

PLANNING COMMITTEE – 13th June, 2024

Supplemental Information –

Application No. - 2024/00216/FUL - Pant Wilkin Stables, Llanquian Road, Aberthin, Cowbridge

RECOMMENDATION

REFUSE (W.R.)

1. By reason of their scale, nature, location in the countryside away from settlements/centres of population, and the absence of reasonable infrastructure to facilitate sustainable forms of travel, the proposed B1 and B8 uses would not support the principles of sustainable development and would not reduce the need to travel, particularly by private car. The proposals do not amount to small-scale commercial uses/diversification as they are not supported by any justification setting out that the nature of the businesses necessitates a location away from existing settlements and/or employment areas. The proposals are therefore considered unacceptable and fail to comply with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD11- Conversion and Renovation of Rural Buildings, MD14 (New Employment Proposals) and MD17 (Rural Enterprises) of the Vale of Glamorgan Local Development Plan 2011-2026. In addition, the proposals fail to comply with Planning Policy Wales, paragraphs 4.1.1 and 4.1.10 and the Council's SPG on the Conversion and Renovation of Rural Buildings.
2. By virtue of the location of the development within a C2 flood zone and the unjustified siting in this flood risk area, the proposals are considered to result in unacceptable risk of flooding. The proposal therefore fails to comply with Policy MD1 (Location of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 and the advice set out in TAN15.