

Planning Committee

25 April 2024



Appeal Decisions

2023/00202/FUL and 2023/00203/LBC – Llanmihangel Cottage, Llanmihangel – Proposed single storey extension to a dwelling used as a holiday let (planning permission and listed building applications) – Appeals Allowed

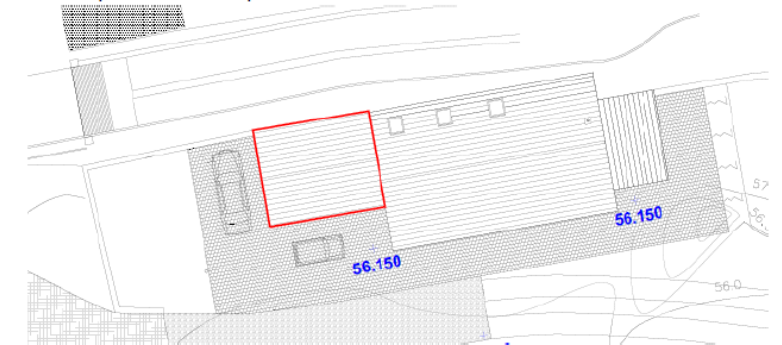
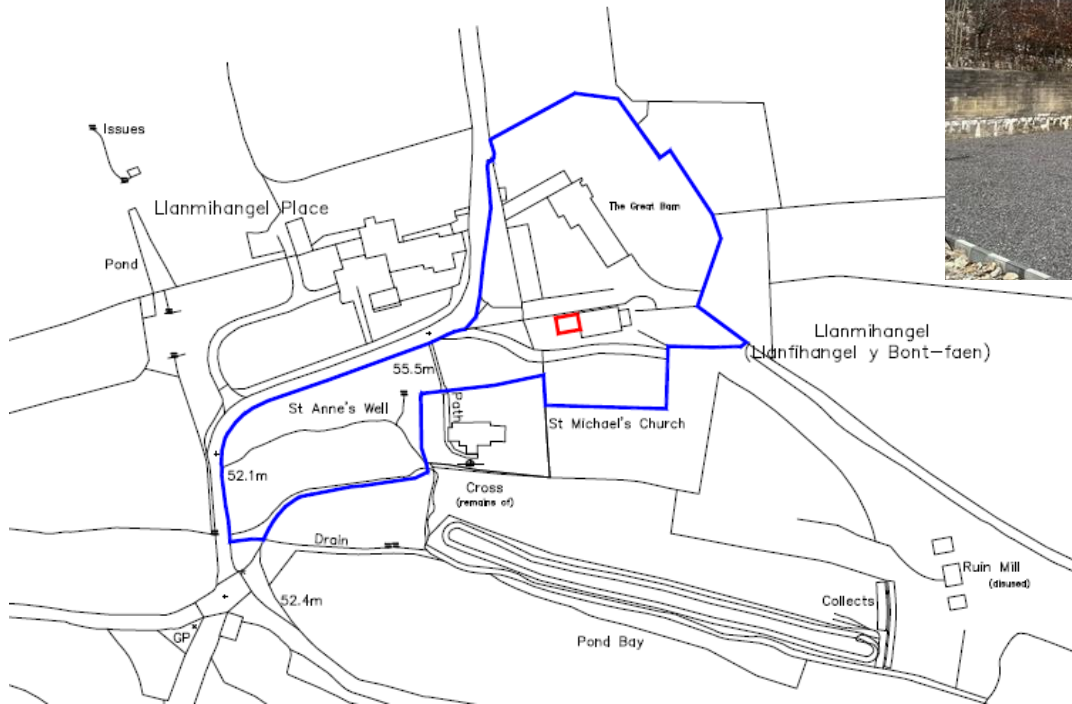
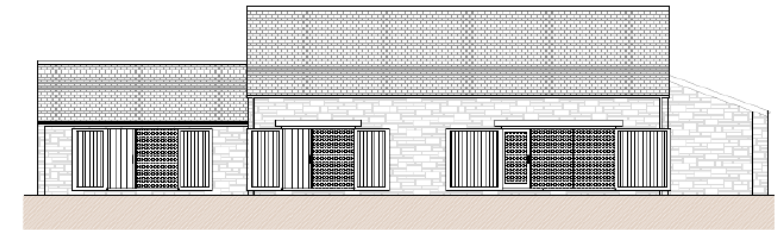


Figure 18 Proposed Site Plan © Avante Architects

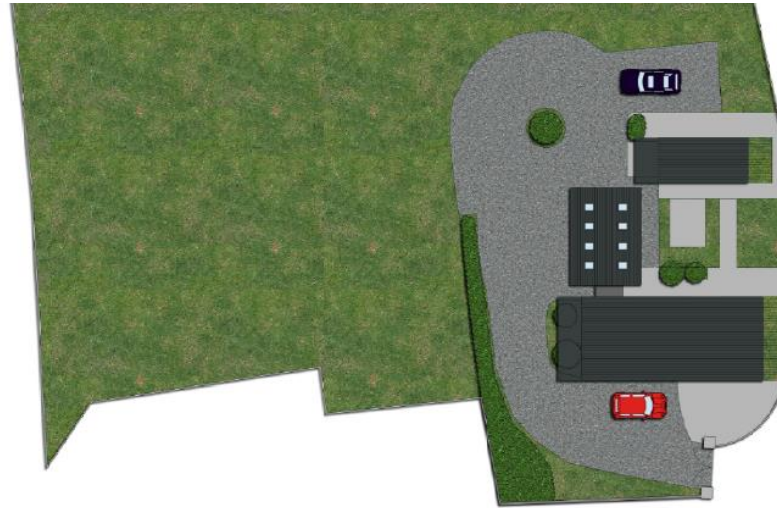
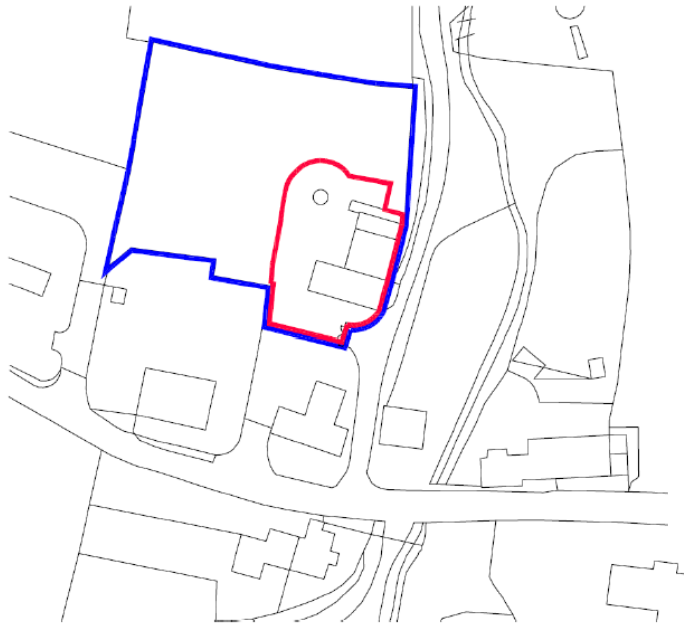


FRONT ELEVATION PROPOSED
Figure 19 Proposed front (south) elevation © Avante Architects



Figure 20 Proposed interior plan © Avante Architects

2023/00566/FUL – Ty Isaf, Drope Road, Drope – New single storey extension on the site of former agricultural building – Appeal Allowed



East Elevation



West Elevation

ENF/2021/0102/PRO – Land at Brooklands, Brook Lane, St Nicholas – Without planning permission, the carrying out of operational development comprising the substantial alteration and conversion of a barn in the countryside into a residential dwelling and the construction of an unauthorised extension linking two converted barns at Brooklands – Appeal Allowed



POLICY MD11 -

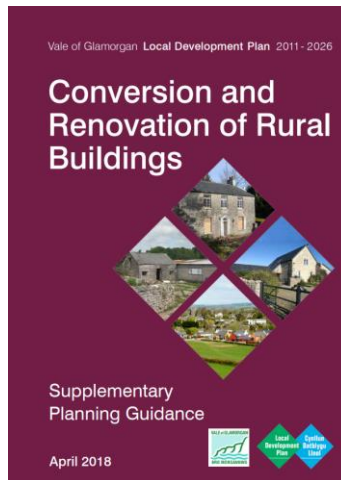
CONVERSION AND RENOVATION OF RURAL BUILDINGS

Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:

1. Conversion of an existing rural building would not give rise to the need for a replacement building; and
2. Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting;

Proposals for conversions to residential use will only be permitted where it is demonstrated that:

3. The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable; and
4. The location of the building is sustainable in terms of access to local services, public transport and community facilities



- 2.2. This SPG represents a material consideration in the determination of planning applications, appeals and listed building consent applications. Policy MD11 (Conversion and Renovation of Rural Buildings) primarily relates to initial proposals for the re-use of rural buildings. Nevertheless, both the policy and the guidance contained herein are equally applicable to subsequent applications to extend or alter rural buildings that have already been converted.

9.3. Alterations / Extensions

- 9.3.1. If a building merits conversion then it must be of a scale which is capable of conversion to a new use in its own right. Accordingly, proposals that rely on substantial new-build elements in order to make them work will not be permitted.
- 9.3.2. Where justified, minor additions may be acceptable where this is designed with sensitivity for the existing building and does not conflict with other planning requirements. Extensions should enhance the character and appearance of the building and, where possible, should make a positive contribution to the wider environs. Favourable consideration will be given to glazed lightweight extensions which retain the distinction between 'old' and 'new'.
- 9.3.3. Consideration may also be given to proposals for extensions where reconstruction of a previously demolished element would beneficially reinstate the completeness of a group of buildings. In such cases it will be important to establish beyond doubt the nature and particularly the size of any demolished element, therefore photographic, cartographic or other evidence should be provided to support such proposals.
- 9.3.4. In all cases, where an extension is deemed acceptable it should be subordinate in scale to the existing building and respectful in its design detailing to the parent building.

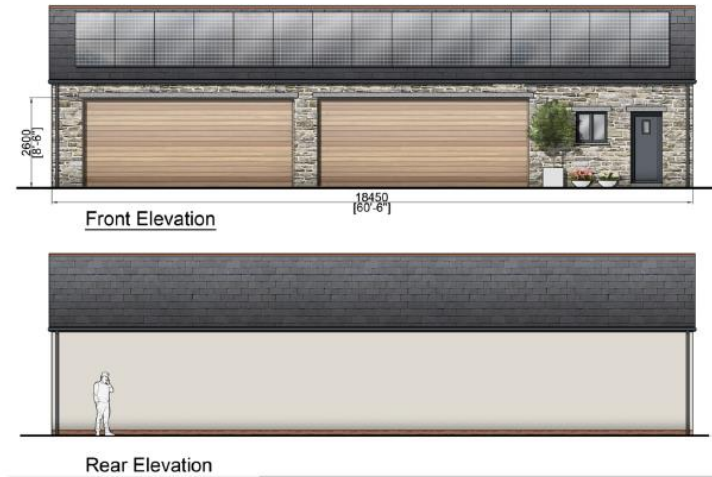
2022/00931/FUL– Cliff Haven Residential Home, 10 Clive Crescent, Penarth – Extensions including change of use from existing residential care home (Residential institutions Class C2) to a new Daycare Nursery (Non residential institutions Class D1) – Appeal Dismissed



2023/00352/FUL – Sant Y Nyll Farm, Heol Sant Y Nyll, St Brides Super Ely – Change of use of agricultural land to residential curtilage. Demolition of existing agricultural building and erection of a detached domestic garage and store - Appeal Dismissed



Location Plan
1:2500 @ A3



2023/00779/FUL – 5 Ringwood Crescent, St Athan – Dormer loft conversion – Appeal Dismissed

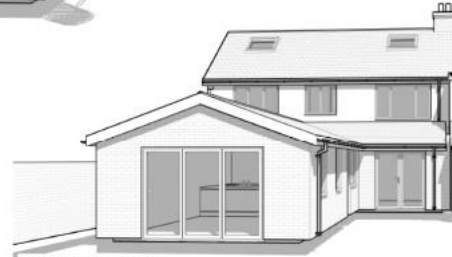


Proposed front elevation

2023/00927/FUL – 95 Colcot Road, Barry – Proposed first floor extension over existing ground floor with external fire escape stairs – Appeal Dismissed



PROPOSED PERSPECTIVE VIEW



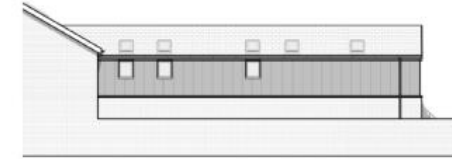
02 EXISTING PERSPECTIVE VIEW



01 EXISTING FRONT ELEVATION
1:100



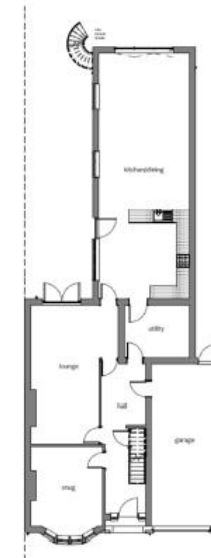
02 PROPOSED SIDE ELEVATION
1:100



03 PROPOSED SIDE ELEVATION
1:100



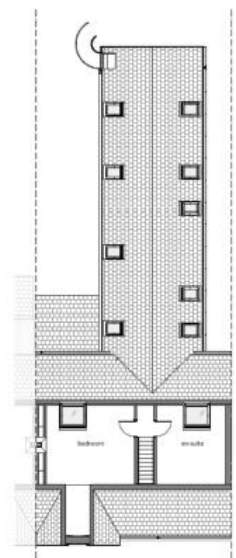
04 PROPOSED REAR ELEVATION
1:100



04 PROPOSED GROUND FLOOR



00 PROPOSED FIRST FLOOR



00 PROPOSED SIDE PLAN

2022/00908/FUL – 1 The Verlands, Cowbridge – Construction of a new 3 bedroom dwelling – Appeal Dismissed



2022/01252/FUL – Plot 1 Eglwys Brewis Road, Eglwys Brewis – Construction of five bedroom two and half storey detached house with attached garage – Appeal Dismissed (Application for costs also dismissed)

2022/01252/FUL – Plot 2 Eglwys Brewis Road, Eglwys Brewis – Construction of five bedroom two and half storey detached house with attached garage – Appeal Dismissed (Application for costs also dismissed)



Enforcement

Land and Buildings at Penrhiw House, The Downs, St. Nicholas



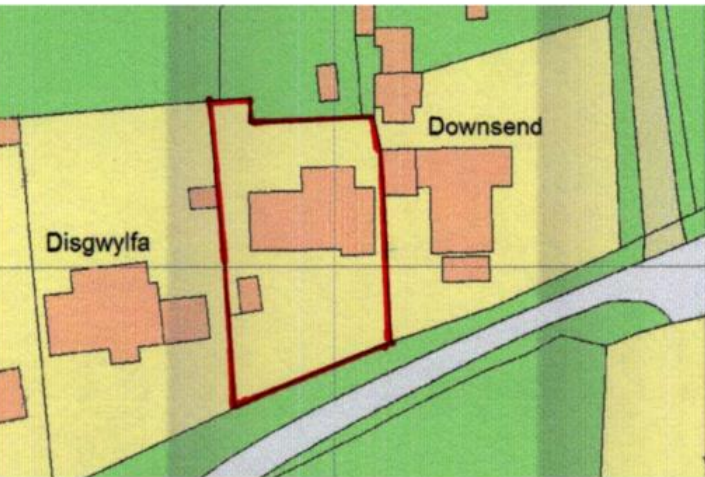
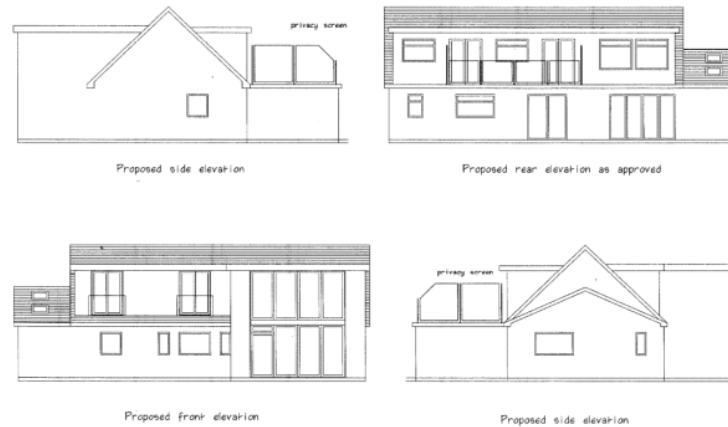
Penrhiw House prior to being extended or altered.



Photos of Front Elevation, as built.



Approved Elevations 2022/00522/FUL



Land and Buildings at 6 Wimbourn Close, Llantwit Major



Existing Plans - 2021/00893/FUL



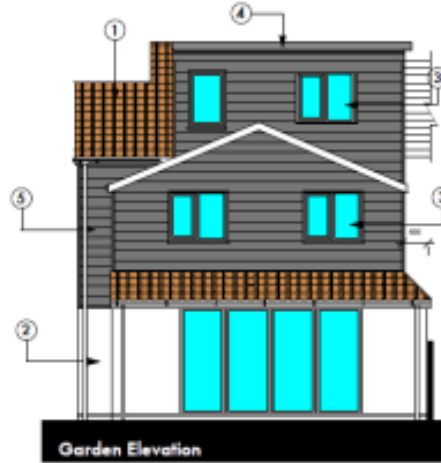
Approved Plans - 2021/00893/FUL



Approved Elevations - 2023/00889/FUL

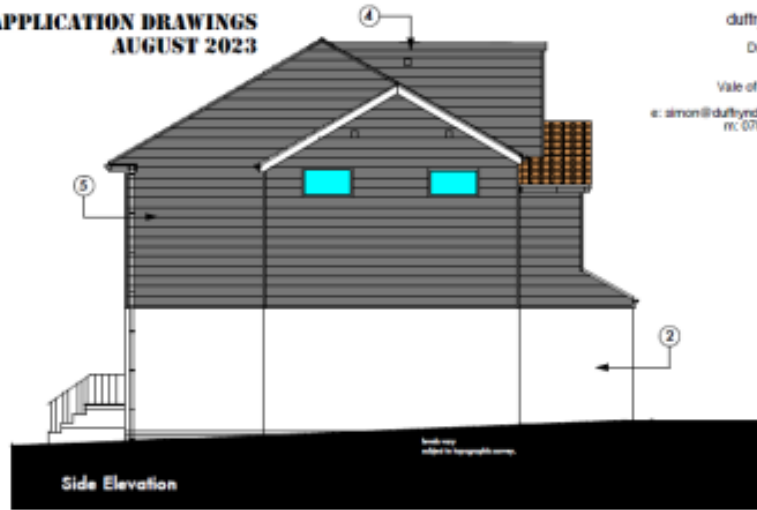
PLANNING APPLICATION DRAWINGS
AUGUST 2023

duttyndesign
The Studio
Dutryn Major
Pendoylan
Cowbridge
Vale of Glamorgan
CF71 7UP
e: simon@duttyndesign.co.uk
m: 07860 777718

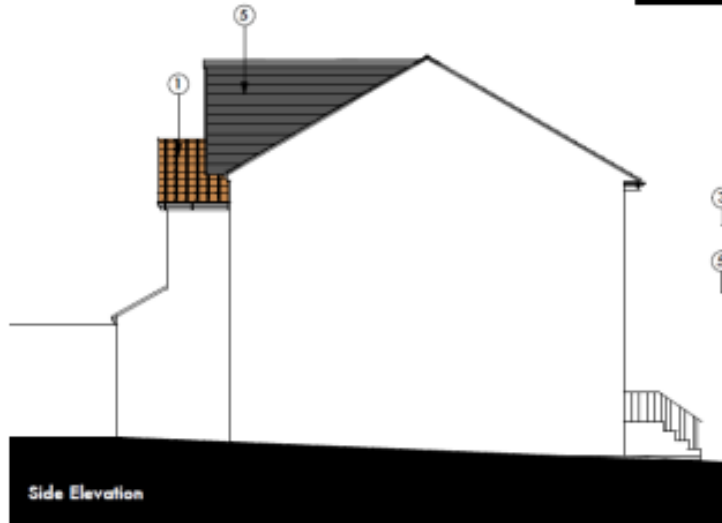


Garden Elevation

PROPOSED ELEVATION



Side Elevation



Side Elevation



Front Elevation

- Materials.
1. Concrete roof tiles to match existing.
 2. Render (smooth).
 3. Up/VC windows & Doors (grey)
 4. Single membrane flat roofing system.
 5. Cementitious board cladding (grey)
 6. Roof light.

PLANNING APPLICATION
DRAWING NUMBER: 04
August 23rd 2023

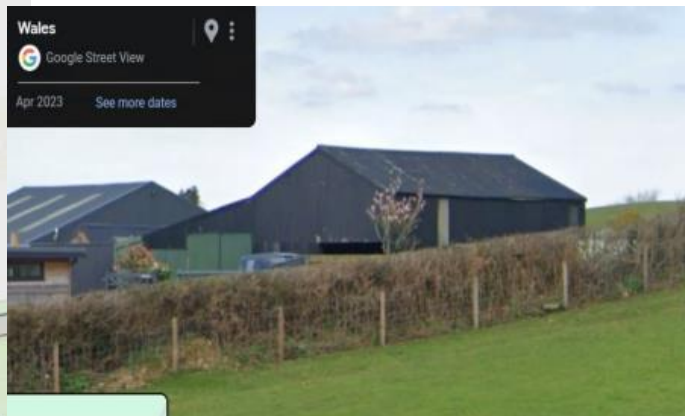
Proposed Elevations
Scale 1:75 @ A3

Extension & Loft Conversion
6 Wimbourne Close
Llanwit Major
Vale of Glamorgan
CF61 1QW

Land and Buildings at Orchard Dene, Welsh St Donats



Dated: March 2023



Planning Applications

2023/00285/RG3- St Richard Gwyn
RC High School, Argae Lane, St
Andrews Major





St Richard Gwyn
Catholic High School

Caerau Dragon Bowmen

Footgolf, Dr
Range and

Cold Brook
Argae Ln

Argae Ln

Argae Ln



St Richard Gwyn
Catholic High School

Caerau Dragon Bowmen

Argae Ln

Geld Brook

Argae Ln



View

more dates



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St Richard Gwyn Catholic High School
Ysgol Uwchradd Gatholig Richard Gwyn Sant
SUCCESSFUL RESILIENT GOSPEL VALUES
Tel: 01446 729250
www.strichardgwyn.co.uk



at View

See more dates





e Ln

Wales

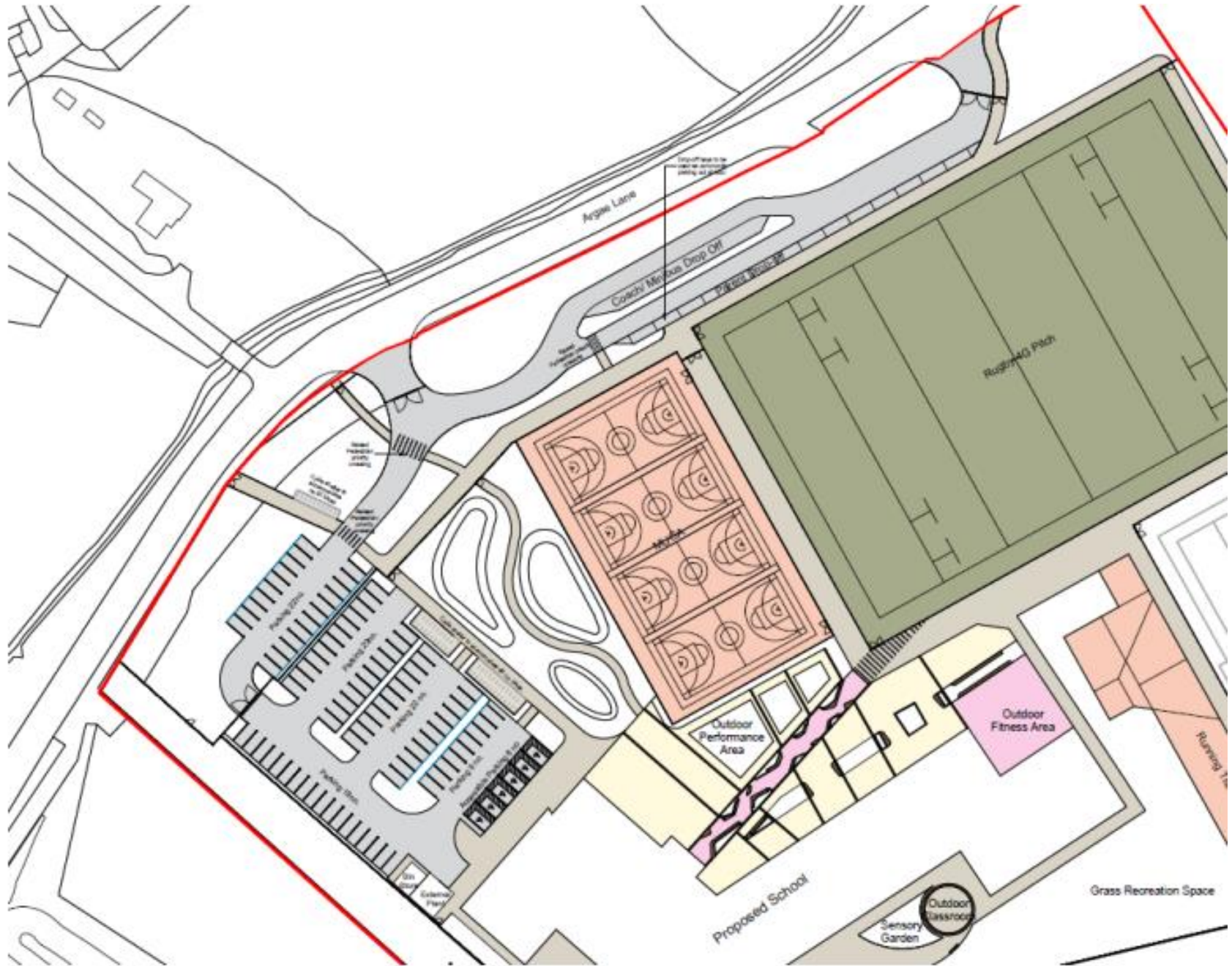
Google Street View

023

[See more dates](#)









Front Elevation



Rear Elevation



East Facing Elevation



West Facing Elevation



Indicative model detailing proposed finishes



Proposed soft landscaping plan



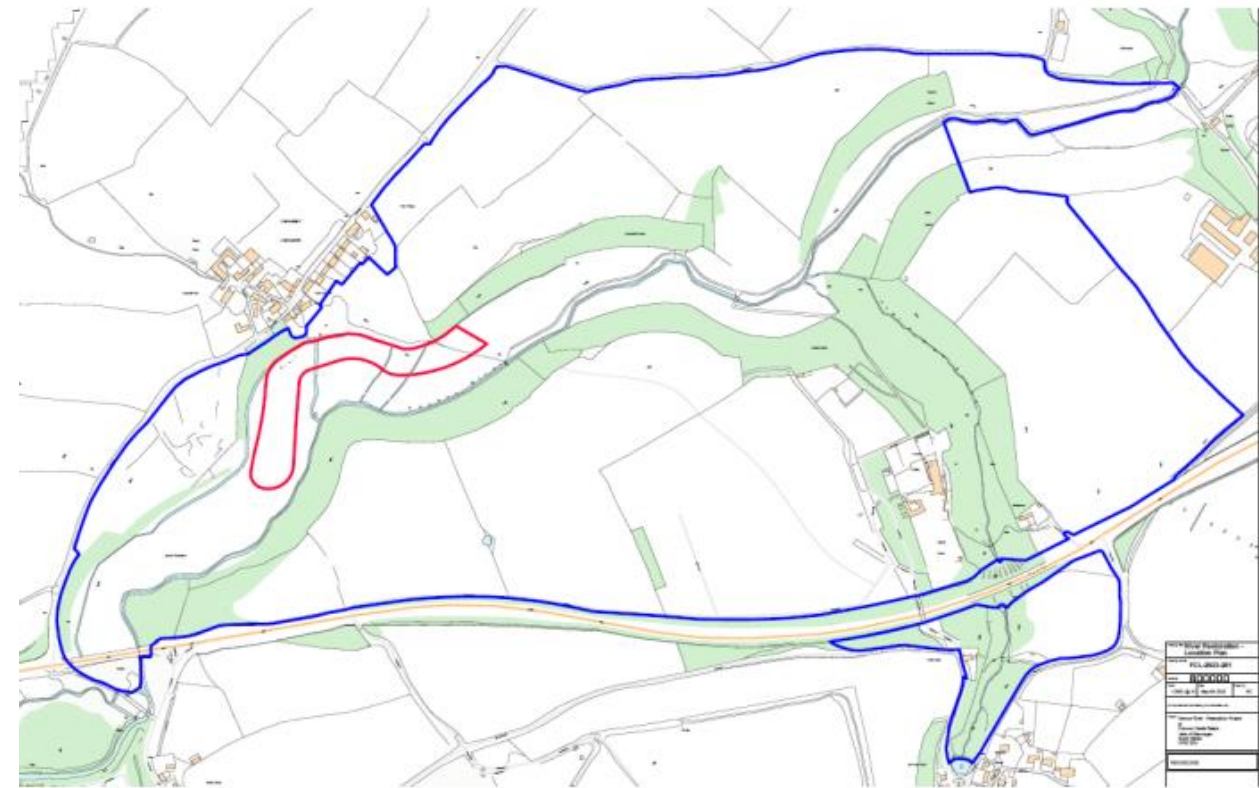
Proposed segregated pick-up/drop-off area

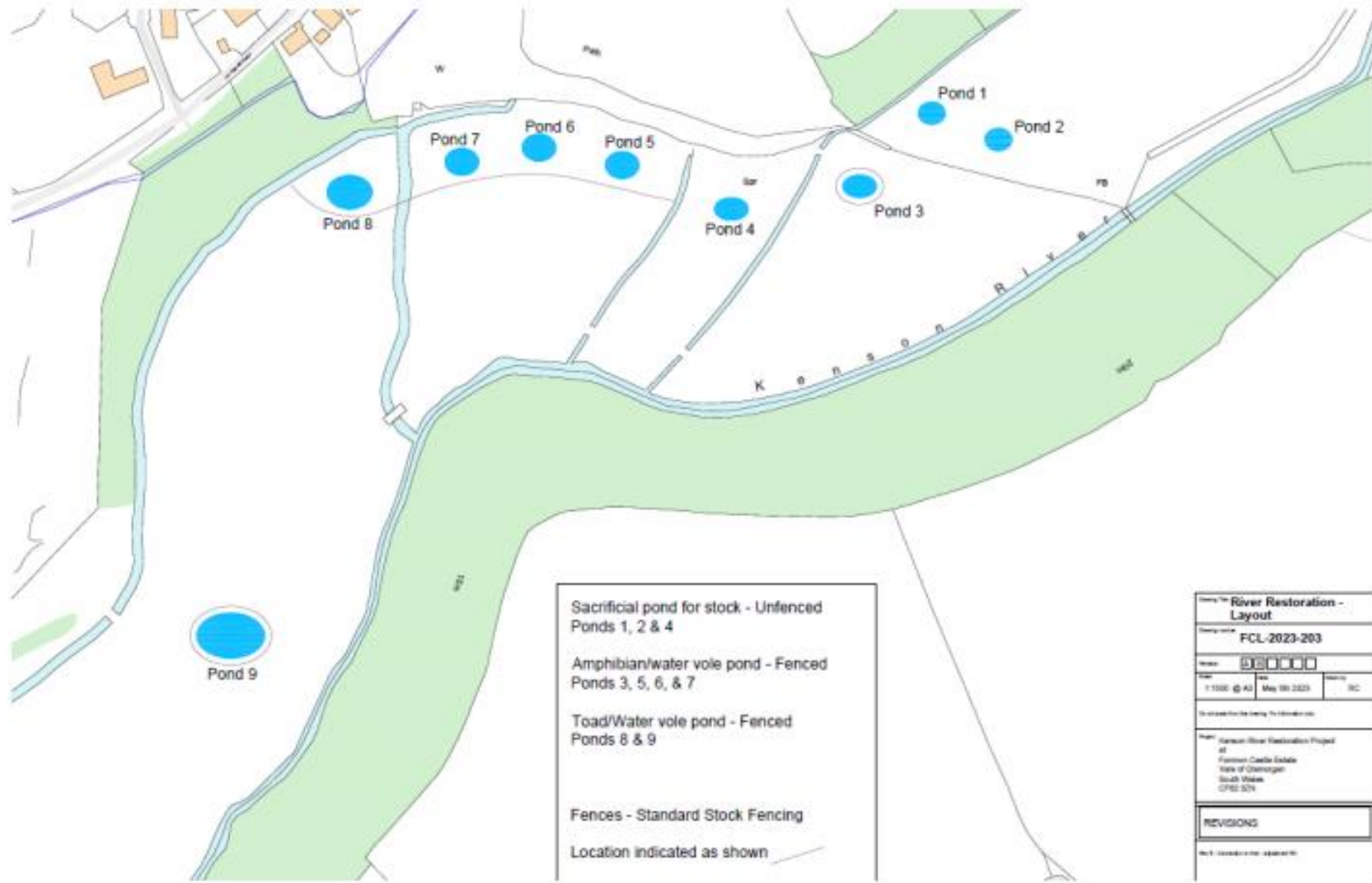
2023/00491/FUL - Port Road West,
Rhoose





2023/00577/FUL – Fonmon Castle,
Fonmon





Sacrificial pond for stock - Unfenced
Ponds 1, 2 & 4

Amphibian/water vole pond - Fenced
Ponds 3, 5, 6, & 7

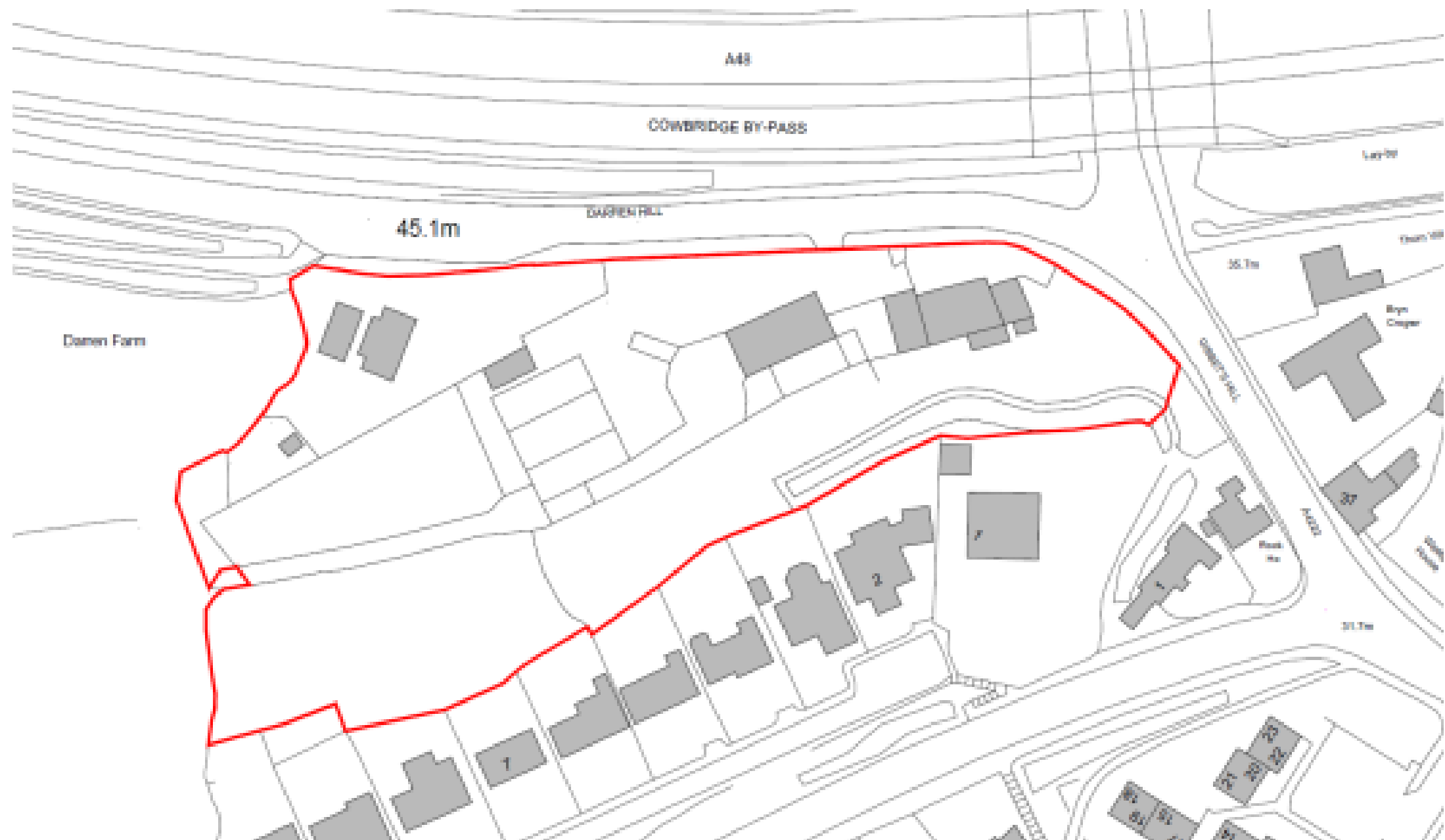
Toad/Water vole pond - Fenced
Ponds 8 & 9

Fences - Standard Stock Fencing
Location indicated as shown

River Restoration - Layout		
FCL-2023-203		
		
1:1000 @ A3	May 18, 2023	BC
Project: Kenyon River Restoration Project at Farnham Castle Estate Isle of Wight South West CPRE SW		
REVISIONS		
Rev. Description Date		

2023/00826/FUL – Darren
Farm, Westgate, Cowbridge







ales

© 2024 Google





DARREN HILL

LAY BY REMOVED

RL 33rd PARKING SPACES

EXISTING PARKING MARK TO BE RETAINED

OFFICE 7
1,500 sq ft

BIOSCLE PARKING



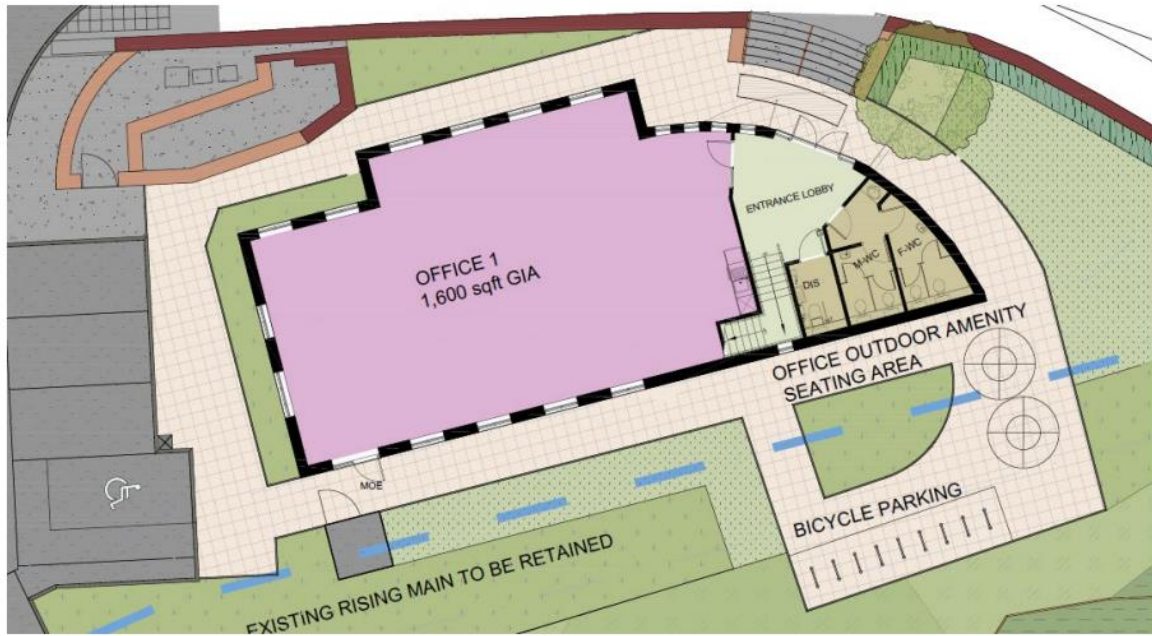
2

7

7

N

SCALE: 1/8" = 1'-0"



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



Key

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Circulation
- Communal/ Service Areas

RETIREMENT LIVING PLUS APARTMENTS			
Level	1 BED	2 BED	TOTAL
GF - Ground Floor	9	5	14
01 - First Floor	11	7	18
02 - Second Floor	11	7	18
TOTAL	31	19	50

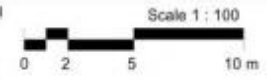
Ground Floor Plan





ELEVATION 1 (NORTH)
1:100

- Approximate position of Darren Hill top of path wall level
- Approximate position of Darren Hill at road level
- Approximate position of the A48 By-Pass at road level



ELEVATION 2 (EAST)
1:100



ELEVATION 3 (SOUTH)
1:100

--- Approximate position of Darren Hill top of path wall level
--- Approximate position of Darren Hill at road level



ELEVATION 4 (WEST)
1:100



ELEVATION 4 (WEST)
1:100

Indicative Visuals

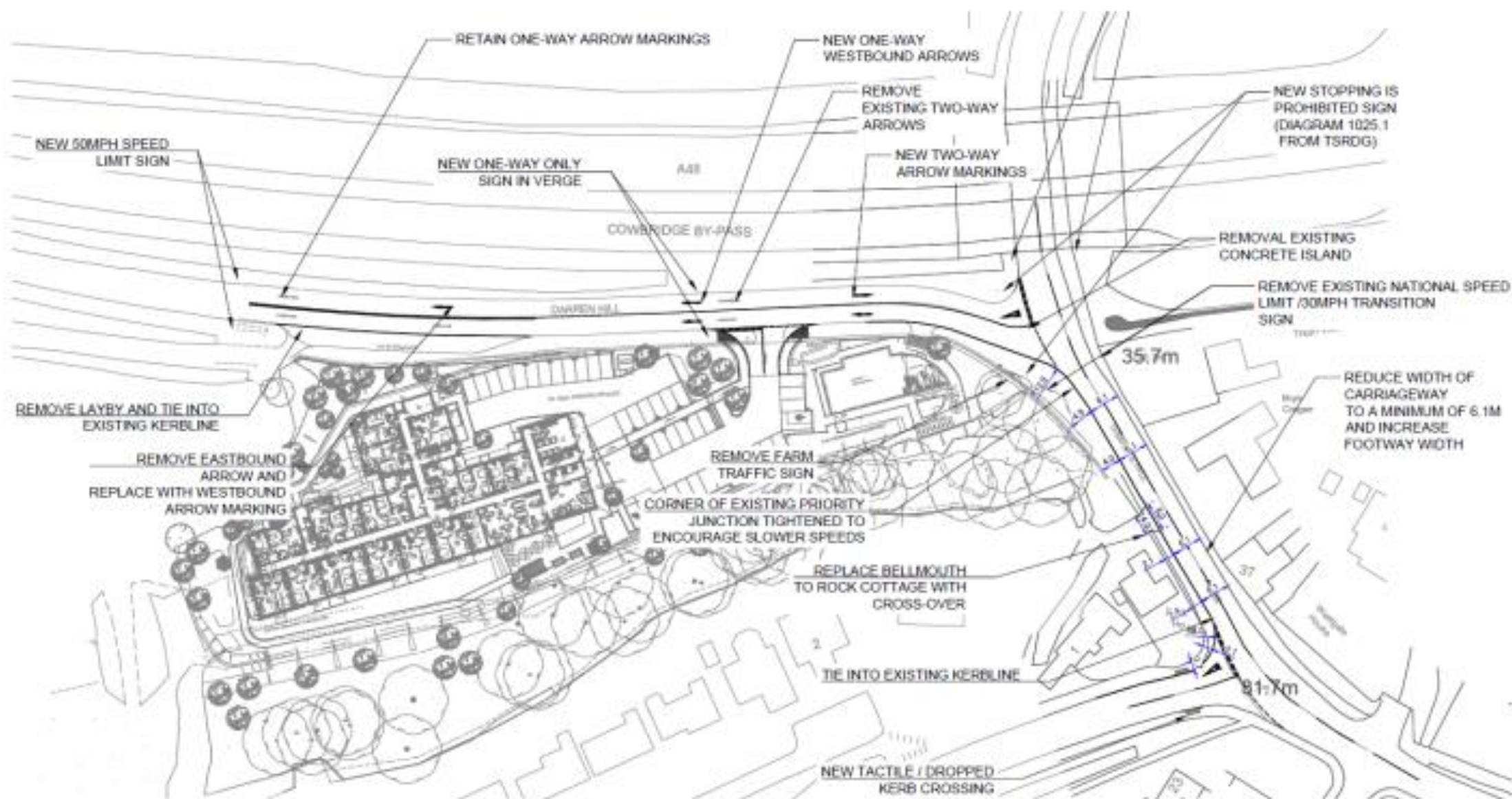


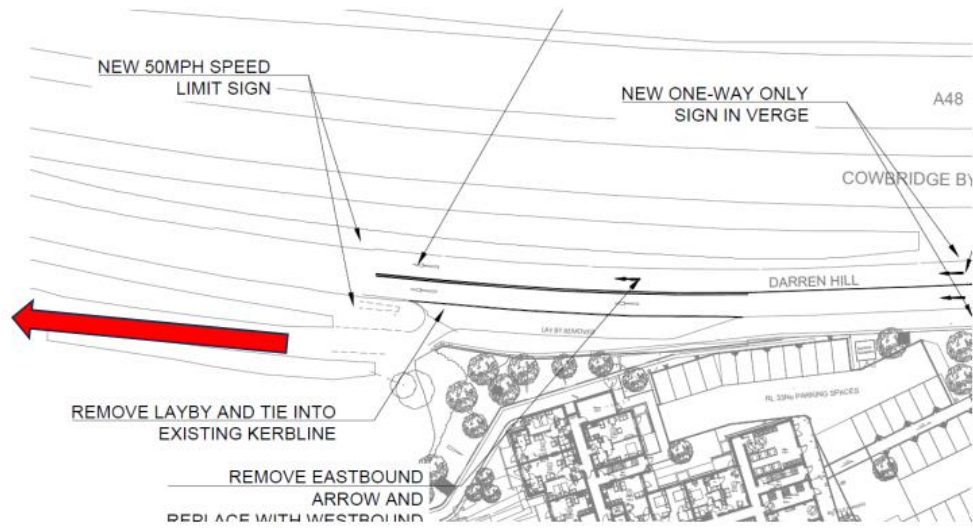






An extract of the submitted plan detailing the highway improvements is provided below:





Extract of proposed access arrangements plan

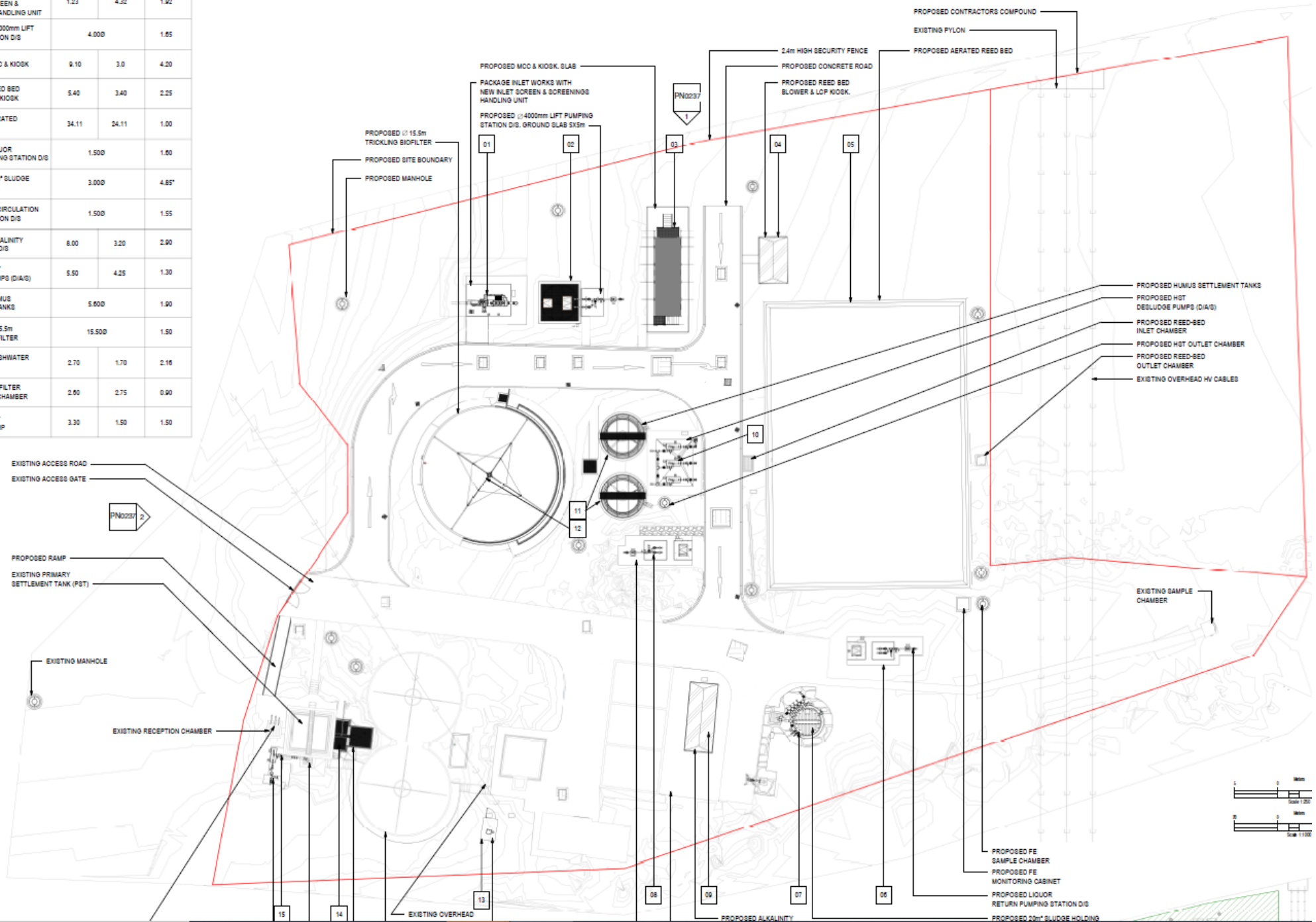


Extract of approved plan for eastern corner of Clare Gardens residential development

2023/01265/FUL – Sewage
Disposal Works, Brook Lane, St
Nicholas



TAG NO	SCHEME ELEMENT	LENGTH (m)	WIDTH (m)	HEIGHT (m)
01	PACKAGE INLET WORKS WITH NEW INLET SCREEN & SCREENINGS HANDLING UNIT	1.23	4.32	1.92
02	PROPOSED (Ø 4000mm) LIFT PUMPING STATION D/S	4.000		1.65
03	PROPOSED MCC & KIOSK	9.10	3.0	4.20
04	PROPOSED REED BED BLOWER & LOP KIOSK	5.40	3.40	2.25
05	PROPOSED AERATED REED BED	34.11	24.11	1.00
06	PROPOSED LIQUOR RETURN PUMPING STATION D/S	1.500		1.60
07	PROPOSED 20M ³ SLUDGE HOLDING TANK	3.000		4.85
08	PROPOSED RECIRCULATION PUMPING STATION D/S	1.500		1.55
09	PROPOSED ALKALINITY DOSING KIOSK D/S	8.00	3.20	2.90
10	PROPOSED HST DESLUDGE PUMPS (DIA/S)	5.50	4.25	1.30
11	PROPOSED HUMUS SETTLEMENT TANKS	5.000		1.90
12	PROPOSED (Ø 15.5m) TRICKLING BIOFILTER	15.500		1.50
13	PROPOSED WASHWATER BOOSTER SET	2.70	1.70	2.16
14	PROPOSED BIOFILTER DISTRIBUTION CHAMBER	2.90	2.75	0.90
15	PROPOSED P&T DESLUDGE PUMP	3.30	1.50	1.50



EXISTING ACCESS ROAD
 EXISTING ACCESS GATE
 PNO237 2

PROPOSED RAMP
 EXISTING PRIMARY SETTLEMENT TANK (P&T)

EXISTING MANHOLE

EXISTING RECEPTION CHAMBER

EXISTING OVERHEAD
 PROPOSED ALKALINITY

PROPOSED CONTRACTORS COMPOUND
 EXISTING PYLON

2.4m HIGH SECURITY FENCE
 PROPOSED CONCRETE ROAD
 PROPOSED REED BED BLOWER & LOP KIOSK

PROPOSED MCC & KIOSK, BLAS
 PACKAGE INLET WORKS WITH NEW INLET SCREEN & SCREENINGS HANDLING UNIT
 PROPOSED (Ø 4000mm) LIFT PUMPING STATION D/S, GROUND SLAB 5X5m

PROPOSED HUMUS SETTLEMENT TANKS
 PROPOSED HST DESLUDGE PUMPS (DIA/S)
 PROPOSED REED-BED INLET CHAMBER
 PROPOSED HST OUTLET CHAMBER
 PROPOSED REED-BED OUTLET CHAMBER
 EXISTING OVERHEAD HW CABLES

EXISTING SAMPLE CHAMBER

PROPOSED FE SAMPLE CHAMBER
 PROPOSED FE MONITORING CABINET
 PROPOSED LIQUOR RETURN PUMPING STATION D/S
 PROPOSED 20M³ SLUDGE HOLDING



