

No.

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 19th July 2024.

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

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

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

Also present: Councillors G.D.D. Carroll, W.A. Hennessy, J.M. Norman, and S.D. Perkes.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. D. Thomas	2023/01102/RG3 - Land at former Eagleswell School, Eagleswell Road, Llantwit Major.	Objector to the application or their representative.
Mrs. A. Cheney	2023/00888/FUL - 4 Cliff Parade, Penarth.	Objector to the application or their representative.
Mr. J. Peter	2023/00888/FUL - 4 Cliff Parade, Penarth.	The applicant or their representative.
Mr. J. Wilks	2023/00948/FUL - Land at Sandy Lane, Ystradowen.	The applicant or their representative.

Councillor J.M. Norman spoke on Application 2023/01102/RG3 – Land at Former Eagleswell School, Eagleswell Road, Llantwit Major in their capacity as Local Ward Member.

Councillor G.D.D. Carroll spoke on Application 2023/01102/RG3 – Land at Former Eagleswell School, Eagleswell Road, Llantwit Major in their capacity as Conservative Group Leader.

252 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.”

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253 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 13th June 2024 be approved as a correct record.

254 DECLARATIONS OF INTEREST –

Councillor	Agenda Item No.	Nature of Interest
E. Williams	2023/01102/RG3 - Land at Former Eagleswell School, Eagleswell Road, Llantwit Major.	<p>Prejudicial Interest – Councillor Williams declared he was a twin hatted member on Llantwit Major Town Council, the Vale of Glamorgan Cabinet as well as Planning Committee and therefore had knowledge of the application previously, but has a dispensation from the Vale of Glamorgan Council Standards Committee to speak and vote where issues are raised in respect of the Vale of Glamorgan Council's reshaping services at both Vale of Glamorgan Council and Llantwit Major Town Council meetings, so would be considering the item with fresh eyes.</p> <p>The Councillor remained in the meeting for the item.</p>
E. Williams	2021/01516/FUL - Woodside Hamlet, Ham Manor, Llantwit Major.	<p>Prejudicial Interest – Councillor Williams declared he was a twin hatted member on Llantwit Major Town Council, Vale of Glamorgan Cabinet as well as Planning Committee and therefore had knowledge of the application previously but has a dispensation from the Vale of Glamorgan Council Standards Committee to speak and vote where issues are raised in respect of the Vale of Glamorgan Council's reshaping services at both</p>

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		Vale of Glamorgan Council and Llantwit Major Town Council meetings, so would be considering the item with fresh eyes. The Councillor remained in the meeting for the item.
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255 SITE INSPECTIONS (CX) –

RESOLVED – T H A T the attendance of the following Councillors at the site visit indicated, held on 13th June 2024, be noted.

Apologies were received from Councillors C.A. Cave, Dr. I.J. Johnson, C. Stallard (for the Twyn yr Odyn visit) and E. Williams.

Land Adjacent to Hawthorn Cottage, Twyn yr Odyn.	Councillor N.C. Thomas (Chair), Councillors J. Aviet, I. Buckley and C.E.A. Champion.
Land North of Ffordd Bro Tathan, St. Athan.	Councillor N.C. Thomas (Chair), Councillors J. Aviet, I. Buckley, C.E.A. Champion, and C. Stallard.

256 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.

257 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 9 through 17, under the above delegated powers, be noted.

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258 APPEALS (HSD) –

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

259 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 24 through 25, as determined by the Head of Sustainable Development under delegated powers, be noted.

(ii) To Confirm Tree Preservation Order No. 3 2024 for Tree at London House, 89 Eastgate, Cowbridge –

The matter was reported to Planning Committee under the Council's approved scheme of delegation because objections had been received, following the serving of a Tree Preservation Order (TPO).

The application site related to London House, 89, Eastgate a mid-terraced property located within the Cowbridge Conservation Area and Settlement Boundary.

A Section 211 Notice was submitted which sought the removal of a sycamore tree located to the rear of the property, due to concerns stated that it is was likely that the union of tree would fail (under ref. 2024/00201/TCA).

Due to the notable amenity value of the group that the Sycamore tree was located within, its condition, life expectancy and the tree's visibility from Melbourne Close and the High Street and the contribution it made to this part of the Conservation Area, a Tree Preservation Order (No. 3 of 2024) was served on 20th March 2024.

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Letters were sent to the owners and neighbours, who were given 28 days to comment on the TPO. The local planning authority received one letter of objection. Whilst objections had been raised to the TPO, it was considered that none of the issues raised by the objectors provided sufficient justification to override the reasons in favour of confirmation of the TPO. Therefore, it was recommended that the TPO be confirmed without modification.

RESOLVED – T H A T the Order be confirmed.

Reason for decision

The decision to recommend the confirmation of a Tree Preservation Order had been taken in accordance with Section 198 of the Town and Country Planning Act 1990 (as amended), which empowered the local planning authority to make provision for the preservation of trees or woodlands.

It was considered that the decision complied 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.

260 ENFORCEMENT (HSD) –

(i) Land and Buildings at 17 Llandinum Road, Barry –

The report sought authorisation to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) in respect of two unauthorised structures that had been erected at 17, Llandinum Road, Barry. The structures in question were erected in front of the principal elevation of the property and exceeded 2.5m in height.

The report recommended that as the structures were considered to detract from the character of the existing property and its setting, had an adverse impact on the wider street scene, result in an adverse impact upon neighbouring amenity and accordingly were not considered to be acceptable, an Enforcement Notice be issued requiring the demolition of the structures. Authorisation was also sought to pursue legal proceedings in the event that the Enforcement Notice was not complied with.

RESOLVED –

(1) T H A T the Head of Legal and Democratic Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) Demolish and remove the raised terrace and bar structures located in front of the principal elevation of the property.

No.

- (ii) Remove from the land all items and materials resulting from the undertaking step (i).

(2) T H A T in the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

Reason for Recommendation

(1) It appears to the Council that the above breach of planning control constituting operational development consisting of the construction of a raised decking structure and bar structure, has occurred within the last 4 years.

(2) The development has been undertaken within the curtilage of a residential property within the settlement boundary where development is expected to be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and is of a scale, form, layout, and character that is sympathetic to and respects its immediate setting and wider surroundings.

The unauthorised structures are considered to be unacceptable as they detract from the character of the existing property and its setting and have an adverse impact on the wider street scene. Furthermore, the raised terrace results in an adverse impact upon neighbouring amenity through harmful levels of overlooking and the perception of overlooking from those making use of the raised terrace. The development is therefore considered to conflict with policies SP1 (Delivering the Strategy) SP10 (Built and Natural Environment), MD2 (Design of New Development) and MD5 (Development within Settlement Boundaries), of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the Council's Supplementary Planning Guidance on Residential & Householder Development, PPW Edition 12 (2024) and Technical Advice Note 12 (Design).

(3) 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.

261 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.

2023/01102/RG3 Received on 15 November 2023

(p74)

APPLICANT: Vale of Glamorgan Council Civic Offices , Holton Road , Barry, CF63 4RU

AGENT: Mr Jon Hurley Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Former Eagleswell School, Eagleswell Road, Llantwit Major

No.

Temporary housing accommodation and associated works

Deemed planning consent be GRANTED subject to the conditions as contained within the report as well as an amendment to condition 8 and an additional condition 14:

Amendment to condition 8

Any part of the rear windows in plots 9-27 that are below 1.7m in height about the level of the floor in the room that it serves shall be obscurely glazed and fixed in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first beneficial occupation of the development. The windows shall thereafter be retained at all times in accordance with the approved details.

Addition of new condition

14. Within 12 months of the date of this planning permission, a plan/strategy to manage the removal of the temporary residential units from the site shall be submitted to and approved in writing by the Local Planning Authority. The Strategy will detail the plans to relocate the modular units to alternative sites within the 5-year period from the grant of planning permission and should include the commencement of this work at least 18 months prior to the expiry of the planning permission with the 7 plots 21-27 being identified as those to be removed from the site first. The plan will detail the proposed method and numbers of units to be relocated to newly identified sites in batches appropriate to the size of the receiving site. The temporary residential units shall thereafter be removed from the site in accordance with the approved details.

Condition 14 Reason:

To ensure that local amenities are safeguarded and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Development).

Reason for decision

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

2023/00888/FUL Received on 16 April 2024
(p117)

APPLICANT: Mr & Mrs Stuart & Lizzie Reid 4 Cliff Parade, Penarth, CF64 5BP

AGENT: Mr Tim Fry 88 Glebe Street, Penarth, CF64 1EF

4, Cliff Parade, Penarth

Demolition of existing house and construction of replacement dwelling

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.

2023/00948/FUL Received on 3 June 2024
(p159)

APPLICANT: Marc Lewis 10 Bronheulwen, Porth, Mid Glamorgan , CF39 0BJ

AGENT: Mr Matthew Biggs Suite 212, Morgan Arcade, Cardiff, CF10 1AF

Land off Sandy Lane, Ystradowen

Full planning application for residential development together with engineering, drainage, landscaping, highways, and other associated works

RESOLVED – T H A T, subject to the below conditions and subject to the interested person(s) first entering into a Section 106 legal agreement to include the following necessary planning obligations:

- To secure the provision of the identified 19 affordable housing units on the site.
- To pay a financial contribution to the sum of £105,800 to contribute towards the provision of sustainable transport facilities in the vicinity of the site.
- To pay a financial contribution to the sum of £145,992 towards education requirements arising from the development.
- To pay a financial contribution to the sum of £40,320 to provide / improve areas of public open space.
- To pay a financial contribution to the sum of £57,960 towards the provision of new, or enhancement of existing, community facilities in the area, and
- To provide Public Art to the value of 1% of the build costs

In addition to a clause requiring the payment of a fee to monitor and implement the legal agreement (£7,081.44 in this case).

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.

2021/01516/FUL Received on 15 September 2022

(p229)

APPLICANT: Mr N Rubenstein c/o DHPC, Lytchett Minster , BH16 6FE

AGENT: Mr Darryl Howells Darryl Howells Planning Consultancy, Unit 6, The Axiom Centre, Dorchester Road , Lytchett Minster, BH16 6FE

Woodside Hamlet, Ham Manor, Llantwit Major

Siting of five proposed tourist pods and wooden platform accesses

REFUSED – Subject to the Reasons for Refusal as contained within the report.

Reason for decision

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