrastructure
2018/01311/1/C D	A	Chantry House, Burial Lane, Llantwit Major	Discharge of Condition 4-Details / Additional Details. Planning permission ref: 2018/01311/LBC : To rebuild a small section of boundary wall (approx.. 1.6msq)
2018/01391/1/N MA	A	52, Llanmead Gardens, Rhoose	Non-material Amendment-to make extension 500mm smaller to meet the requirements of Welsh Water. Planning Application 2018/01391/FUL: Proposed single storey side and rear extension
2019/00132/1/N MA	A	15, The Wheate Close, Rhoose	Install Fortex wood grain effect pvc cladding panels to the existing walls in lieu of render, which was approved and conditioned within the application



2019/00162/FUL	A	Penllyn Estate Farm, Llwynhelig, Cowbridge	Erection of a new building to house a farm shop, cafe and associated facilities along with a new carpark and private access track from the A48. The application is a replica of that already approved under TP 2018/00607/FUL with amendments to the internal layout and the enclosing of the loading bay with a fence
2019/00170/FUL	A	21, Porthkerry Road, Barry	Conversion to 8 affordable residential flats, rear extension, parking and alterations.
2019/00171/FUL	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
2019/00214/FUL	A	Unit 2, 1a, Paget Road, Barry	Proposed change of use of unit 2, 1a Paget Road, Barry from Use Class A1 (shops) to Use Class A3 (food and drink), utilising the existing plant / extraction system installed to the rear of 1a Paget Road and all associated works.
2019/00229/FUL	A	10, Westgate, Cowbridge	Retention of dwelling house as built for holiday let.
2019/00256/FUL	A	77, White Farm, Barry	Proposed 2 storey side extension
2019/00324/FUL	R	61, Porth Y Castell, Barry	Double storey side, single storey rear extension and loft extension with rear dormer window

2019/00508/1/C D	A	Land South of Weycock Cross Waste Water Treatment Works, Barry	Discharge of Condition 3-Landscaping. Planning Ref: 2019/00508/FUL: Installation of 2 no. pipe bridges, 5.3 square metres of concrete hardstanding to be surrounded by 9.5 metres of stock proof fencing and 1no. access gate extending to a height of 1.2 metres
2019/00512/FUL	R	Great House Yard, Southerndown	Demolish existing dwelling and workshop. Construct new 4 bed house / rural workshop
2019/00546/FUL	A	Barns at Siop Newydd, Monknash	Conversion of existing barns to 4 no. holiday let units and associated works
2019/00564/FUL	A	Fairston, 69, Westbourne Road, Penarth	Two-storey and single-storey rear extension with associated refurbishment and alterations. Single-storey side extension. Loft conversion including rear pitched roof dormer window. Removal and replacement of existing detached garage.
2019/00590/FUL	A	6, Heol Sant Bridget, St. Brides Major	Demolition of sun room. Single storey extension to the rear and side of the property with rear balcony.
2019/00596/FUL	A	25, Aberdovey Close, Dinas Powys	Two storey extension to side of existing dwelling
2019/00598/FUL	R	Land at Oakwood, Llanmaes, Llantwit Major	Proposed construction of 2 bed 2 storey dwelling accessed from new entrance onto private shared driveway
2019/00628/FUL	A	5, Clive Place, Penarth	Proposed rear dormer/attic conversion, internal works and modification to rear yard shed

2019/00629/LAW	R	Annexe, 23 St Brides Road, Wick	Lawful Development Certificate - Granny annexe
2019/00660/FUL	A	9, Tarrws Close, Wenvoe	Loft Conversion and rear dormer
2019/00666/CAC	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
2019/00667/FUL	A	Fox Hollows, Slon Lane, Ogmore By Sea	Extension and partial demolition of existing dwelling
2019/00677/FUL	A	332, Gladstone Road, Barry	Demolition of existing ground floor shower and WC and erection of a living suite
2019/00693/FUL	A	36, Plas Taliesin, Penarth	Demolish existing front porch and construct new porch at lower level, remove French doors at side and rear and replace with bi-fold doors. New privacy screen to top of dwarf wall in garden and privacy glass in front of bi-fold doors
2019/00700/LAW	A	The Cwm, Brook Lane, St. Nicholas	Occupation of dwelling in compliance with the Rural enterprise condition, with the rural enterprise being a dog boarding business.
2019/00701/FUL	A	2, Thaw Close, St Mary Church	To turn/move fence, to enclose part of the drive to create a garden space and secure parking
2019/00703/FUL	A	42, Castle Avenue, Penarth	Double storey rear extension with flat roof dormer

2019/00712/FUL	A	4, Rhodfa'r Mor, Rhoose	Reconfiguration internally at ground floor, replacement of windows with 2 larger bi-fold doors to the rear. External works, a levelled terrace with steps relocated to provide improved accessibility.
2019/00713/FUL	A	Ty Shwllac, Heol Shwllac, St Brides Major	Single storey side and rear extension
2019/00719/FUL	A	17, Murch Crescent, Dinas Powys	Retention of decking and summerhouse as built and construction of fence
2019/00727/FUL	A	159, Stanwell Road, Penarth	Rear single storey kitchen extension and rear loft conversion
2019/00728/LAW	A	53, Althorp Drive, Penarth	Proposed single storey rear extension with associated external works
2019/00737/FUL	A	49, Westbourne Road, Penarth	Proposed single storey side and rear extension
2019/00739/FUL	A	27, Afal Sur, Barry	Internal garage conversion to a bedroom
2019/00743/FUL	A	Fonmon Hall, Fonmon	Proposed dry turn out paddock
2019/00750/FUL	A	12, Llanmead Gardens, Rhoose	Proposed two storey side and single storey rear extension
2019/00753/FUL	A	3, Campbell Court, St. Nicholas	Construction of a single storey contemporary glazed orangery extension to the rear of the existing property
2019/00754/FUL	R	Ty Mochyn, Upper House Farm, Port Road, East Aberthaw	First floor extension over the flat roof to accommodate a master bedroom

2019/00755/FUL	A	10, Plassey Street, Penarth	Single storey rear extension with raised terrace area
2019/00766/FUL	A	Greendown, Bonvilston	Construction of various extensions and remodelling of existing dwelling, including new entrance gates, driveway and external works
2019/00767/FUL	A	Y Ffermdy Gwyn, Heol St. Cattwg, Pendoylan	Conversion and upgrade of unused poultry shed to a co-working space to include: Function/ event and childcare facilities
2019/00777/FUL	A	Newfields, Buttrills Road, Barry	Single storey side extension
2019/00779/HH	R	131, Fontygary Road, Rhoose, CF62 3DU	High hedge
2019/00781/FUL	R	Wayside Cottage, Cowbridge Road, Talygarn	Proposed alterations and extension to existing cottage to form 4 bedroom house, including detached garage as approved 2016/00878/FUL
2019/00785/FUL	A	31e, Ludlow Street, Penarth	Change of use for unit 3 of the retail space from A1 (retail) to D1 (chiropractic clinic).
2019/00786/FUL	A	4, Cook Road, Barry	Ground floor rear and first floor side extension to include conversion of garage to living space and alterations to rear elevation openings at ground floor level
2019/00787/FUL	A	16, Cae Gwyn, Penarth	Single storey extension and loft conversion
2019/00788/FUL	A	2, Powys Place, Dinas Powys	Single storey and double storey rear extension plus associated works

2019/00791/FUL	A	Keepers Lodge, St. Athan Road, St. Mary Church	Single storey oak framed porch extension to side
2019/00792/ADV	A	Outside 11, Windsor Road, Penarth	Display of a double sided digital advertising panel full integrated into the bus shelter
2019/00793/ADV	A	Windsor Terrace, Penarth	Display of a double sided digital advertising panel fully integrated into the bus shelter
2019/00794/FUL	A	1, The Verlands, Cowbridge	Extension and refurbishment of two storey, four bedroom detached house with integral single garage to provide two storey, five bedroom detached house with integral single garage
2019/00797/FUL	A	12, Harbour View Road, Penarth	Proposed rear ground floor alterations and loft conversion with dormer
2019/00798/ADV	A	In front of Windsor Court on Broad Street, Barry	Display of a double sided digital advertising panel fully integrated into the bus shelter
2019/00799/ADV	A	Outside The County Library, Kings Square, Barry	Display of a double sided digital advertising panel fully integrated into the bus shelter
2019/00800/ADV	A	Outside 92, Port Road East, Barry	Display of double sided digital advertising panel fully integrated into the bus shelter
2019/00802/ADV	A	Opposite 82, Port Road East, Barry	Display of a double sided digital advertising panel fully integrated into the bus shelter
2019/00803/FUL	A	Woodside, Park Road, Dinas Powys	Single storey side extension

2019/00804/FUL	A	13, Court Road, Barry	Single storey side and rear extension
2019/00807/LBC	A	United World College Of The Atlantic, East Drive, St. Donats	Reconstruction of former East entrance arch, partly demolished by vehicle impact
2019/00808/FUL	A	60, The Broad Shoard, Cowbridge	Demolition of garage, construction of two storey side extension and single storey rear extension
2019/00812/FUL	R	16, Michaelston Close, Barry	Construction of two storey extension to the front of the property. Extension to provide extra bedroom and a family room
2019/00814/LAW	A	8, Sully Terrace, Penarth	Rear Dormer roof extension to the existing habitable loft space
2019/00816/FUL	A	291, Barry Road, Barry	Proposed front porch
2019/00818/FUL	A	70, Bron Awelon, Barry	Two storey side extension above existing garage
2019/00820/FUL	R	21, Heol Y Brenin, Penarth	Three storey side extension to enlarge kitchen and WC at ground floor and create two equally sized bedrooms above
2019/00821/FUL	A	Ysgol Pen Y Garth, Redlands Road, Penarth	Proposed alterations and extensions to entrance hall and staff room
2019/00824/FUL	A	14, Winston Road, Barry	Construction of single storey side extension to allow enlargement of kitchen and placement of garage with downstairs w/c
2019/00829/FUL	A	68, Winston Road, Barry	Proposed double storey side and single storey rear extensions

2019/00830/FUL	A	Corton, Claude Road, Barry	Ground floor rear extension
2019/00832/ADV	E	Units 6 and 7, Waterfront Retail Park, Heol Ceiniog Barry	New application for signs to identify site as a Burger King with appropriate freestanding items to enable the Drive Thru operation. All signs to be to Burger Kings brand standards 2019.
2019/00834/FUL	A	Llanmihangel Cottage, Llanmihangel	Renovation of existing barn and lean-to plus construction of free standing covered storage area with access route to provide holiday let accommodation
2019/00836/FUL	A	14, Sully Terrace, Penarth	Single storey side and rear extension plus associated works
2019/00837/FUL	A	20, Craig Yr Eos Avenue, Ogmore By Sea	Retrospective application for the retention of detached outbuilding to be used as ancillary to the enjoyment of the dwelling house
2019/00838/FUL	A	Neveleon, Graig Penllyn	Two storey side extension with balcony to front and single storey rear extension with internal remodelling
2019/00839/FUL	A	Land on North side of Cnepyn Lane, Peterston Super Ely	Proposed Stable Block on concrete base
2019/00843/FUL	A	4, Evenlode Avenue, Penarth	Extend the existing house with 3 bedrooms at first floor replacing existing first floor lounge and rear two storey dayroom extension plus ancillary works



2019/00844/FUL	A	4, The Barns, Penylan Road, St Brides Major	Proposed single storey rear extension
2019/00847/FUL	A	7, Raglan Close, Dinas Powys	Single storey extension to the side of existing property. Alterations to kitchen door and window to rear elevation
2019/00848/FUL	A	67, Jenner Road, Barry	Demolition of rear extension and construction of new rear extension (granny annexe), hip to gable roof extension and rear dormer
2019/00850/FUL	A	P. W. Millar Limited, 148, Port Road East, Barry	Proposed extension to existing car dealership to provide car preparation facilities
2019/00852/FUL	A	6, Lettons Way, Dinas Powys	New rear extension with balcony and connection to existing garage with balcony. Create new first floor dormer to front and loft conversion including a flat roof rear dormer
2019/00853/FUL	A	170, Jenner Road, Barry	Single storey extension to rear. Existing garage to become new utility/WC and shower room. New detached garage to rear of existing garden
2019/00857/FUL	A	Barry Island Pleasure Park, Friars Road, Barry Island	Permission to include the Starflyer at Barry Island Pleasure Park on a permanent basis - AMENDED PROPOSAL
2019/00860/FUL	A	Land adjacent to Claypit Farm, Claypit Lane, Colwinston	Extension to existing pole barn for multi-purpose implement and fodder storage
2019/00865/FUL	R	Pebbles, 3, Weston Avenue, Sully	Access spiral staircase to the rear roof terrace

2019/00869/FUL	A	64, Grove Terrace, Penarth	Single storey side return extension and rear loft dormer
2019/00875/FUL	A	Plas Y Bryn, The Lane, The Downs, St. Nicholas	Single storey side extension
2019/00876/FUL	A	2, Boverton Brook, Boverton, Llantwit Major	Existing garage to be demolished and replaced with single storey extension to side complete with associated works
2019/00878/OUT	R	Caerlan Cottage, Bridge Street, Cadoxton, Barry	Garage demolition, New House, alterations to parking and access
2019/00881/FUL	A	7, Cwrt Yr Eglwys, Dinas Powys	Siting and erection of 8' x 6' summer house at the bottom of the garden
2019/00887/FUL	A	28, Channel View, Ogmore By Sea	Replace all windows. There are damaged windows which require replacements due to water leakage confirmed by David Wilson who built the house. Will be replacing all windows currently UPVC and upgrading to aluminium frames. Rear garden patio French UPVC doors to be replaced with aluminium sliders with fixed side glass panels. Front door to be replaced with aluminium front door
2019/00889/ADV	A	Opposite 9, Station Approach Road, Barry	2 x Single sided static advertising panel fully integrated into bus shelter
2019/00894/ADV	R	Land North of Cardiff Road, Eastbrook, Dinas Powys	Directional and advertisement hoarding sign for Kier Living's Development at Caerwent Gardens, Dinas Powys. Measuring 2.4m wide by 1.5m high, set on posts 1.8m high

2019/00895/FUL	A	Old Masonic Buildings, Station Approach, Penarth	To supply and fit directional sign to side wall elevation (To Town/Esplanade) - Visitors from Train Station
2019/00899/FUL	A	7, St. Davids Avenue, Llantwit Major	Single storey rear extension
2019/00902/LAW	A	24, Albert Road, Penarth	New white upvc windows and coloured composite front door
2019/00910/FUL	A	66, Beechwood Drive, Penarth	Proposed single-storey rear extension (and associated alteration works)
2019/00912/LAW	A	41, Coleridge Avenue, Penarth	Proposed ground floor single storey extension to the rear of the property
2019/00922/LAW	A	27, Port Road East, Barry	Proposed single storey rear extension, internal alterations and proposed front porch
2019/00925/FUL	A	24, Channel View, Ogmore By Sea	Replacement of Existing Bedroom Window with Patio Doors and Juliet Balcony on Rear Elevation
2019/00926/FUL	A	29, Heol Cae Pwll, Colwinston	Install a new 900x2100mm door into an existing detached garage. Door to match existing doors in dwelling
2019/00928/FUL	A	Swanbridge Stables, Beach Road, Sully	Manege/exercise paddock for our own personal use
2019/00932/FUL	A	18, Stallcourt Avenue, Llantwit Major	First floor extension to the rear above existing single storey to create one additional bedroom. Revised plans have been submitted

2019/00937/LAW	A	Rear garden at The Acorns, Maendy Road, Aberthin	Use of the application site as curtilage associated with (and incidental to the enjoyment of) the dwelling known as The Acorns
2019/00946/FUL	A	7, Conybeare Road, Sully	New enclosed front entrance porch
2019/00949/LAW	A	3, Larkwood Avenue, Penarth	Erect a 1m high fence to extend back garden
2019/00960/FUL	A	5, Plymouth Road, Penarth	Proposed works to existing rear dormer to comprise new wall finish and pitched roof in place of flat roof

#### 409 APPEALS (HRP) -

##### RESOLVED –

- (1) T H A T the planning appeals 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 enforcement appeals had been received.
- (3) T H A T the planning appeals decisions as set out in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeal decisions had been received.
- (5) T H A T the statistics relating to the appeals for the period April 2019 – March 2020 as detailed in Section E of the report be noted.

#### 410 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  
E Split Decision

R - Refused

2019/00467/TPO	A	3, Court Drive, Llansannor	Remove Pine Tree and carry out reduction works to Oaks, Willow and Cherry
2019/00748/TPO	A	1, The Drive, Windy Ridge, Dinas Powys	Work to trees covered by TPO no. 2 of 1969: Maple and Beech - reduce back to suitable growing points
2019/00825/TPO	A	1, Tanfield Cottages, West Street, Llantwit Major	Works to tree covered by TPO No. 03, 1977 - Pollard Horse Chestnut Tree (T1)
2019/00845/TCA	A	St. Peters Church, Rhoose	Work to Trees in a Conservation Area: Removal of one mature Plum tree to Ground Level (T1)
2019/00856/TPO	A	5, Maillards Haven, Penarth	Work to trees covered by TPO No. 1 of 1988: Crown reduction of the 3 largest lime trees, identified as T1, T2 and T4 on the sketch.
2019/00861/TCA	A	66, Stanwell Road, Penarth	Works to trees within the Penarth Conservation Area: fell one Leylandii
2019/00862/TPO	A	40, Clos Celyn, Barry	Works to trees covered by TPO No. 1 of 2006: Works to Oak tree
2019/00882/TCA	A	86, Westward Rise, Barry	Removal of Flowering Cherry tree (Prunus Avium) from front garden
2019/00891/TCA	A	The Chestnuts, Llysworney, Cowbridge	Works to trees in the Llysworney Conservation Area - T1 Prunus- Remove
2019/00892/TCA	A	6, Stanwell Road, Penarth	Removal of the Fir tree by the front boundary wall of the property, so that the wall may be rebuilt and not undermined by the tree roots

2019/00903/TCA	A	Coopersale House, Llanblethian	Work to trees in Llanblethian Conservation Area. Crown lift two Silver Birch and reduce branches
2019/00904/TPO	A	The Willows, Llancarfan	Works to trees cover by TPO - No. 24, 1973. Up to 20% reduction of two mature Ash Trees (T1 and T2) overhanging neighbouring property/river
2019/00919/TPO	A	4, Maillards Haven, Penarth	Works to trees covered by TPO - No. 01, 1988
2019/00929/TCA	A	Colhugh House, Colhugh Street, Llantwit Major	Works to trees in Llantwit Major Conservation Area - Removal of diseased Sycamore Tree
2019/00934/TCA	A	15, Elm Grove Road, Dinas Powys	Trim back branches of Silver Birch to the front of the property on the border. Branches overgrown over roof and knocking cement and tiles off roof
2019/00938/TCA	A	Aberthin House, Llanquian Road, Aberthin	Works to trees in Aberthin Conservation Area
2019/00945/TCA	A	Briarbank House, 10, Beach Road, Penarth	Works to trees in Penarth Conservation Area: 50% crown reduction to a Cherry and a Lime tree
2019/00952/TPO	A	Land behind St Mary's Church, Bonvilston	Works to tree covered by TPO No.8 of 1973 - Sectioning down and removal of one mature English Oak Tree to ground level
2019/01000/TCA	A	38, Stanwell Road, Penarth	Plum tree in rear garden - Overall crown reduction of 2 1/2 metres

2019/01010/TCA	A	Monkton Lodge, Holmesdale Place, Penarth	Works to trees in Penarth Conservation Area - T1 Ash Tree reduction of minor branches
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#### 411 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.

**2018/00601/FUL** Received on 17 May 2018  
(p38)

**APPLICANT:** Barratt David Wilson Homes South Wales Ltd Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

**AGENT:** Barratt David Wilson Homes South Wales Ltd Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

#### **Land off St. Brides Road, Wick**

Retrospective planning application to regularise the shared surface area associated with planning application reference 2014/01424/FUL

#### **REFUSED AND ENFORCEMENT ACTION AUTHORISED**

1. That planning permission for the retention of the shared surface road as currently constructed, with the addition of signage, be refused.
2. That the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require the construction of the shared surface loop road in full accordance with the approved plans, reference C/S110-1 rev 9 and C/S110-2 rev.

In the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

#### **Reason**

1. By virtue of its design and dimensions, the loop road proposed for retention, with the addition of signage, fails to provide a safe, accessible and inclusive environment for all users; fails to demonstrate that it will not result in an unacceptable risk to public safety; and fails to create a walkable neighbourhood or to contribute towards active travel. Therefore, the proposal is unacceptable and contrary to Policies SP7 – Transportation;

MD2 - Design of New Development and MD7 - Environmental Protection, of the Vale of Glamorgan Adopted Local Development Plan. The proposal is also contrary to stated objectives of Planning Policy Wales and standards specified in Manual for Streets.

### Reason for Decision

The decision to recommend the REFUSAL of 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.

By virtue of its design and dimensions, the loop road proposed for retention, with the addition of signage, fails to provide a safe, accessible and inclusive environment for all users; fails to demonstrate that it will not result in an unacceptable risk to public safety; and fails to create a walkable neighbourhood or to contribute towards active travel. Therefore, the proposal is unacceptable and contrary to Policies SP7 – Transportation; MD2 - Design of New Development and MD7 - Environmental Protection, of the Vale of Glamorgan Adopted Local Development Plan. The proposal is also contrary to stated objectives of Planning Policy Wales and standards specified in Manual for Streets.

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.

### **2018/00382/FUL**

Received on 23 July 2019

(p53)

**APPLICANT:** Ms. Lorraine Garrad-Jones Gileston Manor, Gileston Road, Gileston,, Vale of Glamorgan. CF62 4HX

**AGENT:** Mr. Alex Smith Geraint John Planning Ltd., Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff. CF24 5EA

### **Gileston Manor, Gileston**

Retention of a marquee, kitchen / toilet marquee and garden temple for use as wedding and conference venue and creation of a secret garden room, change of use of land to wedding and conference venue, alterations to access, creation of car parking areas, ancillary works and landscaping

### APPROVED subject to the following condition(s):

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

7791-S03 Rev D Site Location Plan A3

18-015 Rev A Marquee & Kitchen Tent Plan A1



18-015-A101 Rev D Garden Room Layout (proposed) A1  
 18-015.03 Garden Temple Plan  
 18-015-A104 Rev A - Garden Room External Elevations (Proposed) A1  
 18-015-A105 Rev A - Buttress Detail A3  
 AS 1050 - Drainage Channel Specification  
 805/001 Technical Memorandum - Acoustic Feasibility Study  
 Noise Management Plan  
 378/001 Gileston Manor - Zone Array Proposal  
 WWE17215 - Ecological Report Jan 2018  
 WWE19113 Ecology Supporting Statement  
 18-015 c-S02 Rev F Access Road A1  
 7791-S01 Rev L Site Plan A1  
 Buttress Method Statement

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

2. No further events shall take place until the unauthorised buttresses have been dismantled and fully reinstated in accordance with the steps outlined within the Buttress Replacement Methodology dated 17<sup>th</sup> September, 2019. The buttresses shall be inspected by the Local Authority Conservation Officer at an agreed time prior to the completion of the reinstatement works.

Reason:

In order to preserve the character of the listed wall in accordance with Policy MD8 - Historic Environment of the Local Development Plan

3. Notwithstanding the plans and details submitted, works to implement the proposed access development shall not commence until engineering details of the new junction to Gileston Road and the composition (including materials, elevation and sectional detail) of the relocated wall have been submitted to and approved in writing by the Local Planning Authority. No further events shall be held until the junction has been fully constructed and wall and hedgerow translocated in accordance with the approved details.

Reason:

In the interest of visual amenity, highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MG27 - Glamorgan Heritage Coast, MD1 - Location of New Development, MD2 (Design of New Developments) and MD8 - Historic Environment of the Local Development Plan.

4. No structure or erection exceeding 0.9 metres in height shall be placed

within the 2m x 39m visibility splay identified on plan 18-015 c-S02 Rev F Access Road A1

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. No further events shall take place until the proposed parking arrangement has been fully implemented in accordance the details shown plan 7791-S01 Rev L Site Plan A1 and the parking and access arrangement retained for so long as the development remains in existence

Reason:

To ensure that satisfactory vehicle access, parking and turning facilities is provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. The wall and hedgerow translocation shall be carried out in full compliance with the methodology, timings and measures for future maintenance as specified in document: WWE19113 Ecology Supporting Statement.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG19 (Sites and Species of European Importance) of the Local Development Plan.

7. No further events shall take place at the site until a light mitigation strategy, including measures to reduce light spillage onto off-site habitat identified within WWE17215 - Ecological Report Jan 2018, has first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of ecology and to ensure compliance with 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 further events shall take place until development shall take place until detailed hard and soft landscaping scheme has first been submitted to and approved in writing by the Local Planning Authority. The landscaping

scheme shall include details of existing and proposed planting for the northern site boundary and the car parking area.

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) and MD8 (Historic Environment) of the Local Development Plan.

9. All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the undertaking of the next event or 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), MD1 (Location of New Development), MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

10. No further works to implement the proposed parking arrangement until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained on drawing number 7791-S01 Rev L Site Plan A1. The protection measures shall be implemented in full accordance with the approved details.

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

11. No amplified sound, including live or recorded music, shall be played on the site other than via the approved directional array system within the approved marquee location shown on plan 7791-S01 Rev L Site Plan A1. Where music continues beyond 23:00 the LAeq for Entertainment Noise (EN) shall not exceed the LA90 (WEN)\*, and the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band between 40 and 160Hz.

(\*WEN = representative background noise level without the entertainment

noise, both measured 1m from the façade of the noise-sensitive premises.)

Reason:

In the interests of residential amenity, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

12. No further events shall be held until a revised Noise Management Plan, covering both regulated and non-regulated entertainment noise sources, has been submitted to and approved by the Local Planning Authority. The plan shall establish a fixed dance floor volume level that thereafter will not be exceeded by the operator.

Reason:

In the interests of residential amenity, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

13. The land and buildings within the application site shall be used only as a wedding and conference venue and for no other purpose (including any other purpose in class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD8 (Environmental Protection) ] of the Local Development Plan.

14. No regulated or other entertainment shall be carried out outside the hours of 09:00 to 00:00hrs and no members of the guests/event attendees shall be permitted on the site outside the hours of 09:00 to 00:30.

Reason:

To ensure that residential amenity is protected and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) 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.

Having regard to Policies SP1– Delivering the Strategy, SP9 – Minerals, SP10 – Built and Natural Environment, SP11 – Tourism and Leisure, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species, MG22 – Development in Minerals Safeguarding Areas, MG27 – Glamorgan Heritage Coast, MG29 – Tourism and Leisure, MD1 – Location of New Development, MD2 - Design of New Development, MD7 – Environmental Protection, MD8 – Historic Environment, MD9 - Promoting Biodiversity, MD11 – Conversion of Rural Buildings and MD13 – Tourism and Leisure of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice within the Council's Supplementary Planning Guidance on: Biodiversity and Development; Conservation Areas in the Rural Vale; Conversion of Rural Buildings; Design in the Landscape; Minerals Safeguarding; Parking Standards; Tourism, Leisure and Development; and Trees, Woodlands, Hedgerows and Development, and the Gileston Conservation Area Appraisal and Management Plan, as well as national policies and guidance within Planning Policy Wales and TAN5 – Nature Conservation and Planning, TAN6 – Planning for Sustainable Rural Communities, TAN10 – Tree Preservation Orders, TAN11 – Noise, TAN12- Design, TAN13 – Tourism, TAN14 – Coastal Planning, TAN – Transport and TAN24 - Historic Environment, it is considered that the use of the site as a wedding and conference venue and associated works is acceptable in principle, in relation to the impacts upon the Glamorgan Heritage Coast, Gileston Conservation Area and the setting of the listed buildings within and adjacent to the site, is acceptable in relation to traffic generation, highway safety and parking, would not result in a significant detriment to the character and amenity of the area, to neighbouring amenity, is acceptable in relation to trees, hedgerows ecology and biodiversity and landscaping. The development also accords with Sections 69 & 72 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.