

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 20 JULY, 2023

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

**Decision Codes:**

A	Accepted
AC	Approved Conditionally
AW	Accepted (Welsh Water)
R	Refused

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2021/0232/BN	A W	Well Field, South Road, Sully. CF64 5TY	Single storey extension
2021/0610/BN	A	21, Andover Close, Barry, CF62 8AG	Single storey wrap around extension 50sqm
2023/0001/RV	A	6, High Street, Cowbridge, CF71 7AG	Reversion application - Conversion of storage above shop to self contained flat
2023/0002/RV	A	10, Station Street, Barry, CF63 4LY	Loft conversion with dormer- Reversion from approved inspector
2023/0009/PO	AC	24, Avondale Road, Pontyrhydun, Cwmbran, NP44 1UD	Hip to gable loft conversion with dormer
2023/0010/PO	AC	Oak House, Wellfield Road, Marshfield, Cardiff, CF3 2UB	Single storey rear extension
2023/0011/PO	AC	1, Woodville Road, Cwm, Ebbw Vale, NP23 7RU	Single storey timber frame first floor extension
2023/0012/PO	AC	88, Llanedeyrn Road, Cardiff, CF23 9DZ	Single storey rear flat roof extension

2023/0013/PO	AC	71, Ty Draw Road, Cardiff, CF23 5HD	Take down existing flat roof to rear single storey structure and construction of first floor rear extension with fenestration changes to rear and side elevations; all with associated internal and external works
2023/0130/BN	A	The Old School, Llysworney, Cowbridge, CF71 7NQ	Timber framed conservatory with dwarf wall
2023/0181/BR	AC	Former Eagleswell Primary School, Llantwit Major. CF61 2LP	Emergency housing - 90 modular units / homes ranging from 1-4 beds
2023/0194/BN	A	10, Somerset View, Ogmore By Sea, CF32 0PP	Two storey rear extension with balcony, renewal of thermal element to single storey extension and internal alterations
2023/0225/BN	A	33, High Street, Penarth. CF64 1EZ	Dormer loft conversion
2023/0233/BN	A	33, Tennyson Road, Penarth, CF64 2RY	Replacement pitched roof
2023/0236/BN	A	67, Plassey Street, Penarth, CF64 1EP	Single storey side and rear extension
2023/0239/BN	A	Penn Onn, Heol Sant Y Nyll, St Brides Super Ely, CF5 6EZ	Installation of Sewage Treatment Plant
2023/0242/BN	A	52, Coleridge Avenue, Penarth, CF64 2SQ	Loft conversion with dormer
2023/0243/BN	A	Erwr Delyn Stud Farm, Sully Road, Penarth, CF64 2TP	2 new stables (B+E)
2023/0247/BN	A	36, Cae Canol, Penarth. CF64 3RL	Loft conversion with Velux windows, no dormer
2023/0249/BR	AC	22, Westward Rise, Barry, CF62 6PL	Single storey side extension

2023/0250/BN	A	92, Redlands Road, Penarth, CF64 2WL	Loft extension, hip to gable and rear dormer. Internal remodelling to the ground floor kitchen diner and first floor bathroom and box room
2023/0251/BN	A	21, West Farm Road, Ogmore By Sea, CF32 0PU	Ground floor flat roof rear extension (3m x 5m), loft conversion with two dormers
2023/0252/BN	A	8, Llandaff Close, Penarth, CF64 3JH	Partial alteration to foul drainage
2023/0253/BN	A	26, Archer Road, Penarth, CF64 3HJ	Single storey extension to kitchen
2023/0254/BR	AC	27, Lidmore Road, Barry, CF62 7NE	To part demolish existing rear lean to and construct new kitchen/dining room extension including new veranda
2023/0255/BN	A	Quantara House, Graig Penllyn, Cowbridge, CF71 7RT	Garage conversion
2023/0256/BN	A W	Rear of Broadacres, Cog Road, Sully, CF64 5TD	Conversion and extension of outbuilding to create a three bedroom dwelling
2023/0257/BN	A	3, Harriet Street, Cogan, Penarth, CF64 2JY	Renewal of all roof elevations and rear annexe elevation
2023/0258/BN	A	305, Barry Road, Barry, CF62 8BJ	Single storey extension
2023/0259/BR	AC	68, Clos Yr Wylan, Barry, CF62 5DB	Three storey rear extension to house lift, balcony to first and second floors, remove windows and replace with doors to access balconies
2023/0260/BN	A	15, Denys Close, Dinas Powys. CF64 4JR	Re-roof
2023/00261/BN	A	56, Westbourne Road, Penarth. CF64 3HB	Single storey side and rear extension
2023/0262/BN	A	Rear Chalets at Manor	Porch work incorporating

		House, Sully Road, Penarth. CF64 2TQ	existing bedrooms of chalets
2023/0263/BN	A	Langholm, The Common, Dinas Powys, CF64 4DT	Single and double storey extension, alterations to staircase and internal alterations forming utility, wc and pantry
2023/0264/BN	A W	5, Cae Garw, Dinas Powys, CF64 4UG	Single storey extension and create an open plan living/dining/kitchen area
2023/0265/BR	AC	1A, Liscum Way, Barry. CF62 8AB	Removal of existing conservatory. Proposed single storey front, side and rear extensions and associated internal alterations
2023/0266/BN	A	99, Court Road, Barry. CF63 1ET	Loft conversion
2023/0268/BN	A	26, Victoria Square, Penarth. CF64 3EL	Single storey extension to rear to replace existing extension with addition of porch and improved access to basement
2023/0269/BR	AC	Carreg Las, Redway Road, Bonvilston. CF5 6TR	4 bedroom detached dwelling
2023/0270/BN	A	54, Conybeare Road, Sully, Penarth. CF64 5US	Conservatory roof replacement
2023/0271/BN	A W	15, Rectory Drive, St Athan, CF62 4PD	Single storey rear extension less than 10m2 with new flat roof
2023/0272/BR	AC	Milverton, Peterston Super Ely, CF5 6LZ	Refurbishment and two storey extension
2023/0274/BN	A	30, Evenlode Avenue, Penarth, CF64 3PD	Rear single and double storey extension
2023/0275/BN	A	46, Cedar Way, Penarth, CF64 3NN	Single storey rear extension
2023/0276/BR	AC	Unit 13A, Atlantic Trading Estate, Barry, CF63 3RF	Proposed light industrial unit
2023/0277/BN	A	96, Glebe Street, Penarth. CF64 1EN	Full roof replacement including timbers

2023/0279/BR	AC	23, Cardiff Road, Barry. CF63 2QY	Conversion of property to 10 bedsit flats
2023/0280/BR	AC	5, Glastonbury Road, Sully, CF64 5PZ	Converting an existing WC and utility room into a level access shower room and smaller utility room. New drainage run required to receive waste from shower room
2023/0281/BR	AC	Sunnybank Cottage, Colwinston, CF71 7NJ	Single storey kitchen extension and minor internal alterations
2023/0282/BN	A	21, Coed-Y-Felin, Barry. CF62 6LG	Single storey extension to the rear
2023/0283/BR	AC	Tyn Y Cae Cottage, Peterston-Super-Ely. CF5 6NE	Conversion of stable to a holiday let.
2023/0284/BN	A	Fern Cottage, Llwynwydog Farm, Ystradowen. CF72 9JU	Proposed ground floor extension to form w.c and utility room
2023/0285/BR	AC	50, Clos Yr Ysgol, Dinas Powys. CF64 4RJ	Single storey rear extension
2023/0286/BN	A	25, Greenacres, Barry. CF63 2PJ	Loft conversion with dormer to the rear
2023/0287/BN	A W	7, Burdons Close, Wenvoe, CF5 6FE	Proposed single storey orangery extension to rear
2023/0288/BN	A W	1, Drylla, Dinas Powys. CF64 4UL	Two storey side extension and single storey rear extension
2023/0289/BN	A	6, Woodstock Mews, North Road, Cowbridge, CF71 7DF	To replace lounge window with French doors, opening into the room. Appropriate safety rail attached externally
2023/0290/BN	A	2, St John's Close, Cowbridge, CF71 7HL	Single storey extension and garage conversion
2023/0291/BR	AC	149, Woodlands Road, Barry, CF62 8ED	Rear single storey flat roof extension, internal remodelling and garage extension

2023/0293/BN	A	Ffynnon Deilo, Pendoylan, CF71 7UJ	Part Replacement of old with new drainage system from house to cesspit, knock through and window replacement.
2023/0294/BN	A	2, Cold Knap Way, Barry, CF62 6SQ	Construction of single storey double garage with wc and rear single storey extension for an integral workshop
2023/0295/BR	AC	Rock Cottages, Redwood Close, Boverton, Llantwit Major, CF61 1UT	Alterations & renovations & first floor side extension
2023/0296/BN	A	3, Elm Grove Lane, Dinas Powys, CF64 4AU	Replacing single garage with garage/store/garden room
2023/0297/BN	A W	142, Plassey Street, Penarth. CF64 1EH	Dormer loft conversion and internal remodelling with rear single storey extension
2023/0298/BN	A	7, Countess Place, Penarth. CF64 3UT	Re roof and Velux window
2023/0299/BN	A	4, Caynham Avenue, Penarth, CF64 5RR	Re-roof
2023/0300/BR	AC	20, Baron Road, Penarth, CF64 3UD	Single storey rear and side porch extension (47m2)
2023/0301/BN	A	32, Glastonbury Road, Sully, CF64 5PZ	Single storey extension 9m2
2023/0302/BR	AC	Greenfields, Ewenny Road, St Brides Major, CF32 0SA	Loft conversion
2023/0303/BN	A	10, Cherry Close, Dinas Powys, CF64 4RG	Single storey side extension (12m2), internal alterations to knock through, convert existing WC to en suite and replace single glazed windows.
2023/0304/BN	A	10, Walston Road, Wenvoe, CF5 6AU	Single storey side extension for disabled toilet and shower room (less than 10m2)

2023/0305/BN	A	54, Murch Road, Dinas Powys, CF64 4RD	Re-roof and new replacement windows
2023/0306/BN	A	26, Tennyson Road, Penarth, CF64 2RZ	Removal of internal wall
2023/0307/BR	AC	39, Boverton Brook, Llantwit Major. CF61 1YH	Proposed conversion of existing garage to living accommodation for disabled family member
2023/0308/BN	A	8, Summerland Crescent, Llandough Penarth. CF64 2PJ	Dormer loft conversion on the rear of our house.
2023/0309/BN	A	10, The Highlands, Old Barry Road, Penarth. CF64 2AR	First floor single storey extension, loft conversion and installation roof lights on the front and rear roof
2023/0310/BR	AC	2, Windyridge, Dinas Powys. CF64 4AW	Part single, part two storey extensions to side and re modelling works
2023/0311/BR	AC	Amelia Trust Farm, Walterston, Barry. CF63 3AS	The project involves the re-purposing of the existing café building on the farm. The building form comes from two adjacent dairy sheds attached, one against the other, parallel. We are extending a pair of gables to form a new entrance elevation defining the new Community Cafe.
2023/0312/BN	A	115, South Road, Sully, CF64 5SP	Cut and prepare aperture for Stannah through floor disabled lift
2023/0313/BN	A	40, Greenacres, Barry. CF63 2PJ	Garage conversion
2023/0316/BN	A	Hendre Plwcca, Tredodridge, Cowbridge. CF71 7UL	Alteration to internal walls and configuration of property as well as installation of new windows and driveway.
2023/0317/BN	A	Quantara House, Graig Penllyn, Cowbridge. CF71 7RT	External knock through with installation of bifold doors and internal alterations

2023/0318/BR	AC	2, Wimbourne Close, Llantwit Major, CF61 1QW	Conversion and extension of existing detached garage
2023/0320/BN	A	18, Windsor Terrace, Penarth, CF64 1AA	Construction of single storey garage
2023/0322/BN	A	1, North Walk, Barry, CF62 8BW	Remove a dividing wall between the kitchen and rear of the house. Installing 2 steel beams.
2023/0325/BN	A	31, Cwrt-y-vil Road, Penarth, CF64 3HP	Fitting of 3 UPVC sliding sash double glazed windows to rear
2023/0326/BN	A W	8, Darren Close, Cowbridge, CF71 7DE	Single storey rear extension, knock through between existing kitchen and dining room and structural opening for doors.
2023/0327/BN	A	27, Whitcliffe Drive, Penarth. CF64 5RY	Replacement of a glazed conservatory roof with a solid roof.
2023/0328/BN	A	25, Middlegate Court, Cowbridge, CF71 7EF	Knock through
2023/0331/BN	A	65, Coleridge Avenue, Penarth. CF64 2SR	Replacement of lintel
2023/0333/BN	A	5, Albert Crescent, Penarth, CF64 1DA	Demolish existing conservatory and lean to extension and build new single storey extension with side utility room
2023/0334/BN	A	14, Main Avenue, Peterston Super Ely. CF5 6LQ	Two storey extension to existing house and single storey rear
2023/0335/BR	AC	The Bothy, Pen Y Lan, Cowbridge. CF71 7RY	Single storey extension to enlarge the kitchen. Single storey extension replacing the existing conservatory
2023/0337/BR	AC	16, Castle Close, Boverton, CF61 1UU	Single storey extension to rear
2023/0338/BR	AC	Robin Hill, St Hilary, CF71 7DP	Replacement dwelling



(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2023/0231/BN	R	52, Althorp Drive, Penarth, CF64 5FF	Demolition of existing single storey side extension. Construction of new 2 storey side extension and single storey extension to rear
2023/0263/BN	R	Langholm, The Common, Dinas Powys, CF64 4DT	Single and double storey extension, alterations to staircase and internal alterations forming utility, WC and pantry
2023/0273/BN	R	1, Ringwood Crescent, St Athan, CF62 4LA	Re-roof and dormer construction to existing loft conversion
2023/0292/BN	R	23, Cae Canol, Penarth, CF64 3RL	Single storey extension to rear with canopy & new access to garden room less than 10m <sup>2</sup>
2023/0314/BN	R	6, Uplands Crescent, Llandough. CF64 2PR	Loft conversion with rear flat roof dormer

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2023/0075/AI	A	5, Byrd Crescent, Penarth. CF64 3QU	Dormer loft conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2023/0076/AI	A	16, Marloes Close, Barry, CF62 9EL	Replacement of existing conservatory roof with a Warm Roof System
2023/0077/AI	A	Castle View, Wick Road, St. Brides Major. CF32 0SF	Loft conversion and extended bedroom with balcony
2023/0078/AI	A	100, Jenner Road, Barry. CF62 7HL	Loft conversion with rear dormer and associated work

2023/0079/AI	A	Tanglewood, Penmark. CF62 3BP	Replacement of an existing conservatory roof and frames
2023/0080/AI	A	30, Wenvoe Terrace, Barry. CF62 7ES	Removal of chimney to ground floor level, external structural alterations and replacement drainage (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2023/0081/AI	A	Pwll Y Darren Farm, Welsh St Donats, Cowbridge, CF71 7SS	New dwelling with basement
2023/0082/AI	A	71, Broadway, Llanblethian, Cowbridge. CF71 7EY	Two storey rear extension to lower ground and ground floor, new door and glazing and new terrace to first floor (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2023/0083/AI	A	5A, Goldsland Place, Barry, CF62 7NJ	Single storey extension to rear of property
2023/0084/AI	A	14, Dylan Close, Llandough, Penarth, CF64 2PA	Two storey rear extension and remodelling of existing property
2023/0085/AI	A	2, Adenfield Way, Fontygary, Rhoose, CF62 3EA	Internal alterations, garage conversion and enclosure of alleyway to make integral
2023/0086/AI	A	7, Castle Road, Rhoose, CF62 3EU	Single storey rear extension
2023/0087/AI	A	Pebble Cottage, 11, Lakeside, Barry, CF62 6ST	Extension to existing ground floor terrace and 2 No. dormer extensions with balcony on the front elevation
2023/0088/AI	A	316, Gladstone Road, Barry. CF63 1NH	Loft conversion with rear dormer, en suite and

			associated works
2023/0089/AI	A	15, Tair Onen, Cowbridge. CF71 7UA	Porch re-build, re-build external wall, test electrics, heating and new external drainage
2023/0090/AI	A	Glanavon, Piccadilly, Llanblethian, Cowbridge. CF71 7JL	Two storey rear extension, first floor side extension, internal structural alterations, re roof to main property and replacement windows and doors
2023/0091/AI	A	2, Eithinen Ber, Barry, CF63 1FY	Single storey rear extension
2023/0092/AI	A	22, Oakfield Road, Barry, CF62 8PR	Loft conversion with rear dormer, hip-to-gable, en-suite and associated works
2023/0093/AI	A	13, Vale Court, Cowbridge, CF71 7ES	Single storey side/rear extension
2023/0094/AI	A	4, Cardiff Road, Cowbridge, CF71 7EP	Single storey rear extension
2023/0095/AI	A	Homri Barn, St Nicholas, CF5 6SG	Detached garage
2023/0096/AI	A	Dyffryn House, St. Nicholas. CF5 6SU	Proposed passive fire protection measures to Dyffryn Hall
2023/0097/AI	A	14, Kathleen Street, Barry, CF62 6JX	Single storey side/rear extension
2023/0098/AI	A	Unit C and (Former Dreams and Football Fiesta), Valegate Retail Park, Cardiff. CF5 6EH	Proposed internal alterations and fit out works to an existing retail unit to create a Poundland Store
2023/0099/AI	A	Grape Tree, 22, Windsor Road, Penarth, CF64 1JH	New thermal elements to existing flat roof
2023/0100/AI	A	24, Marine Walk, Ogmore By Sea, CF32 0PQ	Single storey extension to existing garage, internal structural alterations and external structural openings
2023/0101/AI	A	Renishaw Plc, Miskin Business Park, Miskin,	Conversion of existing service building to create a

		Pontyclun, CF72 8XY	new canteen facility, first floor gym/officers and new second floor office space
2023/0102/AI	A	51, The Parade, Barry, CF62 6SF	Loft conversion and associated works
2023/0103/AI	A	Greenfield House, Flemingston Road, Flemingston, CF62 4QJ	Multiple internal alterations, infill ground floor extension (butler room, W.C and entrance porch) linking house to garage

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **20 JULY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

**Decision Codes**

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

2013/00833/2/C D	A	Opposite Hensol Villas, Hensol	Discharge of conditions 11 (landscaping scheme), 13 (tree protection details) and 14 (means of enclosure) of planning permission ref. 2013/00833/FUL (Creation of sports training pitches, erection of maintenance facilities, associated car parking and internal roadway)
2013/00833/3/C D	A	Opposite Hensol Villas, Hensol	Discharge of conditions 4 (planting plan for the nature areas), 5 (ecology protection and management plan), 6

			(reptiles), 7 (invertebrates), 8 (programme for archaeological work) and 19 (invasive plant species (including Japanese Knotweed)) of planning permission 2013/00833/FUL (Creation of sports training pitches, erection of maintenance facilities, associated car parking and internal roadway opposite Hensol Villas, Hensol)
2015/00249/7/C D	A	Land to the East of St. Nicholas	Discharge of Condition 7 (LAP). Planning permission ref: 2015/00249/FUL - Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville
2015/00249/8/C D	A	Land to the East of St. Nicholas	Discharge of Condition 13 (Landscaping Scheme). Planning permission ref: 2015/00249/FUL - Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville
2016/01444/2/N MA	A	1A, Treharne Road, Barry	Non Material Amendment - Change type of fence to top of new boundary wall from ranch style to metal railing type. Planning permission ref: 2016/01444/FUL - Proposed demolition of existing outbuilding and garage and erection of 2 no. new cottages

2018/00482/1/N MA	A	Gardeners Mews, Hensol Castle Estate, Hensol	Non Material Amendment - Changing the wording of Condition 7 (Programme of historic building recording and analysis). Planning permission ref: 2018/00482/HYB - Hybrid planning application as an 'enabling development' to facilitate the restoration of Hensol Castle, comprising of the following: Site 1: Full Application: for the erection of 10 dwellings and associated access and works on land at Gardeners Mews to the north of the Walled Garden, Hensol. Site 2: Outline Application: for the erection of 6 detached dwellings and associated access and works on land to the west of Sail Newydd, Hensol
2018/01231/5/N MA	A	Cwrt Canna, Ruthin Road, Llangan	Non Material Amendment - Substitution of approved plans listed under Conditions 2, 8, 17 and 19 of the planning permission. Planning approval 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
2019/00423/1/N MA	A	79, Penlan Road, Llandough	Non Material Amendment - Additional rear door to utility room, variation of the location of the utility room window to the rear

			<p>elevation (east), a reduction in size of bifolding doors and amended size and location of roof lantern. Also the variation of the location and size of the window to the side (south elevation). This window is non-openable to a height of approximately 1.75m and will be glazed with obscure glazing to maintain privacy of neighbours. Its size is 1210mm wide x 450mm high. Roof lantern size increased and relocated to allow more natural light into middle reception room which was in shadow. Planning permission ref 2019/00423/FUL - Single storey extension to rear elevation</p>
2019/01041/7/C D	A	Pencoedtre High School, Merthyr Dyfan Road, Barry	<p>Discharge of Condition 13 (Highways 1 - cycling / pedestrian facilities). Planning approval 2019/01041/RG3 - Construction of a replacement secondary school building at the site of the existing Pencoedtre High School, sports facilities, and associated works (including landscaping, access and engineering works) along with the demolition of the existing secondary school building at Pencoedtre High School, Merthyr Dyfan Road, Barry.</p>
2019/01061/3/C D	A	Sea View Labour Club, Dock View Road, Barry	<p>Discharge of Condition 3 site enclosures (redischarge); Condition Outdoor Amenity Area Design (soft / hard</p>



2019/01061/3/N MA	A	Sea View Labour Club, Dock View Road, Barry	<p>landscaping), demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 20 no. affordable apartments and the erection of a new detached 2 storey apartment building to the rear to provide 8 no. affordable apartments (Use Class C3), together with a widened existing vehicular access to car parking spaces, cycle store, bin store, ancillary works and uses</p>
			<p>Non Material Amendment application for the rewording of Condition 2 (List of Approved Plan) to allow for the substitution of approved plans relevant to permission 2019/01061/FUL. Planning permission 2019/01051/FUL - Demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 20 no. affordable apartments and the erection of a new detached 2-storey apartment building to the rear to provide 8 no. affordable apartments (Use Class C3), together with a widened existing vehicular access to car parking spaces, cycle store, bin store, ancillary works and uses</p>

2019/01061/4/N MA	A	Sea View Labour Club, Dock View Road, Barry	Non Material Amendment - Application for the rewording of Condition 4 (Parking Layout) and Condition 6 (Drainage Scheme). Planning permission ref: 2019/01061/FUL - Demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 20 no. affordable apartments and the erection of a new detached 2-storey apartment building to the rear to provide 8 no. affordable apartments (Use Class C3), together with a widened existing vehicular access to car parking spaces, cycle store, bin store, ancillary works and uses
2019/01408/3/N MA	A	Northfields, Land off Cowbridge Road, St. Athan	Non-Material Amendment to replace the Maidstone house types at plots 74, 186, 187, 219, 220 and 223 to the Ellerton house type, amend exterior surfacing on Plot 95, the position of boundaries on Plots 163-165, and addition of public benches and bins. Planning permission ref: 2019/01408/RES - All reserved matters including appearance, landscaping and layout of outline planning permission 2016/01427/OUT for a residential development of up to 253 units and associated works

2019/01423/1/C D	A	84, Victoria Road, Penarth	Discharge of Conditions 3 (Foul Drainage Details) and 5 (Details/additional details (bus stop). Planning approval 2019/01423/FUL - New dwelling at rear of 84, Victoria Road, Penarth
2020/00751/1/N MA	A	The Cider Barn, Crossways, Cowbridge	Non-Material Amendment - Site the container on a concrete pad of the same dimensions as the shipping container 10cm above ground height at the southern end of the shipping container. Planning permission ref. 2020/00751/FUL: Timber clad shipping container situated by my barn to be used for storage of cider / perry and as a shop / bar to sell my ciders and perries to customers by pre appointment as well as host small events / open bars to the public during the summer months (mid April till October) at The Cider Barn, Crossways, Cowbridge
2020/00930/LBC	A	Great House Farm Barn, Tyle House Close, Llanmaes	Proposed conversion and alteration of existing barn to form holiday let
2021/00914/FUL	A	The Coach House, First Floor Flat, Rear of 27, Newlands Street, Barry	Remove existing spiral staircase and platform declining due to erosion. Replace with modular steel decking and secure modular vertical staircase as advised
2021/01213/1/C D	A	19, Clos Cradog, Penarth	Discharge of Conditions 3 (Landscaping Scheme) and 5 (Ecological Enhancement Plan). Planning permission ref

			2021/01213/FUL - Combine 2 parcels of land into 1 garden space and erect log cabin in the new garden area. 2 TPO's in the proposed garden area
2021/01444/3/C D	A	Colcot Health Clinic, Winston Road, Barry	Discharge of Conditions 17 (Provision of Cycle Parking), 18 (Means of Enclosure) and 19 (Materials of Construction). Planning approval 2021/01444/RG3 - Demolition of existing clinic building and construction of 100% affordable flatted development consisting of 12 one-bedroom units including associated works
2021/01558/1/C D	A	The Lyddens, 12, Llanmaes Road, Llantwit Major	Discharge of Condition 7 (CEMP). Planning permission ref: 2021/01558/FUL - Four detached bungalows with parking served off private driveway
2022/00069/1/N MA	A	130, Colcot Road, Barry	Non Material Amendment - We have reduced the size of the extension, changed the roof profile and amended the connection between the existing house and the extension. Planning permission ref: 2022/00069/FUL - Demolition of existing garage and construction of single storey extension to the rear of the property
2022/00247/FUL	A	3, Pwll Y Min Crescent, Peterston Super Ely	Rear single storey extension and air source heat pump in the front garden located behind an existing timber screen

2022/00300/LBC	A	3, Pwll Y Min Crescent, Peterston Super Ely	Rear single storey extension and other works
2022/00372/FUL	R	8, Cae Glas, Barry	Hip to gable roof extension. Construction of front and rear dormer with Juliette balcony to the rear and rendering of ground floor elevations
2022/00382/FUL	A	Penuchadre Farm, Wick Road, St Brides Major	Removal of Condition 3 and variation of Conditon 4 of 2020/01173/FUL - Erection of a wooden hut within existing silage pit walls for a milk vending machine. Proposed parking and additional access. Removal of stone wall for gates and construction of new stone wall and post and rail fence
2022/00449/FUL	A	Wild Rose Cottage, Duffryn Lane, St. Nicholas	Proposed mixed unit holiday accommodation scheme
2022/00452/RES	A	St. Athan Boys Village, St. Athan	Approval of Reserved Matters (Access, Appearance, Landscaping and Layout) for demolition of part demolished, fire damaged and derelict former C1 residential buildings. Construction of 14 no. link dwellings (40% affordable), and the conversion of the existing chapel into a dwelling and the retention/extension of the caretaker's bungalow (2016/00369/OUT)
2022/00511/FUL	R	25, Picketston Close, Eglwys Brewis	Proposed 2 storey side extension, internal alterations, garage conversion and single storey extension to form kitchen/family room

2022/00513/FUL	A	Holmfield, Broughton Road, Wick	Proposed garage/store attached to existing garage store
2022/00609/ADV	A	122-124, The Waverley Care Centre, Plymouth Road, Penarth	Erection of new signage and logo above the front entrance
2022/00691/LAW	A	35, Sherbourne Close, Barry	Demolish existing conservatory, construct single storey rear extension
2022/00716/FUL	A	Rock House, 9, Beach Road, Penarth	Proposed replacement windows to existing conservatory and proposed replacement and extension to existing raised decking
2022/00731/FUL	A	Units 9, 10 and 11a, Heritage Business Park, Wick Road, Llantwit Major	Proposed construction of 7 industrial units in 2 blocks, car and cycle parking, refuse storage facilities
2022/00799/FUL	A	The Old Barn, Ham Farmhouse, Graig Penllyn	Internal and external adaptations to the existing dwelling and a single storey extension to replace an existing lean-to conservatory. A catslide dormer and skylights are proposed to the roof
2022/00931/FUL	R	Cliff Haven Residential Home, 10 Clive Crescent, Penarth	Demolition of the existing single storey side extension, existing detached office and retaining walls and external staircases. Construction of a new single storey side extension at ground floor level and a new single storey rear extension at first floor level. Formation of a new rear terrace at ground floor level with excavations, new retaining walls and extended store. Internal alterations and reconfiguration of existing

			accommodation with new service lift. Refurbishment and restoration of existing external features. New pitched dormer windows on front elevation to replace existing box dormer. Change of use from existing residential care home (Residential institutions Class C2) to a new Daycare Nursery (Non-residential institutions Class D1).
2022/01075/FUL	R	10, Porthkerry Road, Rhoose	Demolition of existing garage, Creation of first floor to existing bungalow, two storey rear extension and attached garage with associated works and alterations
2022/01165/FUL	A	15, Clos Cradog, Penarth	Change of use to incorporate existing woodland tract within existing garden to garden usage
2022/01174/FUL	A	Cross House, Clawdd Coch, Pendoylan	Variation of Conditions 2 (Plan specification) and 3 (Materials to match the existing) of planning approval 2022/00240/FUL - Proposed alterations and extensions to existing property. Insertion of 3 dormers on rear elevation and use of anthracite grey cladding to dormers.
2022/01180/FUL	A	Ty Cae Blodau, Llangan	New side (East) extension to existing horticultural unit and retrospective application for side (West) extension to horticultural unit
2022/01185/FUL	A	8, Paget Road, Barry	Proposed change of use and conversion of the first

			and second floor and extension of The Merrie Friars building (8 and 9, Paget Road, Barry Island) to create six residential units (five additional)
2022/01189/1/N MA	A	Land adjacent to The Windmills, St. Athan Road, Cowbridge	Non Material Amendment - To soften the visual appearance of the upgraded agricultural access works currently installed whilst ensuring highways safety. Vehicle restraint system will be repositioned to align with the gated agricultural access and extend white line hatching. Planning permission ref: 2022/01189/FUL - Retrospective planning application for amended upgraded agricultural access with inclusion of barrier vehicle restraint system
2022/01192/FUL	A	Oakway Farm Stud, Groes Faen Road, Cardiff	Extension and realignment of existing manège to 60x40m (existing layout approved application 2008/01534/FUL of 802m <sup>2</sup> ), with 1.2m high perimeter fence and erection of LED flood lights to replace the existing.
2022/01193/FUL	R	Caerleon House, 4, Rhoose Road, Rhoose	New two storey extension to front/side elevations to infill space formed by a previous extension. New single storey extension to rear to replace existing conservatory and utility room. Reconfiguration of main roof and inclusion of new dormer provision at front and rear



2022/01197/FUL	A	Broadshoard House, 13, Westgate, Cowbridge	Construction of extended rear bedroom over ground floor kitchen and replacement of existing pitched roof over bathroom with new pitched roof
2022/01229/FUL	A	37, Greenmeadow Way, Rhoose	Ground floor rear extension and loft conversion
2022/01270/FUL	A	Rose Cottage, South Gate, Cowbridge	Dismantling of chimney stacks, installing a lead DPC tray and rebuilding the stacks to match current details, re-using the existing stone as far as possible. Replacing roof to match current detail reusing existing slates
2022/01298/FUL	A	19, Vincent Close, Barry	Demolition of existing garage and conservatory, proposed two storey side extension, single storey rear extension and roof space conversion with flat roof dormer and Juliette balcony
2022/01311/FUL	A	Unit 8, Tumulus Way, Llandow Trading Estate	Regularisation of the use of the site for shredding of wood waste wood for onward processing and associated waste management infrastructure
2022/01318/FUL	A	Unit 38, Vale Business Park, Llandow	The proposed development is to demolish an existing on site steel portal frame building and to construct a larger portal frame storage facility
2022/01326/FUL	A	Touchwood, Cwm Drive, Dinas Powys	Double storey extension to side of existing dwelling and single storey wrap around to front of existing dwelling, including proposed open structure to announce main entrance to

			dwelling. Demolition of structurally unsound pitched roof garage and replacement with flat roof garage with roof terrace. 2m high retaining wall to front boundary of site and new passenger gate adjacent to existing vehicular gates
2022/01334/LBC	A	Cwrt Yr Ala House, Michealston Le Pit Road, Michaelston Le Pit	Kitchen alterations and construction of a new single storey orangery (to replace existing conservatory)
2022/01362/FUL	A	71, Broadway, Llanblethian, Cowbridge	Removal of bay turret on rear elevation and replacement with new contemporary single and 2 storey extension with terraces. Removal of gable roof above garages on front elevation. New canopy above front door to provide shelter and break up the existing 2 storey glazed screen.
2022/01370/FUL	A	Treetops, Flanders Road, Llantwit Major,	Proposed single and two storey rear extension with roof terrace, single storey side extension and associated internal and external alterations
2022/01371/FUL	A	2, Salisbury Avenue, Penarth	Revisions to approval 2021/01202/FUL: Single rear extension complete with raised terrace and window to side formed into a door. Revisions to include redesigned roof and moving side wall in from boundary
2022/01374/FUL	A	129, Wordsworth Avenue, Penarth	First floor en-suite side extension

2022/01382/FUL	A	3-4, Uppercliff Close, Penarth	Proposed single storey front extension with terrace above, single storey rear extension and other internal alterations to property
2022/01383/FUL	A	Cliff House, Channel View, Penarth	Demolition of existing three storey property and garage. Construction of part two storey / part three storey replacement dwelling
2023/00005/FUL	R	The Sycamores, St. Owains Crescent, Ystradowen	Take down existing garage/conservatory. Construct new two storey extension to side/rear elevation to provide family room, bedrooms and bathroom. Change bedroom into home office/study
2023/00014/FUL	A	Fingerpost Farm, Llancarfan	Construction of Equine Veterinary Rooms building associated with existing use
2023/00047/FUL	A	3, Vale View Close, Llandough, Penarth	Garage conversion - adding mezzanine level forming a habitable space. Dormer to rear of garage conversion. Smooth render to house in its entirety
2023/00060/1/C D	A	6, St. Fagans Avenue, Barry	Discharge of Condition 3 (Biodiversity Enhancement Details). Planning permission ref: 2023/00060/FUL - Double storey side extension
2023/00061/FUL	A	4, Park Tower, 15, Bridgeman Road, Penarth	Enlarge window 06 by increasing height 100mm, renew frame and form opening/install new window 08

2023/00069/FUL	A	1, Westward Rise, Barry	1st floor side and part 2 storey front extension, single storey rear infill extension, new porch extension and 2nd floor mezzanine. Associated internal alterations and remodelling of property. Removal of existing 2 storey porch/part bathroom extension and 1st floor bay window
2023/00072/FUL	A	Land adjacent to Ty Mynydd Farm, Welsh St. Donats	Proposed block of 3 stables, tack room and tractor shed
2023/00075/FUL	R	253, Holton Road, Barry	Conversion of existing coach house to flat with new doors and windows to the street elevation
2023/00076/FUL	A	Flat, 6, St. Nicholas Road, Barry	Change of use of existing first floor flat into offices linked to existing ground floor office
2023/00092/FUL	A	The Walled Garden, Wenvoe	Single storey bedroom and en-suite extension
2023/00097/ADV	A	Happy Garden Take Away, 16, Cardiff Road, Dinas Powys	New projection sign and display sign to replace the signs for the former business at the site
2023/00098/FUL	A	14, Dylan Close, Llandough, Penarth	Two storey rear extension, front dormer and remodelled porch roof
2023/00100/FUL	A	20, Baron Road, Penarth	Rear single story flat roof extension with raised patio. Single storey pitch roof side extension
2023/00102/FUL	A	Barons Court, Penarth Road, Penarth	Existing flat roof area to become drinks terrace with a retractable fabric awning and glass balustrade behind existing castellated parapet

2023/00103/LBC	A	Barons Court, Penarth Road, Penarth	Existing flat roof area to become drinks terrace with a retractable fabric awning and glass balustrade behind existing castellated parapet
2023/00116/FUL	A	Village Stores, 9, Station Road, Dinas Powys	New shop front
2023/00117/FUL	A	Highcroft, 4, Factory Road, Llanblethian	Erection of single storey unit to be used for storage/workspace. Walls to be finished in timber cladding
2023/00127/FUL	A	10, The Highlands, Old Barry Road, Penarth	Second floor side upward extension, loft conversion and installation of roof lights on the front and rear roof
2023/00128/FUL	R	29, Merlin Close, Penarth	Two storey side extension
2023/00130/FUL	A	49, Cae Canol, Penarth	Replace existing white upvc windows with grey aluminium windows
2023/00136/FUL	A	Plot adjacent to 34, Smithies Avenue, Sully	Addition of bedroom to roof terrace to existing planning permission. Approval of finishes to comply with conditions on existing permission
2023/00138/FUL	A	Greenmeadow, Cowbridge Road, St. Nicholas	Add a first floor storey with balcony, over existing ground floor footprint of the chalet bungalow and associated external alterations
2023/00140/FUL	A	2, Windyridge, Dinas Powys	Two storey side extension and internal remodelling
2023/00147/RG3	A	Leisure Centre, Andrew Road, Cogan, Penarth	Replacement of high level glazing and cladding and partial replacement of roof.

2023/00148/FUL	A	West Haven, Broughton Road, Wick	Removal of garage and outhouse. Construction of new two storey side and rear extensions with balconies, new porch to front elevation and alteration to dormers. Widening of vehicle access to improve highway safety
2023/00150/LBC	A	Rose Cottage, Gileston	Replacement of existing thatch roof
2023/00151/FUL	A	Birchwoodend, 13, Maes Y Coed, Barry	Removal and replacement of rear single storey extension, with raised terrace and steps down to lower level garden. Extension of first floor over existing garage
2023/00157/FUL	A	16, Laburnum Way, Penarth	Two storey and single storey rear extensions. Rear dormer loft conversion
2023/00160/FUL	A	1, Matthew Road, Rhoose	Loft conversion
2023/00163/FUL	A	47, Stanwell Road, Penarth	Proposed rear single storey extension and detached garden room, finishes to match existing
2023/00165/FUL	A	Marlborough Grange, Crossways, Cowbridge	Existing stone outbuilding at the rear of the house to be partially demolished to the front and the stone walls to be stabilised to form courtyard. New single storey side extension to the existing two storey semi-detached house. Planning history: Full Planning Permission, Ref. No 2022/00379/FUL, dated 1 September 2022

2023/00168/FUL	A	Rose Paddock, Pont Sarn Lane, Peterston Super Ely	Retention of wooden stables and new agricultural building for machinery and livestock
2023/00169/FUL	A	3, Four Acre, Llantwit Major	Loft conversion with dormer
2023/00178/FUL	A	128, Westbourne Road, Penarth	Single storey flat roof extension to replace an existing lean to kitchen plus alterations to the dining room fenestration and thermal upgrades
2023/00185/FUL	A	6, Plas St. Andresse, Penarth	Single storey extension to the side of the property, with new double doors to front elevation on ground and first floor
2023/00187/FUL	A	Ty Isha Farm, Heol Y March, Bonvilston	Retention of existing shepherd huts and proposed use for holiday and short term lettings
2023/00191/LAW	A	Garnllwyd Barns, Llancarfan	To provide a home, with care, for 5 young people with learning difficulties under the provision of Use Class C3(b). Building is currently C3 (dwelling house)
2023/00194/FUL	A	2, West Farm Close, Ogmore By Sea	Installation of a raised deck with glass balustrade and alterations to fenestration
2023/00196/FUL	A	Summerleaze, Church Lane, Welsh St. Donats	Demolition of existing conservatory, replace with a pitched roof wrap around single story extension. Change of cladding material to part of the existing house to match cladding on the proposed extension

2023/00197/FUL	A	11, Newbarn Holdings, St. Athan Road, Flemingston	Proposed two storey rear extension
2023/00198/FUL	A	Shandon, Church Street, Wick	Removal of existing conservatory and development of a garden room and garage
2023/00202/FUL	R	Llanmihangel Cottage, Llanmihangel	Proposed single storey extension to a dwelling used as a holiday let
2023/00203/LBC	R	Llanmihangel Cottage, Llanmihangel	Proposed single storey extension to a dwelling used as a holiday let
2023/00208/FUL	A	1, Church Row, St. Nicholas	Replacement doors and windows
2023/00210/FUL	A	5, Albert Crescent, Penarth	Demolish existing conservatory and lean to extension and build new single storey extension with side utility room. All finishes to match existing
2023/00214/LBC	A	HSBC, 61, High Street, Cowbridge	Minor internally and external works to accommodate for branch closure. Removal of external ATM, with internal and external apertures infilled with matching materials. Removal of external signage and CCTV equipment. Removal of internal branch furniture / equipment
2023/00215/FUL	A	11, Redlands Road, Penarth	Conversion to two flats and garage extension
2023/00216/FUL	A	16, Channel Close, Rhoose	First floor extension to front/side over existing ground floor study room and enclosure of existing canopy to provide enclosed porch with pitched roof and extended study



2023/00223/LAW	A	18, Chantry Rise, Penarth	Proposed single storey rear extension complying with permitted development requirements
2023/00229/LAW	A	7, Burdons Close, Wenvoe	Proposed orangery extension
2023/00230/FUL	A	2, Sutton Road, Llandow, Cowbridge	Single storey rear and first floor rear extension (Re-submission of previously refused application 2022/01043/FUL)
2023/00231/FUL	A	17, Blenheim Close, Barry	Erect a storm porch to the front elevation
2023/00232/FUL	A	24, Maes Y Gwenyn, Rhoose	Construct a boundary fence at the front and side of the property. Consisting of a number 2 brick piers with steel railings fixed between these piers. The height of the proposed fence will be <1m
2023/00233/FUL	A	1, Drylla, Dinas Powys	Proposed single storey rear extension and 2 storey side extension
2023/00236/FUL	A	Greenwaves, 11, Clevedon Avenue, Sully	Take down existing roof structure and increase roof height with proposed dormer extension. Demolish existing rear conservatory and pergola structure. Proposed single storey frontal enclosed extension. Part two storey and part single storey rear extension(s), with ground floor fenestration alterations to rear, side and front elevations and insertion of roof - Lights; All with associated external works including privacy screens and pergola structures

2023/00240/FUL	A	10, Windsor Terrace, Penarth	Single storey rear extension
2023/00241/FUL	A	Sigingstone Grange, Pleasant View Farm, Sigingstone	Single storey extension
2023/00242/FUL	A	18, Windsor Terrace, Penarth	Demolish existing flat roof single storey garage at the rear of 18 Windsor Terrace and construct a replacement single storey garage with a pitched composite roof.
2023/00243/FUL	A	3, St. Augustines Place, Penarth	Proposed single storey extension to rear. Existing single storey extension rebuilt with increased roof height. Proposed loft conversion with roof lights front and rear
2023/00245/FUL	A	21A, Lakeside, Barry	New dormer extension to the front of the property
2023/00250/FUL	A	149, Woodlands Road, Barry	Demolish existing lean-to/rear conservatory, build a proposed flat roof rear extension, build a side annex extension to courtyard, extend existing garage and internal remodelling. All finishes to match existing.
2023/00253/FUL	A	Cwrt Yr Ala Cottage, Michealston Le Pit Road, Michaelston Le Pit	Demolition of existing car port and garden shed. To be replaced with new garage
2023/00261/LAW	A	6, Cardiff Road, Dinas Powys	Erection of hip to gable loft conversion and rear flat roofed dormer roof extension

2023/00263/FUL	A	United Reformed Church, Windsor Road, Barry	Propose change of use of area of ground floor from B1 (Offices) to Offices (B1) and Lifestyle Units (D1)
2023/00266/LAW	A	16, Castle Close, Boverton, Llantwit Major	Single storey rear extension to provide additional kitchen/dining space
2023/00267/FUL	A	13, Earl Crescent, Barry	Demolish existing porch and build new front single storey porch with living room extension. All finishes to match existing
2023/00268/FUL	A	162, Jenner Road, Barry	Proposed ancillary annex, timber framed. Finished in Cedar Weatherboard cladding. Windows and rainwater goods to match existing. Slate roof. White upvc fascia and soffits
2023/00269/FUL	A	4, Dulverton Drive, Sully	Proposed ground and first floor side extension, all with associated external works
2023/00270/FUL	A	The Grange, Pen Y Turnpike Road, Dinas Powys	Proposed single storey extension to create kitchen / family space. Existing conservatory demolished and rebuilt in solid construction. Roof over entrance door revised
2023/00271/FUL	A	2, Station Houses, Fort Road, Lavernock	Existing rear extension removed and replaced with a new single storey glazed extension
2023/00272/FUL	A	15, Stanton Way, Penarth	Proposed loft conversion comprising hip to gable and new dormers to front and rear

2023/00278/FUL	A	Southdown, Church Close, Ogmore By Sea	Refurbishment of an existing 3 bedroom bungalow adding an additional storey and balcony to the front
2023/00279/FUL	A	19, Heol Draenen Wen, Culverhouse Cross, Wenvoe	Rear extension to house kitchen
2023/00284/LAW	A	158, Westbourne Road, Penarth	Flat roof refurbishment with a replacement timber/plywood/membrane covered flat roof on dormer section of roof
2023/00286/FUL	A	18, Trem Mapgoll, Barry	Loft conversion with front and rear dormers
2023/00296/LAW	A	17, Elm Grove Lane, Dinas Powys	Demolition of existing conservatory and construction of single storey rear extension. Alterations to front elevation to include entrance door
2023/00297/FUL	A	Sycamore Tree Inn, Coed Masarnen, Colwinston	The erection of a small decking area out the front of the pub, which will have tables for people to eat and drink on
2023/00298/FUL	A	Fern Cottage, Llwyn Nwyddog Farm, Cowbridge Road, Ystradowen	Proposed ground floor extension to form WC and utility room
2023/00299/FUL	A	Highfields, Ystradowen	Ground floor extension to the front right corner of the building. Convert double dormers to single larger dormers, alterations to vehicular access, internal remodelling throughout. Front entrance to the building relocated with new entrance feature provided.

2023/00300/FUL	A	21, Glebeland Place, St. Athan	Wrap around single storey extension (rear and side) with extended front porch. Loft conversion with large rear dormer, small dormer to the front over new staircase and two roof lights to the front within new bedroom space. Internal remodelling to suit extension and loft conversion
2023/00302/FUL	A	57, Bron Awelon, Barry	Proposed two storey side extension with internal alterations
2023/00303/FUL	A	Renishaw Plc, Miskin Business Park, Miskin	External alterations to the existing Service Building including external emergency staircase
2023/00304/FUL	A	2, Wimbourne Close, Llantwit Major	Extension to and conversion of existing garage
2023/00305/LAW	A	1 Glanymor, Boverton, Llantwit Major	Single storey extension to the rear elevation
2023/00307/ADV	A	Barry Town Hall, King Square, Barry	Erection of single flagpole with associated flag (BTC Coat of Arms)
2023/00308/FUL	A	18, Cherwell Road, Penarth	Material alterations to the rear, side and roof of the existing single storey extension
2023/00312/FUL	A	Rosebank, 8, Wick Road, Ewenny	Conversion of Existing Detached garage and alterations to exterior
2023/00314/FUL	A	186, Holton Road, Barry	Change of use from Use Class B1 (Office) to Use Class A1 (Hairdresser)

2023/00315/FUL	A	The Gables, South View, Rhoose	Single storey rear extension to enlarge dining room and provide additional siting area. Existing WC room to have additional shower space
2023/00322/FUL	A	Chessels, 12, Heol Y Gaer, Barry	Single and part two storey extensions to the side and rear including martial alterations
2023/00324/FUL	A	162, Jenner Road, Barry	Proposed loft conversion complete with hip to gable and dormer to rear
2023/00328/FUL	A	29, Park Crescent, Barry	A single storey rear extension and first floor extension to an existing two storey semi detached dental practice, to provide a new surgery room and improved staff facilities
2023/00329/FUL	A	9, Channel View, Ogmore By Sea	Vary condition 1 of 2018/00947/FUL - The development shall begin no later than five years from the date of this decision - Proposed rear extension
2023/00332/FUL	A	21, Fitzhamon Avenue, Llantwit Major	Single storey rear extension
2023/00333/FUL	A	10B, Pencoedtre Road, Barry	Side two storey extension and rear single storey extension and increase pitch of existing roof
2023/00341/FUL	A	3, Nurston Close, Rhoose	Existing garage to be extended and converted to bedroom. Existing porch to be reconfigured to provide new frontal access
2023/00342/PNA	R	Llwyn Nwydog Farm, Cowbridge Road, Talygarn	Agricultural building for livestock housing and storage for fodder

2023/00345/PNT	A	Tynewydd Road, Barry	Proposed 5G telecoms installation: 15m H3G street pole with cabinets and ancillary works
2023/00346/FUL	R	7, Brynhill Close, Barry	Take down existing single storey extension and replace with a new double storey extension
2023/00347/FUL	A	Bryanston, 2, Castle Court, Llantwit Major	Rear Ground floor extension to existing dwelling
2023/00348/LAW	A	9, Powys Place, Dinas Powys	New storage area and games room
2023/00349/FUL	R	Dunelm, Factory Road, Llanblethian, Cowbridge	Proposed off road parking for existing domestic dwelling
2023/00352/FUL	R	Sant Y Nyll Farm, Heol Sant Y Nyll, St. Brides Super Ely	Proposed change of use of agricultural land to residential curtilage. Demolition of existing agricultural building and erection of detached domestic garage and store
2023/00353/FUL	A	2, Carne Close, Cowbridge	Removal of the existing rear window and double doors, widening existing openings. Construction of single storey extension containing new utility room and kitchen
2023/00370/FUL	A	51, The Parade, Barry	Front aspect roof - replacement of existing unsightly Velux, that is forward opening, protruding from roof profile/not flush fitting and not colour matching to slate - to be replaced with sympathetic conservation style, flush fitting, non opening, colour matching window and tinted glass - aligned to existing window

			below for better symmetry. This will complement loft conversion and additional works proposed
2023/00377/FUL	A	Sonning, 19, Heol Sant Bridget, St. Brides Major	A rear one storey extension on one side to extend the office space. Plus a rear and side extension on the opposite side providing a garage space, an amenity space and a dining room
2023/00378/FUL	A	Balli Hai, 3, Coldbrook Road West, Barry	New ground floor front and side wrap around extension with openings and rooflights
2023/00389/RG3	A	Gladstone Primary School, Gladstone Road, Barry	Demolition of existing prefabricated canteen building. Erection of single storey canteen building with dining room and kitchen
2023/00390/FUL	A	21, Park Crescent, Barry	To change shop front to form access to residential accommodation
2023/00391/LAW	A	22, Maes Y Coed, Barry	Single storey ground floor extension on the existing front elevation of the property
2023/00395/FUL	A	161, Holton Road, Barry	Change of use of the ground floor to Learning and Non-Residential Institutions - Class D1 Provision of Education
2023/00399/FUL	A	2, South View, Boverton, Llantwit Major	Proposed kitchen extension



2023/00400/FUL	A	18, Robinswood Crescent, Penarth	Demolish existing porch and front of garage. Construct new single storey lean to roof wrap around front porch, side and partial rear extension (rebuild garage to suit). All finishes to match existing
2023/00407/FUL	A	123, Fonmon Park Road, Rhoose	Proposed first floor extension over existing garage / kitchen to form one bedroom
2023/00411/FUL	A	27, West Farm Road, Ogmore By Sea	The removal of the existing roof and the installation of a new roof with dormers to create a larger first floor layout. Internal alterations to the ground floor will consist of a new bathroom, staircase and better bedrooms.
2023/00414/FUL	A	75, Pontypridd Road, Barry	To change the hip roof to a gable roof on the right hand elevation. To add a dormer to the rear elevation. To add a flat roof ground floor extension to the right hand side of the rear elevation from the existing structure to the right boundary but not beyond the length of the existing structure
2023/00417/FUL	A	East Down Barn, St. Hilary	Change of use of existing ancillary building to holiday accommodation
2023/00423/LAW	A	34, Cardigan Crescent, Boverton, Llantwit Major	External - sun tubes to be added to the proposed front and rear elevation. Internal - alterations
2023/00424/FUL	A	The Acorns, Maendy Road, Aberthin	Replacement single storey side extension

2023/00425/FUL	A	1 Plymouth Road, Barry	Proposed alterations and upgrading of existing house in multiple occupation from 10 bedrooms to 12 bedrooms including a ground floor disabled suite and a proposed two storey Manager's accommodation in rear garden
2023/00426/FUL	A	19, Machen Street, Penarth	Demolish existing rear lean-to structure, and construction of proposed rear single storey extension and insertion of window to rear elevation; all with associated external works including ground level modifications to rear garden area
2023/00427/FUL	A	Glanville House, Town Mill Road, Cowbridge	Further extension to existing dwelling
2023/00432/FUL	A	37, Sandringham Close, Barry	Single storey lean to rear with wrap around extension
2023/00433/FUL	A	Burger King (uk) Ltd, Culverhouse Cross Retail Park, Culverhouse Cross	Recladding exterior of building and replacement signage
2023/00434/ADV	A	Burger King (uk) Ltd., Culverhouse Cross Retail Park, Culverhouse Cross	Replacement signage
2023/00435/RG3	A	Victoria Primary School, Cornerswell Road, Penarth	Demolition of existing outdoor shelter and store. Erection of single storey canteen building with dining room and kitchen
2023/00440/PNT	A	Land at Hickman Road, Penarth	The installation of 15m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto

2023/00444/PNT	A	Castle Drive, Dinas Powys	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets
2023/00446/FUL	A	Flat 3, 24, Victoria Square, Penarth	The installation of 2 x Roof lights (one at the front & one at the back) of the house.
2023/00458/FUL	A	46, Brockhill Way, Penarth	Conversion of garage into habitable space, internal alterations plus all associated works
2023/00471/FUL	A	Hunters Lodge, Graig Penllyn	Single storey side extension
2023/00476/FUL	A	97, Cedar Way, Penarth	Single storey rear and side extensions
2023/00480/FUL	A	46, Ffordd Cwm Cidi, Barry	Erect a conservatory to the rear elevation with a raised patio area
2023/00484/FUL	A	27, Lidmore Road, Barry	Part demolish existing rear lean to and construct new kitchen / dining room extension, including new veranda
2023/00485/FUL	A	Park Cottage, 28, Wick Road, Ewenny	Alteration to front driveway to give access to better off street parking for owner with walking difficulties.
2023/00488/FUL	A	21, Main Avenue, Peterston Super Ely	Single storey side extension to include a bathroom. Wall render to match existing. Windows to match existing
2023/00496/FUL	A	41, Cae Leon, Barry	Proposed single storey extension to rear, change of doors, windows and fascia's, small rear dormer loft conversion and changes to internal layout

2023/00498/FUL	A	5, The Paddocks, Penarth	Proposed single storey rear extension new solar panels to front elevation
2023/00502/FUL	A	Penllyn Estate Farm, Forage Farm Shop and Kitchen, Llwynhelig, Cowbridge	Extension and changes to the existing Forage Farm Shop and Kitchen, and associated works
2023/00504/FUL	A	Land East of Plas Dorlan (site of former Royal British Legion Club), High Street, Cowbridge	Change of use of existing enclosed land to private garden
2023/00515/FUL	A	53, Bron Awelon, Barry	Ground floor rear extension
2023/00525/FUL	A	115, South Road, Sully	Demolition of existing conservatory and utility room. Construction of single storey garden room to the rear of the property. Construction of single storey utility room to the side of the property
2023/00543/FUL	R	The Fig Tree, The Esplanade, Penarth	Erection of glazed enclosure beneath existing veranda to provide covered seating area to be used in an ancillary capacity to existing A3 use, all with associated external works
2023/00557/FUL	A	13, Cornerswell Road, Penarth	Loft conversion with dormers to rear
2023/00558/FUL	A	18, Tair Onen, St. Hilary	Proposed retention of ancillary outbuilding comprising a variety of uses including storage, office space and a guest suite
2023/00579/PNA	A	Llwyn Nwydog Farm, Cowbridge Road, Talygarn, Pontyclun	Proposed agricultural building for storage of machinery and fodder
2023/00584/FUL	A	4, The Lindens, Bradford Place, Penarth	Window alterations to front elevation of property.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **20 JULY 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2022/00248/OUT  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02391-Z4X0Y6  
Appellant: Mr and Mrs Leonard and Vivien Richards  
**Location: Derelict buildings at Siop Newydd, Heol Las, Monkash**  
Proposal: Conversion of derelict barn and farmhouse to create a dwelling and office as part of a live work arrangement  
Start Date: 16 May 2023

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LPA Reference No: 2022/01182/FUL  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02634-Z2D1M5  
Appellant: Mr & Mrs John Blain  
**Location: Rectory Mews, Rectory Road, Penarth**  
Proposal: Proposed 2 bedroom mews house  
Start Date: 22 May 2023

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LPA Reference No: 2022/00903/FUL  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02401-N2Z3X4  
Appellant: Mrs K Jones  
**Location: Whips Bungalow, Llandough, Cowbridge**  
Proposal: Proposed detached garage, repositioned entrance drive with access onto the highway, and curtilage extension, which will allow safe vehicular access onto the highway  
Start Date: 23 May 2023

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LPA Reference No: 2022/00232/FUL  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02669-P0B9K7  
Appellant: Mr Ali Alzahid  
**Location:** **36, Pill Street, Cogan, Penarth**  
Proposal: Single storey rear extension, first floor rear extension, loft conversion including rear dormer with alteration to rear garage to convert property into two self-contained two bed flats with external alterations (Amended roof design to that approved in 2020/00374/FUL)  
Start Date: 23 May 2023

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LPA Reference No: 2022/01230/FUL  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02725-J8B6M3  
Appellant: Phil and Linda Saunders  
**Location:** **17, Ardwyn Walk, Dinas Powys**  
Proposal: Existing balcony to front elevation to be extended complete with new finishes and glazed balustrading  
Start Date: 7 June 2023

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(b) Enforcement Appeals Received

LPA Reference No: ENF/2021/0300/PC  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02433-D0C4X4  
Appellant: Daniel Phillip Cooper  
**Location:** **101, Port Road West, Barry**  
Proposal: Without planning permission, the carrying out of operational development in the form of re-roofing the original dwelling and roofing the side extension to the original dwelling with grey tiles and the erection of a 1.80 metre boundary wall/fence.  
Start Date: 8 June 2023

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(c) Planning Appeal Decisions

LPA Reference No: 2021/01453/FUL  
Appeal Method: Written Representations  
Appeal Reference No: CAS-02232-M5Z0J8  
Appellant: Mr Frank Farmer  
**Location:** **24, Morlais Street, Barry**  
Proposal: Conversion of existing dwelling into two dwellings, including reconfiguration of the internal layout and external amendments to the front elevation  
Decision: Appeal Dismissed  
Date: 26 May 2023  
Inspector: I Stevens  
Council Determination: Delegated

**Summary**

The main issues were considered to be whether the proposed development would be acceptable having regard to the risks of flooding and provide acceptable living conditions in relation to amenity space. The appeal property was an end of terrace dwelling with a two-storey side extension and as part of the proposed development, the property would be split in two, with the side extension forming a separate two-bedroom dwelling.

*Flood risk*

The appeal property was in flood zone C2 as defined by the Development Advice Maps (DAM) that accompany Technical Advice Note (TAN) 15: Development and Flood Risk (July 2004). This advises that highly vulnerable development, which includes all residential premises, should not be permitted. Whilst the appellant had submitted a Flood Consequences Assessment (FCA) in support of the proposal which formed one of several justification tests outlined in TAN 15, these would not apply to the proposed residential use, as it would introduce additional highly vulnerable residential development in zone C2. NRW had advised that the submitted FCA contained inaccuracies and the Inspector was not confident that there would not be any real-life danger to occupants caused by the proposal. It was therefore concluded that the proposal would conflict with Policies MD1 and MD7 of the LDP, and the advice in TAN 15.

*Amenity space*

It was determined that about 60 sqm of private amenity space should be provided, however only about about 10-12 sqm of private outdoor amenity space was available to the rear of the property. The Inspector identified that there would be a significant shortfall in the provision of outdoor amenity space and by splitting the existing amenity space in two, the area serving the appeal proposal would be particularly small and the proposal would also result in a smaller amenity space for the existing dwelling. He also considered that given the proposed number of bedrooms in both properties, families with children may choose to occupy the dwellings and he was concerned that the reduced amenity spaces would not be adequate to allow for outdoor play. The resultant areas would be hindered in their useability, to the detriment of the living conditions of both existing and future occupants of the properties and

the proposal would therefore be contrary to Policy MD2 of the LDP and the Residential and Householder Development SPG.

#### *Other Matter*

Several representations had been received regarding parking issues along Morlais Street, however the existing single parking space within the garage of the appeal property would be replaced by on-street parking for one vehicle in front of the property and the Council's highways officer had raised no objection to the proposal. The Inspector concluded however that for the reasons previously given, the appeal should be dismissed.

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LPA Reference No:	2021/01439/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-02187-Q0F9C5
Appellant:	Charlotte Williams
<b>Location:</b>	<b>Land to the West of Woodham Park, Barry, CF62 8HP</b>
Proposal:	Development of 4 no. houses
Decision:	Appeal Dismissed
Date:	31 May 2023
Inspector:	I Stevens
Council Determination:	Delegated

#### **Summary**

The main issue was considered to be whether the proposed development aligned with the placemaking aims of national planning policy, having regard to local planning policy. The appeal site comprised part of a wider area of land fronting on to Woodham Park, with the appeal proposal seeking to develop a portion of the land. The proposed layout would provide four dwellings arranged in two semi-detached pairs fronting Woodham Park. However, whereas plots 1 to 3 were broadly parallel with the street, plot 4 would be positioned in a discordant position in relation to the highway which was considered to be harmful in visual terms as it failed to respond positively to the surrounding context.

The Inspector considered that it was entirely reasonable to consider the appeal site and its adjoining land together, with consequential triggers met for affordable housing and public open space provision. The Inspector identified that both the Affordable Housing and Planning Obligations SPG documents advise that where sites are subdivided, each subdivided plot will be required to provide a contribution towards the relevant obligation and developers and landowners to deliver the necessary facilities across the entire site. The proposal would fail however to provide the appropriate and necessary social contributions.

Whilst acknowledging that the appeal site and adjoining land to the south were now within separate ownership, the Inspector considered that a holistic approach was required to ensure efficient use of land and appropriate placemaking. From the evidence provided, there was nothing preventing the



different landowners from working together on a comprehensive approach to development of the wider landholding.

The Inspector considered that the piecemeal approach had prevented a comprehensive assessment of the site capacity and the subdivision of the entire site, exacerbated by the irregular shape of the appeal site, limited the potential site layout options and the associated opportunity to achieve the most efficient use of the land. The proposal therefore failed to satisfactorily demonstrate how it would respond to development of the remaining land and to provide the corresponding infrastructure contributions. The proposed layout was considered to have a harmful effect on the character and appearance of the area, failing to align with the placemaking aims of Future Wales and PPW and also conflict with Policies MD2, MD3, MD4 and MG4 of the LDP.

Whilst recognising that the Council raised no issue with the principle of residential development and that the scheme would contribute towards local housing supply, the Inspector concluded that the conflict with national and local planning policy in respect of sustainable placemaking represented a compelling reason why planning permission should be withheld and that the appeal should be dismissed.

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(d) Enforcement Appeal Decisions

LPA Reference No:	ENF/2020/0193/PC
Appeal Method:	Written Representations
Appeal Reference No:	CAS-02456-L6P4Q1
Appellant:	Paul Davey
<b>Location:</b>	<b>20, Summerland Close, Llandough</b>
Proposal:	Without planning permission, the carrying out of operational development in the form of the construction of a 1.95 metre high close boarded fence to the side of 20 Summerland Close, adjacent to the adopted highway.
Decision:	Appeal Invalid
Date:	27 June 2023
Inspector:	N/A

**Summary**

An appeal was lodged against the Enforcement Notice issued on 1<sup>st</sup> December 2022, however this was not lodged before 1<sup>st</sup> January 2023, which was the date when the Notice became effective. The appeal was therefore determined by PEDW as invalid on 27<sup>th</sup> June 2023 and the Notice therefore took immediate effect. The landowner has therefore been advised to comply with the requirements of the Notice, by either removing the fence or reducing its height to no more than 1 metre above ground level by 27<sup>th</sup> July 2023.

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(e) April 2023 – March 2024 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
<b>Planning Appeals</b> (to measure performance)	W	4	-	4	-
	H	-	-	-	-
	PI	-	-	-	-
<b>Planning Total</b>		4 (100%)	-	4 (100%)	-
<b>Committee Determination</b>		-	-	-	-
<b>Other Planning appeals (inc. appeal against a condition)</b>		-	-	-	-
<b>Enforcement Appeals</b>	W	-	-	-	1
	H	-	-	-	-
	PI	-	-	-	-
<b>Enforcement Total</b>		-	-	-	1
<b>All Appeals (excludes non validation appeals)</b>	W	4	-	4	1
	H	-	-	-	-
	PI	-	-	-	-
<b>Combined Total</b>		4 (100%)	-	4 (100%)	1

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist - Tel: 01446 704690

Officers Consulted:

HEAD OF SUSTAINABLE DEVELOPMENT

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **20 JULY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

**Decision Codes**

A - Approved  
E Split Decision

R - Refused

2023/00090/TPO	A	Street Record C3140, Land West of Port Road, Wenvoe	Work to Trees covered by TPO No.8 of 2012: Clear vegetation to allow access. Norway Maple - Crown reduce by 2-3m. Fell: Goat Willow, Elm, 2x Wild Cherry, Cultivar Apple, Oak, Hawthorn, Black Hybrid Poplar and Ash
2023/00152/TPO	A	24, Maillards Haven, Penarth	Work to Trees covered by TPO No. 01 of 1988: T4 Lime Trees - Removal of diseased Lime no. 1347. Crown lifting and reduction of Lime trees nos. 1346, 1348 and 1349
2023/00174/TPO	A	Land South of Station Terrace, Wenvoe	Works to Trees covered by TPO No.1 of 1992 : Fell Ash trees suffering from Ash die back disease
2023/00335/TPO	A	1, Duffryn Crescent, Peterston Super Ely	Tree 001436 – Common Lime – 18m: Re-pollard around old points at 4-5m agl. Sever epicormic growth and ivy around base and trunk; Tree

			001437 – Common Lime – 19m: Re-pollard around old points at 4-5m agl. Sever invasive climbing ivy around base of trunk. Sever epicormic growth and ivy around base and trunk; Tree 001438 – Common Lime – 10m: Side prune crown to clear adjacent BT lines. Sever invasive climbing ivy around base of trunk. Sever epicormic growth and ivy around base and trunk
2023/00336/TPO	A	4, Old Port Road, Wenvoe	Work to Tree(s) covered by Tree Preservation Order, 2013, No. 13: T4 Oak (Location: rear garden) - Proposed works - crown reduction 25%, canopy lift in order to balance the tree. Works proposed due to proximity of neighbouring property. T5 and T6 Oak (Location: rear garden) - Note: on TPO plan trees are identified individually but they have grown together to form one tree. Proposed works - crown reduction 25%, canopy lift in order to balance the tree. Works proposed due to proximity of neighbouring property
2023/00365/TCA	A	3, Clive Place, Penarth	Various tree works to trees within the Penarth Conservation Area
2023/00371/TCA	A	Crossways, 1A, Rectory Road, Penarth	Work to Tree(s) in a Conservation Area : R1 X Yew - Crown reduce by 30%

2023/00386/TCA	A	Coopersale House, Piccadilly, Llanblethian, Cowbridge	Work to Tree(s) in a Conservation Area: T1 and T2 Birch - 3.5-4m reduction, T3 Sycamore - 2-3m reduction, T4 Horse chestnut - removal of lower limb and light reduction (1-1.5m) over garden
2023/00387/TCA	A	The Croft, Llangan	Removal of conifers T1 T2 and T3
2023/00456/TPO	A	34 and 43, Ham Manor Park, Llantwit Major	T1 - Removal of one Pine tree. T2 - Removal of one multi stem Sycamore tree
2023/00475/TCA	A	Ivy House, Flemingston	Crown Reduction of Bay Willow as close to the garage and worried regarding damage. Removal of Conifer close to the house causing concern with roots interfering
2023/00494/TPO	A	Marks And Spencer Plc, Culverhouse Cross, Cardiff	Trees and grouping designated T1, T2, T8, T9, T10 and T11 will need to be removed to facilitate the proposed access route. Trees and groupings designed T4, T5, T6 and T12 will require some form of remedial works to facilitate the proposed access route. Trees and groupings designated T4, T5, T6, T7, and T12 will require protection from works activities by erecting tree barriers.
2023/00513/TCA	A	Raisdale House, Raisdale Road, Penarth	T1 - Cypress - Fell. T2 - Cypress - Fell
2023/00539/TCA	A	Pond Cottage, Llysworney	Removal of ornamental conifers x8

2023/00576/TCA	A	88, Plymouth Road, Penarth	Removal of Holly Tree. Holly tree has grown to a height that is causing damage to the boundary wall and the roots are spreading under the properties causing damage
2023/00583/TCA	A	3, Elm Grove Lane, Dinas Powys	T1. Cypress - Fell
2023/00624/TCA	A	Hafodwen, 30, Cwrt Y Vil Road, Penarth	To coppice a mature bay tree
2023/00629/TPO	A	18, Birch Grove, Barry	Felling of an ash tree

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **20 JULY, 2023**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(b) TO CONFIRM TREE PRESERVATION ORDER NO. 1, 2023 FOR SILVER BIRCH TREE IN FRONT GARDEN OF STABLAU HIR, PENMARK

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because objections have been received following the Tree Preservation Order being made.

EXECUTIVE SUMMARY

In April, an application to notify the council of works to an individual Silver Birch Tree in the front garden of Stablau Hir, Penmark which is located within the Penmark Conservation Area, was submitted. The request was made to fell the tree due to the tree being overgrown and too close to the house.

The tree is in good condition, it has a life expectancy of at least 40-100 years, however, the assessment was conducted as precautionary due to the proposed works to the tree. In addition, it is acknowledged that the tree's visibility and contribution to the wider public realm is significant, and the tree is highly visible due to the corner location of the tree. As such, it was considered worthy of protection by way of Tree Preservation Order, and the Council's Legal Department were informed to progress this matter.

Objections have subsequently been received from the house in which the tree is located due to the tree being specified as posing a risk and danger to the main dwelling house and the public due to branches often falling.

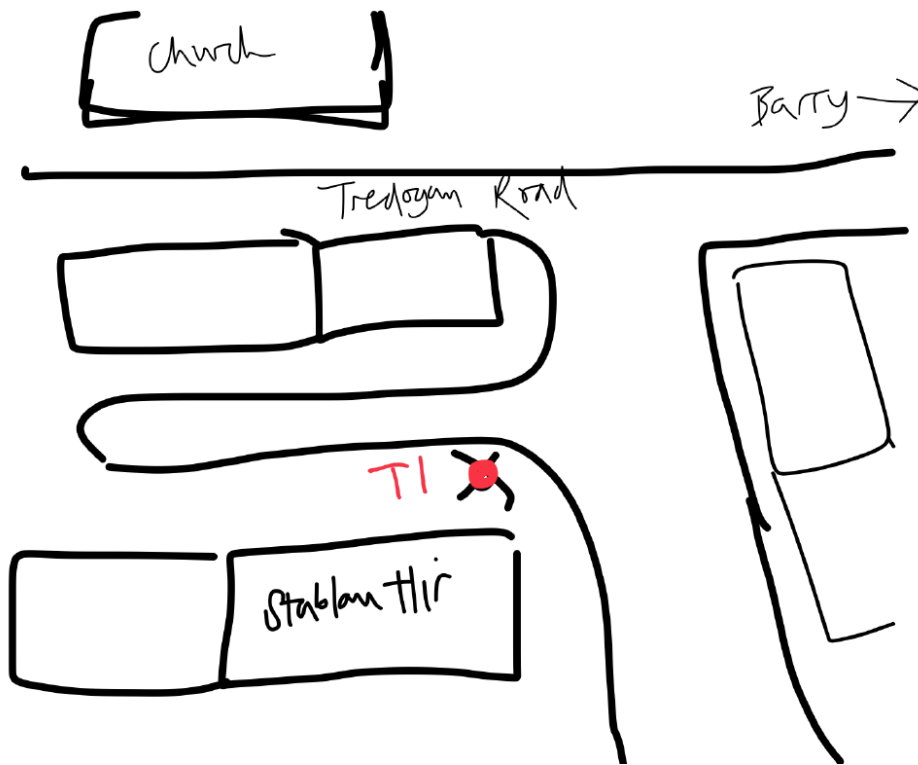
The concerns raised by the owner of the property are not considered to provide sufficient justification to prevent the confirmation of the Tree Preservation Order.

It is therefore recommended the Tree Preservation Order is confirmed without modification.

SITE AND CONTEXT

This application related to a Silver Birch Tree located within the curtilage of Stablau Hir, Colwinston. The dwelling is located within the Penmark Conservation Area as defined by the Vale of Glamorgan Adopted Local Development Plan (LDP) 2011-

2026. Consequently, a notification of the proposed works to the trees has been submitted. A sketched site location plan has been provided and can be seen below.



### DESCRIPTION OF DEVELOPMENT

The proposal seeks permission to fell a Silver Birch Tree. As a result of a site visit photographs of the tree can be seen below.





Following consideration of the matter, a Tree Preservation Order was made on 5<sup>th</sup> May 2023 (no. 1 of 2023) for the individual Silver Birch. Following this, consideration is now required regarding whether to confirm this order.

### PLANNING HISTORY

1984/00411/OUT, Address: Farm buildings opposite Penmark Farm, and St. Mary's Church, Penmark, Proposal: 6 residential properties from stables, stores and cowsheds, Decision: Withdrawn

1986/00132/FUL, Address: Penmark Farm, Penmark, nr. Barry, Proposal: Conversion of existing farm buildings into 8 dwelling units and construction of 3 new dwellings in yard, Decision: Approved

1986/00132/LBC, Address: Unlisted farm buildings at Penmark Farm, Penmark, Proposal: Demolition of above, Decision: Approved

1990/00975/FUL, Address: Unit 5, Penmark Farm, Penmark, Proposal: Convert existing barn into dwelling, Decision: Approved

2020/01451/TCA, Address: The Grange, Penmark, Proposal: Work to Trees in a Conservation Area - T1 - cluster of 3 conifer trees, proposed work, removal; T2 - 1 pine tree, proposed work, removal, Decision: Approved

### CONSULTATIONS

Due to the type of application submitted, consultations are not statutorily required and were therefore not carried out.

### REPRESENTATIONS

Due to the type of application submitted, representations are not statutorily required and were therefore not carried out.

### REPORT

#### Planning Policies and Guidance

#### **Local Development Plan:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

## **Strategic Policies:**

POLICY SP1 – Delivering the Strategy  
POLICY SP10 – Built and Natural Environment

## **Managing Development Policies:**

POLICY MD2 - Design of New Development  
POLICY MD7 - Environmental Protection  
POLICY MD8 - Historic Environment

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

## **Future Wales: The National Plan 2040:**

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

### Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

### Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

### Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

## **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)

**Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 24 – The Historic Environment (2017)

**Welsh National Marine Plan:**

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

**Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Trees, Woodlands, Hedgerows and Development (2018)
- Penmark Conservation Area Appraisal and Management Plan

**Other relevant evidence or policy guidance:**

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

- Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- Town and Country Planning (Trees) Regulations 1999
- BS5837: 2012 Trees in relation to design, demolition, and construction – Recommendations
- Tree Evaluation Method for Preservation Orders
- Section 198(1) of the Town and Country Planning Act 1990 empowers a local planning authority, where it appears to them that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

#### Issues

The main consideration is whether it is in the interests of amenity to confirm the tree preservation order, in accordance with Section 198 of the Town and Country Planning Act 1990. The Silver Birch was assessed for the purpose of making the tree preservation order using the Tree Evaluation Method for Preservation Orders (TEMPO).

The Silver Birch Tree is located in the front garden of Stablau Hir and therefore the tree is highly visible from the adopted highway of Tredogan Road. The tree has a balanced and relatively mature form and appears in a healthy and positive condition. Given the nature/size/form of the tree, and its prominent position, it contributes significantly and positively to the character of this part of the conservation area.

In respect of the issues neighbours have raised that have not been addressed above, comments are given as follows.

The applicant states within the application form that the removal of the tree is required due to the tree being overgrown and too close to house which it is suggested has led to a degree of remedial works to the property. Further details in this regard were requested from the applicant although nothing further has been provided at the time of writing this report. Having considered the details submitted it is not considered that the information demonstrates that any suggested damage is either substantial or directly as a result of the tree, particularly noting the age and nature of the building. To this end, it is considered that the submitted details do not

provide a compelling and overriding reason why it should be removed. While it is acknowledged that the front garden area is not large in size, the tree has grown to a mature size in this context and as noted above, there does not appear to be any particular constraint or fundamental reason why it cannot be retained.

Following a site visit, it is evident that the tree is considered to be in good health and provides significant amenity value to the character of the Penmark Conservation Area given its prominence. Silver Birch Trees may have a life span of between 75-90 years, albeit this can be longer. It is not possible to determine exactly how old the tree is, but it is reasonable to conclude that it can have a significant remaining healthy lifespan, potentially upwards of 50 years. Therefore, it is considered, following a TEMPO assessment as well as a site visit, the tree does benefit from redeeming features which would merit a TPO and, therefore it is considered on this basis that the Silver Birch tree specified does warrant a Tree Protection Order. In addition to the conservation area character benefits, the tree has ecological and climate benefits, and in the absence of a compelling justification for its removal, a TPO should be applied.

<b>Tree details</b>	
<b>TPO ref:</b>	<input type="text"/>
<b>Location:</b>	Stablau Hir, Tredogan Road, Penmark
<b>Tree/Group No.</b>	<input type="text"/>
<b>Owner:</b>	<input type="text"/>
<b>Part 1:</b>	<b>Amenity Assessment</b>
a)	Condition and suitability for a TPO
b)	Retention span (in years) and suitability for a TPO
c)	Relative public visibility & suitability for TPO
d)	Other Factors
	Good
	40-100
	Large trees, or medium trees clearly visible to the public
	Trees of particularly good form, especially if rare or unusual
<b>Part 2:</b>	<b>Expediency Assessment</b>
	Precautionary only
<b>Part 3:</b>	<b>Decision</b>
	<b>Definitely merits TPO</b>
<b>Notes:</b>	

### Tempo Assessment

Whilst it is noted that the owner discusses the risk to safety it is acknowledged that due to its location in a domestic garden, some works are likely to be required to the tree going forward to ensure its growth and condition are appropriately managed, such as dead wooding the tree. However, an application can be made to carry out such works to a tree protected by a tree preservation order and the TPO would enable the Council to control the nature of these works.

It is considered the plotting of the tree within Schedule 1 of the Tree Preservation Order is sufficient to identify the tree to be protected.

The concerns raised are not considered to outweigh the amenity merits of the silver birch. As such, it is considered the Tree Preservation Order should be confirmed without modification

## REASON FOR RECOMMENDATION

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

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.

## RECOMMENDATION

Confirm Tree Preservation Order No. 1 of 2023 on the Silver Birch tree in the front garden of Stablau Hir, Penmark without modification.