

No.

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 13th June, 2024.

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

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

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

Also present: Councillors R.M. Birch (Cabinet Member for Education, Arts and the
Welsh Language), R.E. Godfrey and W.A. Hennessy.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
P. Waldren	2023/00780/FUL - Land North of Ffordd Bro Tathan, St. Athan	The Applicant or their representative
R. Chichester	2024/00216/FUL - Pant Wilkin Stables, Llanquian Road, Aberthin, Cowbridge	The Applicant or their representative

Councillor R.E. Godfrey spoke on Application 2023/01215/FUL - Land Adjacent to
Hawthorn Cottage, Twyn yr Odyn, in the capacity as the Vale of Glamorgan
Member for Wenvoe.

115 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair read the
following statement: “May I remind everyone present that the meeting will be live
streamed as well as recorded via the internet and this recording archived for future
viewing”.

116 APOLOGIES FOR ABSENCE –

These were received from Councillors M. Cowpe and H.M. Payne.

117 MINUTES –

RESOLVED – T H A T the minutes of the meetings held 25th April, 2024 and 16th
May, 2024 be approved as a correct record.

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118 DECLARATIONS OF INTEREST –

No declarations of interest were received.

119 SITE INSPECTIONS (CX) –

RESOLVED – T H A T the attendance of the following Councillors at the site visit indicated, held on 16th May, 2024, be noted.

Apologies were received from Councillors C.A. Cave, C.M. Cowpe and M.R. Wilson (Vice-Chair).

Fairoak, Higher End (Llantwit Road), St Athan, CF62 4LW.	Councillor N.C. Thomas (Chair), Councillors J. Aviet, I. Buckley, C.E.A. Champion, Dr. I.J. Johnson, N.P. Hodges, C. Stallard and E. Williams. Also present: Councillor S.J. Haines
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120 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED –

- (1) T H A T the passed building regulation applications, as listed in Section A of the report, be noted.
- (2) T H A T the rejected building applications, as listed in Section B of the report, be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section C of the report, be noted.

121 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED – T H A T the applications as outlined within the report, on pages 8 through 25, under the above delegated powers, be noted.

122 APPEALS (HSD) –

The Head of Sustainable Development specifically referred to Agenda Item 4(c) concerning a Planning Appeal Decision regarding 4, St. Augustines Place, Penarth which had been allowed, subject to conditions, following the Inspector's

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findings as it was considered to be of a suitable scale and design that would be compatible with its surroundings despite being refused previously.

RESOLVED –

- (1) T H A T the Appeals received following the refusal of the Council to grant planning permission, as detailed in Section A of the report, be noted.
- (2) T H A T the Enforcement Appeal received as set out in Section B of the report, be noted.
- (3) T H A T the Planning Appeal Decision as detailed in Section C of the report, be noted.
- (4) T H A T it be noted that no Enforcement Appeal Decisions had been received at the time of the meeting taking place.
- (5) T H A T the statistics relating to appeals for the period April 2024 – March 2025, as detailed in Section E of the report, be noted.

123 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 30 through 33, as determined by the Head of Sustainable Development under delegated powers, be noted.

124 PLANNING APPLICATIONS (HSD) –

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

2023/01215/FUL Received on 11 December 2023

APPLICANT: c/o Agent Green Planning Studio Ltd, Upton Magna Business Park, Shrewsbury, SY4 4TT

AGENT: Miss Delilah Green Upton Magna Business Park, Upton Magna, Shrewsbury, SY4 4TT

Land adjacent to Hawthorne Cottage, Twyn Yr Odyn

To vary / remove conditions 1, 2, 3 and 9, Condition 1 – occupation, 2 – time period, 3 – time period and 9 – vehicle on site of planning application 2013/00857/FUL – The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility / dayroom ancillary to that use – Allowed on appeal.

No.

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

Reason for decision

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

2023/00780/FUL Received on 13 March 2024

APPLICANT: VDC CWL21 Limited C/o Agent, CF24 0EB

AGENT: Mr Rob Mitchell Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

Land North of Ffordd Bro Tathan, St. Athan

Demolition of existing buildings/structures and erection of a Class B8 data centre with all associated back-up generators, plant, equipment, sub-stations, accesses, parking and servicing areas, drainage and engineering works including services diversion/connection and regrading works.

Comments from Cadw who raised no objection and from the Agent regarding Policies and the Heat Network as described in the Matters Arising report were noted.

RESOLVED – T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement(s) to include the following necessary planning obligations:

- The developer shall pay the sum of three hundred and fifty thousand pounds (£350,000) to contribute towards the provision of sustainable transport;
- The developer shall provide a scheme for 135 trainees or pay the sum of one thousand two hundred and fifty five pounds (£1,255) per trainee in respect of any shortfall (if any) to contribute towards the provision of training and development;
- The developer shall provide public open space as detailed on the general arrangement plan (CWL21-BUR-WS3-SP-DR-C-0100_General Arrangement Rev P4) and a maintenance plan;
- The developer shall pay the sum of two hundred thousand pounds (£200,000) to contribute towards the provision of public art;
- The developer shall pay the sum of twenty five thousand pounds (£25,000) as an administration fee;
- Dormouse Conservation Strategy - Long term management, monitoring and auditing;

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

Reason for decision

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

No.

2024/00216/FUL Received on 25 April 2024

APPLICANT: Mr Tim Vaughan C/O Agent

AGENT: Mrs Arran Dallimore Unit 1A Compass Business Park, Pacific Road,
Ocean Park, Cardiff, CF24 5HL

Pantwilkin Stables, Llanquian Road, Aberthin, Cowbridge

Retrospective planning consent for the change of use of several existing rural buildings for employment uses (B1 & B8) and associated works.

Comments from the Highways Engineer who raised no objection as described in the Matters Arising report were noted.

REFUSED – Subject to the conditions as contained within the report and the Reasons for Refusal as set out in the Supplemental Information to the report.

Reason for decision

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