

No.

PLANNING COMMITTEE

Minutes of a remote meeting held on 25th January, 2023.

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

The recording of the meeting is available [here](#).

Present: Councillor N.C. Thomas (Chair); Councillor S.D. Perkes (Vice-Chair); Councillors G. Bruce, I. Buckley, C.A. Cave, C.E.A. Champion, C.M. Cowpe, P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, Dr. I.J. Johnson, H.M. Payne, I.A.N. Perry, C. Stallard, E. Williams and M.R. Wilson

646 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair 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.”

647 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 21st December, 2022 be approved as a correct record.

648 DECLARATIONS OF INTEREST –

| | | |
|------------------------|---|--|
| Councillor A.M. Ernest | 2022/00918/FUL - 96 Lavernock Road, Penarth | Prejudicial Interest – Councillor Ernest had predetermined the application as local ward member and therefore withdrew from the meeting for the item. |
|------------------------|---|--|

649 SITE INSPECTIONS (CX) –

RESOLVED – T H A T the attendance of the following Councillors at the site visits held on 21st December, 2022 be noted:

Apologies for both Site Visits (A and B) were received from Councillors G. Bruce, C.M. Cowpe, P. Drake and C. Stallard

Apologies for Site Visit A only were received from Councillor N.P Hodges

No.

Apologies for Site Visit B only were received from Councillor A.M. Ernest

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| (a) 96 Lavernock Road, Penarth | Councillor N.C. Thomas (Chair); Councillors A.M. Ernest, and Dr. I.J. Johnson. |
| (b) Albert Road Methodist Church, Penarth | Councillor N.C. Thomas (Chair); Councillors C.E.A. Champion, N.P. Hodges and Dr. I.J. Johnson. |

650 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.

651 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 7 through 16, under the above delegated powers be noted.

652 APPEALS (HRP) –

RESOLVED –

- (1) T H A T it be noted that no Planning 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 Decisions, as detailed in Section C of the report, be noted.
- (4) T H A T it be noted that no Enforcement Appeal 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 2022 – March 2023, as detailed in Section E of the report, be noted.

No.

653 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report on pages 20 to 21, as determined by the Head of Regeneration and Planning under delegated powers, be noted.

654 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.

2022/00918/FUL Received on 11 August 2022

(P22)

APPLICANT: Glen Thomas Architecture 112 Kimberley Road, Penylan, Cardiff, CF23 5DN

AGENT: Mr Richard Wood 112 Kimberley Road, Penylan, Cardiff, CF23 5DN

96, Lavernock Road, Penarth

Loft conversion with rear dormer. Rear single storey, flat roof extension with first floor extension. General internal remodel. Modernisation of front porch. Alteration to front fenestration

REFUSED

1. By reason of its scale, form, and proximity to the boundary with the neighbouring property, the proposed extension would result in an imposing and overbearing impact on the neighbour at number 94, Lavernock Road to such an extent that it would unacceptably impact upon the living conditions of the occupiers and the amount of light reaching that property. The proposal is therefore contrary to the advice set out in the Council's Supplementary Planning Guidance on Residential and Householder Development, Policy MD2 (Design of New Development) and Policy MD5 (Development within Settlement Boundaries) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.Council's LDP.

Reason for decision

The decision to recommend 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

No.

Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.