

No.

PLANNING COMMITTEE

Minutes of a Remote meeting held on 27th October, 2021.

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

The Meeting recording is available [here](#).

Present: Councillor J.C. Bird (Chair); Councillor B.T. Gray (Vice-Chair);
Councillors: J. Aviet, R.M. Birch, C.A. Cave, P. Drake, V.P. Driscoll, S.T. Edwards,
N.P. Hodges, Dr. I.J. Johnson, G.C. Kemp, A.C. Parker, L.O. Rowlands,
N.C. Thomas, E. Williams, M.R. Wilson and M. Wright.

Also present: Councillor K.F. McCaffer (Cabinet Member for Leisure, Arts and Culture).

| Name of Speaker | Planning Application No. and Location | Reason for Speaking |
|------------------------|--|---|
| D. Knevett | 2021/00363/FUL - Belle Vue Pavilion, Penarth | The applicant or their representative |
| M. Hodgkinson | 2021/00363/FUL - Belle Vue Pavilion, Penarth | The applicant or their representative |
| A. Carter | 2021/00508/FUL - Windward Terminal, Atlantic Way, Barry Docks, Barry | The applicant or their representative |
| D. Hall | 2021/00524/HAZ - Windward Terminal, Atlantic Way, Barry Docks, Barry | The applicant or their representative |
| J. Davies | 2021/01089/FUL - 11 Clinton Road, Penarth | Objector to the application or their representative |

Councillor McCaffer spoke on application 2021/00363/FUL – Belle Vue Pavilion, Penarth in her capacity as Vale of Glamorgan Council Cabinet Member for Leisure, Arts and Culture and on application 2021/01089/FUL – 11 Clinton Road, Penarth in her capacity as the Vale of Glamorgan Member for the Plymouth Ward.

503 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 live streamed as well as recorded via the internet and this recording archived for future viewing”.

504 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 29th September, 2021 be approved as a correct record.

No.

505 DECLARATION OF INTEREST –

No declarations were received.

506 BARRY BIOMASS INDEPENDENT REVIEW REPORT (REF) –

The reference from Cabinet of 27th September, 2021 was presented to Committee as contained within the agenda and Members were reminded that the report was for noting only.

Planning Committee, having considered the reference

RESOLVED – That the contents of the report be noted.

Reason for decision

Following consideration of the Barry Biomass Independent Review Report.

507 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 implementation of Section 32 of the Building Act 1984 be implemented and the serving of Notices as listed in Section E of the report be noted.

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

RESOLVED – T H A T the applications as outlined within the report, on pages 11 through 29, under the above delegated powers be noted.

No.

509 APPEALS (HRP) –

RESOLVED –

- (1) T H A T it be noted that no Appeals had been received at the time of the meeting taking place.
- (2) T H A T it be noted that no Enforcement Appeals had been received at the time of the meeting taking place.
- (3) T H A T the Planning Appeal decision as detailed in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals Decisions had been received at the time of the meeting taking place.
- (5) T H A T the statistics relating to appeals for the period April 2021 – March 2022 as detailed in Section E of the report be noted.

510 TREES (HRP) –

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 36 and 37, as determined by the Head of Regeneration and Planning under delegated powers be noted.

- (ii) To Confirm Tree Preservation Order No. 3, 2021 for Trees at Ewenny Priory, Abbey Road, Ewenny –

The report related to Tingle Wood at Ewenny Priory, between the villages of Corntown and Ewenny. Tingle Wood, along with several other areas across the historic Ewenny Priory Estate, was subject to a licence to thin trees by Natural Resources Wales as part of a wider woodland management plan. An email was received by the Council in August 2021 expressing concern over the extent of tree felling that had already taken place along Corntown Road and that Tingle Wood was under threat of the same level of felling.

RESOLVED – T H A T the Tree Preservation Order relating to land at Tingle Road, Ewenny be confirmed.

Reason for decision

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.

No.

511 PLANNING APPLICATIONS (HRP) –

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.

2021/00363/RG3

Received on 25 June 2021

(P. 55)

APPLICANT: Vale of Glamorgan Council Court Road Depot, Barry Road, Barry, CF62 9BG

AGENT: Mr Huw Davies Civic Offices, Holton Road, Barry, CF63 4RU

Belle Vue Pavilion, Albert Crescent, Penarth

Demolition of existing bowling pavilion and adjacent ancillary buildings, and removal of 3 no. existing trees. Construction of new shared use community building and associated external works to create level pedestrian access.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00364/CAC

Received on 16 March 2021

(P. 82)

APPLICANT: Vale of Glamorgan Council Court Road Depot, Barry Road, Barry, CF62 9BG

AGENT: Mr Huw Davies Civic Offices, Holton Road, Barry, CF63 4RU

Belle Vue Pavilion, Albert Crescent, Penarth

Demolition of existing bowling pavilion and adjacent ancillary buildings, and removal of 3 no. existing trees. Construction of new shared use community building and associated external works to create level pedestrian access.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00508/FUL

Received on 12 April 2021

(P. 91)

APPLICANT: Harp International, C/o Agent

AGENT: Mr Andy Carter AJ Carter Consulting, 450, Groveley Lane, Cofton Hackett, Birmingham, B45 8UQ

No.

Windward Terminal, Atlantic Way, Barry Docks, Barry

Change of use from general industrial to LPG storage and distribution facility (sui generis) with ancillary structures.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00524/HAZ

Received on 12 May 2021

(P. 104)

APPLICANT: Harp International, C/o Agent

AGENT: Mr Andy Carter, 450 Groveley Lane, Cofon Hackett, Birmingham, B45 8UQ

Change of use from general industrial to LPG storage and distribution facility (sui generis) with ancillary structures.

Windward Terminal, Atlantic Way, Barry Docks, Barry

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00909/FUL

Received on 28 July 2021

(P. 112)

APPLICANT: Leigh Jones C/O Agent

AGENT: Miss Meja-Marie Hubbarde Rhughes Designs, Studio 1, The Platform, Hemmingway Road, Cardiff, CF10 5LS

Ty J, The Verlands, Cowbridge

Variation of Conditions 2 (Plans) 10 (Sample) 11 (Means of enclosure) and 14 (Materials) of Planning Permission 2010/01166/FUL: New dwelling.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

No.

2021/00958/FUL

Received on 16 July 2021

(P. 127)

APPLICANT: Mr Peter Zehetmayr Tower Hill Residential Home, 54 Plymouth Road, Penarth, CF64 3DB

AGENT: Mr Peter Zehetmayr Tower Hill Residential Home, 54 Plymouth Road, Penarth, CF64 3DB

Tower Hill Residential Home, 54, Plymouth Road, Penarth

Retention of a single-storey Visitor Pod / Garden Office Unit placed on a concrete base in the rear garden, to provide a safe visitor facility for Residents of the Care Home as well as additional office space

RESOLVED –

- (1) T H A T the application for the retention of the visitor pod / office be refused.
- (2) 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 removal of the visitor pod / office from the site.
- (3) T H A T in the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reason for decisions

By virtue of its siting, design, scale, form and materials the building represents a highly discordant and prominent feature within the street scene that fails to preserve or enhance the character and appearance of the Penarth Conservation Area. The development is therefore contrary to the aims of Policies MD2 (Design of New Development), MD5 (Development within Settlement Boundaries) and MD8 (Historic Environment) of the Vale of Glamorgan Local Development Plan 2011-2026, the advice within the Council's Supplementary Planning Guidance Penarth Conservation Area Appraisal and Management Plan, Planning Policy Wales Edition 11 (2021) Technical Advice Notes 12 – Design and 24 – Historic Environment and the provisions of Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2021/01089/FUL

Received on 28 July 2021

(P. 140)

APPLICANT: Jones 11, Clinton Road, Penarth, CF64 3JB

AGENT: Mr Rhys Hughes 70 Heol Hir, Cardiff, CF14 5AB

11, Clinton Road, Penarth

Demolish existing rear garage and substantial glass car port and replace with rear and side extension.

No.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.