

No.

PLANNING COMMITTEE

Minutes of a remote meeting held on 24th February 2021.

The Committee agenda is available [here](#).

Present: Councillor: J.C. Bird (Chairman); Councillor Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll, S.T. Edwards, Dr. I.J. Johnson, M.J.G. Morgan, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillor L. Burnett

428 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 recorded via the internet and this recording archived for future viewing.”

429 APOLOGIES FOR ABSENCE –

These were received from Councillor B.T. Gray (Vice-Chairman); Councillors Ms. R.M. Birch, N.P. Hodges, G.C. Kemp, M.R. Wilson and Ms. M. Wright.

430 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 21st January 2021 be approved as a correct record.

431 DECLARATION OF INTEREST –

Councillor J.C. Bird (Chairman) declared a prejudicial interest in respect of Application No. 2020/01131/FUL The Stables, St. Andrews Road, St. Andrews Major. The nature of the interest was that Councillor Bird was a direct neighbour to the application site and therefore withdrew from the meeting prior to the application being considered.

In the absence of both the Chairman and Vice-Chairman of the Committee for Application No. 2020/01131/FUL, Councillor Eddie Williams was elected by the Committee as Chairman for the item.

No.

432 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.

2020/00351/OUT Received on 1 April 2020.

(p1)

APPLICANT: Welsh Ministers c/o Agent

AGENT: Miss Louise Darch WYG Planning and Environment, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD.

Land East of B4265 - Site A - Western Parcel, Llanmaes.

Outline planning permission with all matters reserved (other than existing access from Ffordd Bro Tathan) for residential development of up to 140 homes and associated development.

DEFERRED - Pending consideration of Future Wales: The National Plan 2040 and Publication of Planning Policy Wales (PPW) Edition 11 to ensure that the application submissions address all of the requirements set out in the aforementioned documents as published on 24th February 2021.

2020/00352/OUT Received on 1 April 2020.

(p41)

APPLICANT: Welsh Ministers c/o Agent

AGENT: Miss. Louise Darch WYG Planning and Environment, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD.

Land North of West Camp - Site B - Eastern Parcel, Llanmaes.

Outline planning permission with all matters reserved (other than existing access from Ffordd Bro Tathan) for residential development of up to 100 homes and associated development.

DEFERRED - Pending consideration of Future Wales: The National Plan 2040 and Publication of Planning Policy Wales (PPW) Edition 11 to ensure that the application submissions address all of the requirements set out in the aforementioned documents as published on 24th February 2021.

2020/01108/FUL Received on 18 September 2020

(p86)

APPLICANT: Mr Mathath 70, Eastgate, Cowbridge, Vale of Glamorgan, CF71 7AB.

No.

AGENT: Charles Champion Cowbridge Design, 32, Middlegate Court, Cowbridge, Vale of Glamorgan, CF71 7EF.

70, Eastgate, Cowbridge.

Demolition of existing storage, replacement storage area. Extensions to both kitchen and bar areas.

The application for planning permission was withdrawn by the Applicant after the publication of the committee agenda and deadline for matters arising papers for the meeting.

Therefore, the Operational Manager for Planning and Building Control verbally advised Committee Members of the withdrawal during the meeting itself and requested the Committee's continued consideration of the enforcement matter also related to the item.

Following consideration of the enforcement matter only in relation to this item, the Committee subsequently

RESOLVED –

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

- (i) The demolition of the building and all of its supporting structure; and
- (ii) The removal of all debris that results from the demolition of the building from the site.

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

Reason for decision

By virtue of its siting, form, materials and design, the building currently on site is considered to be an insensitively designed and visually incongruous form of development, which harms the amenity of neighbouring properties. The development is considered to be contrary to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment); MD2 (Design Of New Development); MD5 (Development Within Settlement Boundaries) of the Vale of Glamorgan Local Development Plan (2011 - 2026); Future Wales: The National Plan 2040; the Cowbridge with Llanblethian Conservation Area Appraisal and Management Plan and national guidance for development in conservation areas including Planning Policy Wales (Edition 11) and Technical Advice Note 12: Design.

No.

2019/00274/FUL Received on 8 January 2021.

(p102)

APPLICANT: Mr. Michael Renisson 48A, Eastgate, Cowbridge, Vale of Glamorgan, CF71 7AB.

AGENT: Mr. Michael Renisson 48A, Eastgate, Cowbridge, Vale of Glamorgan, CF71 7AB.

48A, (Bijou), Eastgate, Cowbridge.

Change of use of the site to D1 (Non-residential institution) nursery, including the use of a section of the outdoor area at the rear of the site as a play area.

APPROVED

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

Site Location Plan, Received 07/01/21

Addendum to the Planning Application for 48a Eastgate, Cowbridge (Car Parking Details), Received 08/11/20

Use Classes for Planning, Received 30/10/20

Plan Ref. 00525-GLP-PLN-DRG-000120, Parking to Rear, Received 27/08/19

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. Within 3 months of the date of this approval, an acoustic report shall be submitted in writing to the Local Planning Authority for approval. That report shall include:

- a measurement of typical daytime ambient noise levels to refer against the break out figures from inside no.48a Eastgate;
- a noise break out assessment to assess the existing levels of sound insulation afforded by the existing structures at the building; and
- any recommendations as may be required to bring the noise break out levels at the site to or below daytime ambient noise levels.

Any recommendations of the acoustic report shall be implemented on site within 2 months of the date that the acoustic report is approved in writing by the Vale of Glamorgan Council. All recommendations of the acoustic report shall be retained on site at all times thereafter.

No.

Reason:

To protect the amenity of adjoining neighbours and ensure compliance with Policy MD2 (Design of New Development) of the adopted Local Development Plan.

3. The three on-site car parking spaces and the rear access to the site shall only be used by staff of no.48a Eastgate and shall not be used at any time by customers.

Reason:

To ensure highway safety and ensure compliance with Policy MD2 (Design of New Development) of the adopted Local Development Plan.

4. The Outdoor Activity and Childrens Garden, identified on plan titled 'Use Classes for Planning', hereby approved shall only be used for a maximum of 2 hours within any one day, between the hours of:

09:00 – 16:00 from Monday-Friday; and
10:00 – 16:00 on Saturday, Sunday and Bank Holidays.

Reason:

To protect the amenity of neighbouring occupiers and ensure compliance with Policy MD2 of the adopted Local Development Plan.

5. The first floor of the application site shall only be used for purposes incidental to the use of the nursery and shall not be used at any time as space that is primarily used by children attending the nursery, unless permitted in writing by the Local Planning Authority.

Reason:

To protect the amenity of adjoining neighbours and ensure compliance with Policy MD2 (Design of New Development) of the adopted 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 and Future Wales: The National Plan 2040.

Having regard to Policies SP1 - Delivering the Strategy, SP6 - Retail, MG14 - Retail Uses within Town and District Retail Centres, MD2 - Design of New

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Development, MD5 - Development within Settlement Boundaries, MD7 - Environmental Protection and MD8 - Historic Environment of the adopted Local Development Plan; Future Wales: The National Plan 2040; as well as guidance contained within the Parking Standards SPG, TAN 4 Retailing and Commercial Development, TAN 11 Noise, TAN 12 Design and Planning Policy Wales Edition 11, the continued use of the ground floor and first floor of the building and the external works that have been carried out are considered acceptable in terms of the principle of development and the impacts they have on neighbouring amenity, car parking provision, highway safety and visual amenity.

2020/01131/FUL Received on 25 September 2020

(p120)

APPLICANT: Mr Paul Young 20 Durham Street, Grangetown, Cardiff, CF11 6PB.

AGENT: Miss Sophie Berry Beechwood Court, Long Toll, Woodcote, Reading, RG8 0RR.

The Stables, St. Andrews Road, St. Andrews Major.

Erection of agricultural building and retention of replacement hardstanding area.

Councillor Jonathan Bird withdrew from the meeting prior to the Committee's consideration of this item.

APPROVED

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. Prior to the commencement of the development, the hedgerow along the eastern boundary of the site shall be fenced off from the development, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The agreed scheme of fencing shall remain until works are completed.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance within the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

3. Prior to the first beneficial use of the proposed building, the bird boxes and bats boxes shown on plan RAC/8695/3 shall be installed and retained in perpetuity.

No.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance within the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

4. Prior to the first beneficial use of the development hereby approved, the existing gate at the site entrance off St Andrews Road shall be set back 10m from the edge of the adopted highway and shall only inwards into the application site.

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. Prior to the first beneficial use of the development hereby approved, the access from the boundary of the adopted highway to the relocated gate shall to be constructed in a bound material.

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.

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

RAC/8695/3 - Elevation Plan -Received 24/09/20

RAC/8695/2 - Site Plan - Received 30/11/20

RAC/8695/1 - Location Plan -Received 30/11/20

Planning Statement - Received 24/09/20

Ecology Appraisal - Received 04/11/20

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.

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

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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 and Future Wales: The National Plan 2040.

Having regard to policies SP1– Delivering the Strategy, SP9– Minerals, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, Policy MD9 - Promoting Biodiversity and Policy MD17 - Rural Enterprise of the adopted Local Development Plan; Future Wales: The National Plan 2040; as well as Planning Policy Wales (Edition 11) and Technical Advice notes, it is considered that the proposed new building and hardstanding would be necessary for the purposes of agriculture, and would have no demonstrable impact on the wider landscape or amenities of nearby properties, locality or highway safety and minerals.