

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **27 MARCH 2025**

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:

2025/0001/PO	AC	88, Picton Street, Maesteg. CF34 0HH	Two storey rear extension at LGF and GF level Conversion of existing retail space to a flat at GF and LGF level Alterations to internal layout
2025/0001/PV	A	6, Voss Park Close, Llantwit Major. CF61 1YF	New roof structure incorporating solid panels on existing conservatory
2025/0002/PO	AC	21, Oakfield Road, Cwmbran. NP44 3EY	Detached single storey ancillary accommodation
2025/0020/BR	AC	Brawd, The Tren Station, Hood Road, Barry. CF62 5QL	Installation of mezzanine floor and forming cafe area.
2025/0024/BN	A	56, Craig Yr Eos Road, Ogmore By Sea. CF32 0PH	Internal alterations - knock throughs and relocation of bathroom and kitchen.

2025/0025/BR	AC	9, Lord Street, Penarth. CF64 1DD	Formation of new rear dormer to create new bedroom & bathroom. Reinstatement of historic bedroom walls to first floor and new staircase to loft, reinstatement of historic ground floor living room and snug. New ground floor kitchen extension to rear and creation of new wc / utility. Demolition of existing rear conservatory / sun room and construction of new rear summer room / playroom and new family bathroom. Construction of new access stair from ground floor kitchen courtyard to first floor rear garden. New terrace decking
2025/0026/BR	AC	17, Rutland Close, Barry. CF62 8AR	Proposed single storey side & rear extension for garage, utility, enlarged kitchen & living area
2025/0027/BR	AC	The Marl pits, St. Donats. CF61 1ZB	Single storey side extension
2025/0033/BR	AC	63, Shakespeare Avenue, Penarth. CF64 2RX	Single storey rear extension
2025/0034/BR	AC	80, Millfield Drive, Cowbridge. CF71 7Br	Proposed loft conversion with dormer
2025/0035/BN	A	37, Hawthorn Road, Barry. CF62 6LE	Knock through of kitchen / dining room.
2025/0038/BN	A	Albert Primary School, Albert Road, Penarth. CF64 1BX	From the existing cabinet install the following Category 6A outlets - 1x outlet (Head Teacher's) 1 x outlet (Deputy Head) 2x outlets (new Building) Outlets to the new building will be via catenary wire and will require a MEWP for access

2025/0039/BN	A	Llanfair Primary School, St. Mary Church, Cowbridge. CF71 7LT	Renewal of flat roof finish with inclusion of a tapered insulation system to improve insulation levels creating a warm roof/ Flushing and retaining existing internal rainwater drainage. Removal of skylights and replacement of school hall lanterns of natural light and ventilation. To include the installation of a PV panelled system to storage batteries and feed to main electrical grid
2025/0040/BN	A	23, Cilgant Y Meillion, Rhoose. CF62 3LH	Single storey extension to the rear
2025/0041/BN	A	94, Queen Street, Barry. CF62 7EE	Knock through a supporting wall between 2 downstairs rooms and install a steel beam
2025/0042/BR	AC	1, Middlegate Walk, Cowbridge. CF71 7LA	Removal of garage & re construct. Double storey side & single storey rear extensions
2025/0043/BN	A	The Vineyard, Lavernock Road, Sully. CF64 5UR	Two storey rear extension
2025/0045/BN	A	9, The Vines, Colwinston, Cowbridge. CF71 7NB	Knock through (installation of steel beam)
2025/0046/BN	A	6, Greenmeadow Close, Dinas Powys. CF64 4QX	New roof
2025/0047/BN	A	Cartref Porthceri Care Home, 91, Salisbury Road, Barry. CF62 6PU	Underpinning and drainage repairs only
2025/0048/BN	A	7, Mountbatten Road, Barry. CF62 9HF	Attached garage conversion
2025/0051/BN	A	45, Boverton Brook, Boverton, Llantwit Major. CF61 1YH	Internal alterations comprising extending opening / removal of internal walls, new replacement insulated floor with under floor heating only

2025/0052/BN	A	22, Borough Avenue, Barry. CF62 9UU	Integral garage conversion, front porch and study extension with gable roof
2025/0053/BR	AC	11, St. Cyres Road, Penarth. CF64 2WP	Single storey rear extension only
2025/0054/BR	AC	Bron Y Graig, St. Brides Major. CF32 0SE	New balcony to the rear dormer, proposed new cladding and alterations to create corner glazed feature.
2025/0055/BN	A W	27, Barons Close, Llantwit Major, CF61 1TD	Double storey side extension & single storey front extension
2025/0056/BN	A W	26, Beryl Road, Barry. CF62 8DN	Demolition of existing single storey extensions. Construction of single storey extension to the rear and side. Relocation of kitchen
2025/0057/BR	AC	102, Treharne Road, Barry. CF63 1QZ	Knock through existing room to form new shower room
2025/0058/BR	AC	Derw Newydd,(Court road Depot site) Barry Road, Barry. CF62 9BG	Refurbishment of the existing empty building into a community hall, renewal of thermal element and internal alterations
2025/0059/BR	AC	St. Cyres School, Sully Road, Penarth. CF64 2XP	Single storey extension to house a physical & medical resource base
2025/0060/BN	A	Gwreiddyn Farm, Peterston Super Ely. CF5 6LY	Full House reconfiguration, involving the relocation of bathrooms, kitchen, living spaces and bedrooms. Exterior insulation and cladding. New drainage works

2025/0061/BN	A	190, Jenner Road, Barry. CF62 7HR	Conversion of existing kitchen and outside toilet and storage room both of which are attached to the property by a sloping slate roof to a ground floor bathroom, small utility room with a separate hall / passage way. Removal of internal supporting wall. Bricking up of existing kitchen door at the side of the property and window on the side of the property including the current external toilet door. Bricking the existing windows and tool shed door at the rear of the property. Raising the existing walls by 45-60cm with a sloping slate roof. Installation of a new back door at the rear of the property with potentially a side panel. New window(s) at the side of the property. No increase in the existing foot print
2025/0062/BN	A	12, Agnes Street, Penarth. CF64 2JW	First floor rear extension
2025/0063/BR	AC	Aberogwrn Farm, Llancarfan. CF62 3AE	Change of use from dwelling to children's care home
2025/0064/BN	A	6, Brig Y Don Hill, Ogmore By Sea. CF32 0PS	Convert small bedroom adjoining the master bedroom into an ensuite bathroom
2025/0065/BN	A	8, Cold Knap Way, Barry. CF62 6SQ	Single storey rear extension
2025/0066/BN	A	11A, Park Crescent, Barry. CF62 6HD	Re Roof, Works to also include addition of above fascia ventilation, repairs to timberwork as required and extension of roof line to side and rear in preparation for future external wall insulation

2025/0067/BN	A	27, West Farm Road, Ogmore By Sea. CF32 0PU	Removal of existing roof tiles and extension of existing 1st floor rear dormer. Internal alterations to the two floor will consist of a new kitchen / dining area, en-suite bathroom, re position staircase & new rooflight
2025/0068/BN	A	10, Marquis Close, Barry. CF62 5UE	First Floor Extension
2025/0069/BN	A	37, Plymouth Road, Barry Island. CF62 5TY	Loft conversion with dormer
2025/0070/BN	A	44, Melrose Walk, Sully. CF64 5WD	Conversion of attached garage into a living space
2025/0071/BN	A	High Street Primary School, 2A, St. Paul's Avenue, Barry. CF62 8HT	Install data points with cabling in kitchen area
2025/0072/BN	A	22, Powys Gardens, Dinas Powys. CF64 4LP	Work to existing extension to include new glazed doors to rear and rooflight over
2025/0073/BN	A	Beacons View, St. Brides Road, Wick. CF71 7QB	Window and door replacement, loft insulation (no conversion), New staircase and banister
2025/0074/BN	A	55, Golwg Y Coed, Barry. CF63 1AD	Removal of internal load bearing wall and installation of supporting beam on 100mm concrete padstones
2025/0075/BR	AC	Ystradowen Village Hall, Cowbridge Road, Ystradowen. CF71 7SY	Provision of single storey store room extension
2025/0076/BN	A	3, Evans Street, Barry. CF62 8DU	Single storey rear extension
2025/0077/BR	AC	Little Acre, Llanblethery. CF62 3AN	Single storey rear extension plus all associated works
2025/0078/BN	A	3, Cwrt Syr Dafydd, Llantwit Major. CF61 2SR	Single storey extension

2025/0079/BR	AC	13, Byrd Crescent, Penarth. CF64 3QU	Rear two storey extension
2025/0080/BR	AC	8, Llanquian Close, Cowbridge. CF71 7HQ	Single Storey extension and removal of internal GF load bearing wall
2025/0081/BN	A	Hengoed House, Coedarhydyglyn, St. Nicholas. CF5 6SF	Refurbishment of existing 2 storey residential dwelling and single storey extension
2025/0082/BN	A	St. Margaret's, 22, Victoria Road, Penarth. CF64 3HX	Re Roof only
2025/0084/BN	A	20, Heol Cae Pwll, Colwinston. CF71 7PL	integral conversion of garage into office space
2025/0085/BN	A	Longmeadow, Swanbridge Road, Sully. CF64 5UF	Loft conversion (no dormer)
2025/0086/BN	A	4, Croft Gardens, Sully. CF64 5GB	Conversion of part existing detached garage into a games room
2025/0087/BN	A	123, St. David's Crescent, Penarth. CF64 3NB	Removal of internal wall
2025/0089/BR	AC	Wernlas, St. Andrews Major Road, Dinas Powys. CF64 4HB	Two storey side extension
2025/0090/BR	AC	St. Nicholas Church, St. Nicholas. CF5 6SP	New toilet and beverage preparation facility with associated drainage
2025/0091/BN	A	8, Bittern Way, Sully, Penarth. CF64 5FS	Supralite warm roof to conservatory
2025/0095/BN	A W	16, Richard Street, Barry. CF62 8DX	Single storey extension to rear and knock through
2025/0096/BR	AC	29, Cilgant Y Meillion, Rhoose. CF62 3LH	Single storey rear kitchen extension
2025/0098/BN	A	42, Clos Derwen, Dinas Powys. CF64 4BN	Proposed loft conversion
2025/0099/BN	A	Fairfield Primary School, Dryden Road, Penarth. CF64 2RT	Installation of two new data outlets, one in the headteachers office and the other in the admin office

2025/0100/BN	A	3, St. Augustines Crescent, Penarth. CF64 1BG	Concrete floor replacement - Renewal of thermal element
2025/0101/BN	A	Romilly Primary School, Romilly Road, Barry. CF62 6LF	Over-roofing the sports barn with Bauder water proofing system, & PIR infills to profile of metal sheets
2025/0102/BN	A	11, West Terrace, Penarth. CF64 2TX	Removal of chimney breast on ground floor and installation of steels to support remaining chimney stack
2025/0103/BR	AC	Nessa's Slots Barry Island, Unit 6, Western Shelter, Barry Island. CF62 5TQ	Structural alterations to create first floor
2025/0104/BN	A	21A, West Farm Road, Ogmore By Sea. CF32 0PU	Internal alterations to accommodate open plan kitchen
2025/0105/BN	A	5, Castle Drive, Dinas Powys. CF64 4NN	Through floor lift installation including aperture work between floors
2025/0106/BN	A	42, Chandlers Way, Penarth. CF64 1SP	Conversion of attached garage
2025/0107/BN	A	6, Berkley Drive, Penarth. CF64 3DW	Knock through wall from kitchen into dining room
2025/0108/BR	AC	Sonseil, 12, Pencoedre Road, Barry. CF63 1SD	Internal alteration to form new shower room and new door openings for adaptations
2025/0109/BN	A	The Old Barn, Graig Penllyn. CF71 7RT	Rear single storey extension with internal refurbishment works
2025/0111/BN	A	37, Dochdwy Road, Llandough, Penarth. CF64 2PD	Proposed rear dormer extension
2025/0112/BN	A	Pen Y Garth Primary School, Sully Road, Penarth. CF64 2QN	Installation of a new data outlet in the plant room

2025/0113/BR	AC	Longmeadow Court, Druids Green, Cowbridge. CF71 7BP	Dividing first floor flat into two 1 bedroom flats
2025/0114/BN	A	4, Agnes Street, Penarth. CF64 2JW	New roof and new concrete floors
2025/0115/BN	A	Heol Y Mor, Southerndown Road, St. Brides Major. CF32 0SD	Single storey tiled roof conservatory
2025/0116/BN	A	3, Dinas Road, Penarth. CF64 3PH	Wall knock through and RSJ insert to make open plan room
2025/0117/BN	A	7, Fairfield Road, Penarth. CF64 2SN	Take down internal wall between kitchen and lounge and support with steels. New roof to extension only.
2025/0118/BN	A	312, Gladstone Road, Barry. CF63 1NH	Conversion of conservatory to extension, re roof, block works and ground works
2025/0122/BN	A	99, Porth Y Castell, Barry. CF62 6QF	Single storey front porch extension
2025/0124/BR	AC	Unit 29, Vale Business Park, Llandow, Cowbridge. CF71 7PF	Refurbing office area & adding a first floor office area in industrial building
2025/0128/BR	AC	65, Phyllis Street, Barry. CF62 5UX	Shower room adaption - drainage connection to w/x & 3 door widenings
2025/0129/BN	A	9, Hillside Close, Barry. CF63 2QP	Single storey extension to rear
2025/0130/BN	A	21, Melyn Y Gors, Barry. CF63 1DE	Take down existing conservatory, build up wall on one side, install new cavity trays, windows, doors and warm roof

(b) Building Regulation Applications - Reject

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

2025/0049/BN	R	13, St. Teilo Avenue, Barry. CF62 8BQ	First floor extension plus extension of existing attic space
2025/0050/BN	R	REFUSED - 43, Salop Street, Penarth. CF64 1HH	REFUSED - Single storey side extension
2025/0092/BN	R	REFUSED - 9, Dulverton Drive, Sully. CF64 5EW	REFUSED - Loft conversion with dormer
2025/0093/BN	R	REFUSED - 34, Clinton Road, Penarth. CF64 3JD	REFUSED - Kitchen / diner knock through & bifold door enlargement
2025/0110/BN	R	REFUSED - Frampton Court Farm, Frampton. CF61 2YR	REFUSED - Two storey side extension
2025/0119/BN	R	REFUSED - 1, St. Oswald Road, Barry. CF63 2SW	REFUSED - Dormer loft conversion

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

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

2025/0001/AI	A	Penmark Farmhouse, Penmark. CF62 3BP	Single storey oak glazed extension
2025/0002/AI	A	Sunshine House, Southerndown. CF32 0RN	New detached garage
2025/0003/AI	A	5, Llys Steffan, Llantwit Major. CF61 2UF	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0004/AI	A	29, Ffordd Y Dociau, Barry. CF63 4RT	Reinstatement of 1st floor bedroom in residential dwelling following fire damage

			AMENDED 28/02/2025 - Refurbishment of first floor, 1 bedroom flat as a result of fire damage
2025/0005/AI	A	37, Monmouth Way, Boverton, Llantwit Major. CF61 2GT	New warm type roof and replacement frames to existing conservatory (works to incorporate material alterations to structure, controlled services and fittings)
2025/0006/AI	A	33, Rhodfa Sweldon, Barry. CF62 5AD	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0007/AI	A	130, Fontygary Road, Rhoose. CF62 3DU	Single storey rear extension and detached garage / home office outbuilding (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0008/AI	A	32, Plymouth Road, Penarth. CF64 3DH	Proposed internal alterations to remove walls and install steels, including bi-fold installation to rear
2025/0009/AI	A	SNC Mission Systems UK Limited, Building No. 406, Beggars Pound, Bro Tathan East, off Cowbridge Road, St. Athar. CF62 4AH	External structural opening to form new loading bay and personnel doors into an existing hanger building (works to controlled services, fittings and thermal elements)
2025/0010/AI	R	7, Mountbatten Road, Barry. CF62 9HF	Garage conversion to form habitable accommodation (works to incorporate material alterations to structure, controlled

			services, fitting and thermal elements)
2025/0011/AI	A	Unit 18, Llandough Trading Estate, Penarth. CF11 8RR	Replacement of asbestos roof covering, replacement of cladding to the gable elevation, removal of internal asbestos insulating board to existing industrial unit
2025/0012/AI	A	3, Turnpike Close, Dinas Powys. CF64 4HT	Installation of structural beam to create two rooms into one (works to incorporate material alterations to structure, controlled services, fittings and thermal elements) AMENDED 27/01/2025 - Internal and external structural alterations (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0013/AI	A	124, Wordsworth Avenue, Penarth. CF64 2RQ	Single storey rear extension with associated internal alterations
2025/0014/AI	A	26, Robinswood Crescent, Penarth. CF64 3JF	New insulated garage
2025/0015/AI	A	Premier Inn Barry Island Cardiff Airport Hotel, Traingle Site, Ffordd Y Mileniwm, Barry. CF62 5QN	Three storey extension
2025/0016/AI	A	11, Cwrt Newton Pool, Rhoose. CF62 3LY	Loft conversion and associated works
2025/0017/AI	A	Ashgrove, St. Mary Hill. CF35 5DT	Single storey extension

2025/0018/AI	A	Westridge, Church Close, Ogmore By Sea. CF32 0PZ	Proposed first floor extension and garden room with drainage
2025/0019/AI	A	Llys Gwinwydd, Boverton Park Drive, Boverton, Llantwit Major. CF61 1YN	Internal remodel with removal of structural walls
2025/0020/AI	A	2, Little West Bungalow, Southerndown. CF32 0PY	Conversion of existing garage with additional single storey extensions and construction of new detached garage (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0021/AI	A	17, Oban Street, Barry. CF63 2HG	Loft conversion with rear dormer
2025/0022/AI	A	2, Clifton Street, Barry. CF62 7RG	Internal chimney removal
2025/0023/AI	A	Red Lion Inn, Pendoylan, Cowbridge. CF71 7UJ	Material change of use of existing public house to dwelling (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0024/AI	A	7, Craig Yr Eos Avenue, Ogmore By Sea. CF32 0PF	Improvements of existing loft room with new dormer to rear
2025/0025/AI	A	22, Westbourne Road, Penarth. CF64 3HE	Proposed removal of internal wall to create open plan kitchen / dining room area

2025/0026/AI	R	Slon Cottage, Slon Lane, Ogmore By Sea. CF32 0PN	Two storey side extension, new w.c / shower Room
2025/0027/AI	A	25, Plas Glen Rosa, Penarth. CF64 1TS	Re instatement work due to water damage including replacement ceilings, replacement partitions, thermal upgrades, replacement fire doors and associated works
2025/0028/AI		The Block House, St. Marys Well Bay Road, Swanbridge, Penarth. CF64 5UJ	Proposed three storey wrap around extension with internal alterations and associated works
2025/0029/AI	A	6, Clos Yr Wylan, Barry. CF62 5DB	Garage conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0030/AI		Toby Carvery Rhoose, Port Road West, Barry. CF62 3Ba	New drainage works and installation of a new extract canopy within the existing kitchen area

(d) Section 32 Building Act, 1984

It is proposed to implement the above section of the Building Act with a view to remove from the filing system, building regulation plans relating to work which has not commenced. This section of the Building Act makes provision for the Local Authority to serve notice in respect of plans which are three or more years old. Where such notices have been served (when the proposal has not commenced), it means that the plans are of no further effect and can be destroyed.

It is proposed to serve notices in respect of the following Building Regulations applications.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **27 MARCH 2025**

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

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| 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 |

2019/00921/LBC	A	Former Public Toilets, Friars Road, Nells Point, Barry Island	Change of use to the existing building to provide a restaurant (use Class A3), including commercial space and ancillary works.
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2019/01421/2/CD	A	Renishaw Plc., Miskin Business Park, Miskin	Discharge of Condition 4 (Designer's risk assessment). Planning approval 2019/01421/RES - Application for the approval of reserved matters (appearance, scale, layout, access and landscaping) for the first phase of development relating to Zones A, W, Y and Z providing 33,909 sqm of employment floorspace (Use Class B1, B2 and B8) and associated works pursuant to outline permission 2014/00228/EAO at Renishaw Plc, Miskin Business Park, Miskin
2020/00273/1/NMA	R	Ty Draw Farm, Picketston	Non Material Amendment - An amendment to Omit corbel detail to external walls. Add 4 conservation roof lights. Add 2 bulls eye windows to the gables. Add metal balustrade to front entrance porch. Omit window to rear single storey extension, for planning ref 2020/00273/FUL - proposed two storey extension & alteration to existing property at Ty Draw Farm, St Athan Road, Picketston

2023/00473/2/NMA	A	14, Ceri Road, Rhoose, Barry	Non Material Amendment - An amendment to the plan arrangement at the rear of property where the extension wraps around the rear, to be re-configured to avoid building over a Welsh water inspection chamber on a public sewer. for planning ref 2023/00473/FUL - Single storey wrap around extension (front, side and rear) to provide accessible living accommodation
2023/00917/1/NMA	A	Y Fedw Arian, 13 Church Hill Close, Llanblethian, Cowbridge	Non Material Amendment - An amendment to have composite cladding on the exterior walls above the double garages instead of concrete render. for planning ref 2023/00917/FUL - Change the old roof delta tiles on the dwelling and change the planning approval of delta tiles on new extension roof (previous application REF. 2022/00732/FUL') to Marley modern tiles 104 anthracite 36.
2023/00951/FUL	A	Ty Carrig, City, Llansannor	Construction of garage and reconfiguration of parking arrangement to front of garage
2023/00990/FUL	R	St. Andrews Quarry, St. Andrews Road, Dinas Powys	Construction of a contemporary dwelling, footpath access, highways amendments and associated works

2023/01086/1/NMA	R	Red Roofs, 1 Cliff Parade, Penarth	Non Material Amendment- An Amendment to the relocation of Detached garage. For planning ref: 2023/01086/FUL - Proposed remodelling of existing house together with two storey side and rear existing and detached garage and home office
2024/00079/FUL	R	Badgers Hollow, Graig Penllyn	Variation of Conditions 1 & 3 of Planning Approval 2008/01524/FUL: Retrospective consent for revised scheme for a single detached dwelling
2024/00306/1/CD	A	Land to the South of Hood Road, Barry	Discharge of Condition 6. (CEMP), for planning ref 2024/00306/FUL - Proposed redevelopment of vacant brownfield site at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works at Land to the South of Hood Road, Barry
2024/00306/2/CD	A	Land to the South of Hood Road, Barry	Discharge of Condition 7. (Construction Traffic Management Plan), for planning ref 2024/00306/FUL - Proposed redevelopment of vacant brownfield site at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works at Land to the South of Hood Road, Barry

2024/00309/FUL	A	Amelia Trust Farm, Walterston	Removal of tractor shed. Construction of new Eco play barn and tractor shed
2024/00329/1/NMA	A	Greenfield land south of Blackton Lane and west of Port Road.	Non Material Amendment - An amendment to the proposed non-material amendment concerns condition 8 and is being sought to facilitate the delivery and occupation of the permitted scheme in the most practical and timely manner. For planning ref 2024/00329/FUL - Development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works
2024/00349/FUL	A	54, Clive Place, Penarth	Single storey rear extension and minor alterations to rear window openings
2024/00383/FUL	R	The Old Courthouse, High Street, Llantwit Major	Proposed two storey rear extension and conversion of existing loft rooms
2024/00384/LBC	R	The Old Courthouse, High Street, Llantwit Major	Proposed two storey rear extension and conversion of existing loft rooms
2024/00403/FUL	A	3B, Stanwell Road, Penarth	Changing out the existing shop front door (Aluminium frame & glass) to a wider door (with Aluminium frame and glass as before) for improved access and central entry door.

2024/00422/FUL	A	R B Furnishers, Ludlow Lane, Penarth	Demolition of dilapidated former furniture store to be replaced with 2 units with Unit 1 ground floor comprising a restaurant and Unit 2 ground floor comprising a cafe with access to the whole first floor of both units for use as a fitness centre and gymnasium.
2024/00446/FUL	A	Newton House Farm, Newton	Full Planning Application to Change the Operation of Private Stable Yard to Commercial Equestrian Use and Regularising of Sand School
2024/00486/FUL	R	Pentre Meyrick House, Pentre Meyrick, Cowbridge	Proposed retirement/granny annexe bungalow in garden of existing property.
2024/00577/FUL	A	Llancarfan Primary School, School Lane, Llancarfan	Demolition of portacabin units and extensions to existing buildings, change of use of two school buildings to provide 3no. dwellings, development of 3no. new build dwellings, access, parking, drainage, landscaping, boundary treatments and associated works.
2024/00633/LBC	A	Former Police Station, Westgate, Cowbridge	External and internal alterations to facilitate the conversion of the former Cowbridge Police Station into affordable residential apartments.

2024/00634/CAC	A	Llancarfan Primary School, School Lane, Llancarfan	Demolition of portacabin units and extensions to existing buildings, change of use of two school buildings to provide 3no. dwellings, development of 3no. new build dwellings, access, parking, drainage, landscaping, boundary treatments and associated works.
2024/00677/FUL	A	Aberthaw North Quarry, Castle Road, Aberthaw	Variation of Conditions 1, 15, and 16 of Planning Permission 2016/00551/FUL to allow for an amended restoration landform and drainage system
2024/00717/FUL	A	Danygraig, Graig Penllyn	Retrospective permission to relocate x 2 dwellings approved under planning permission 2020/01370/FUL
2024/00719/FUL	A	28, Archer Road, Penarth	New single storey extension to rear of the property with internal configurations. Replace existing windows with new Aluminium powder coated windows as well as 4 new rooflights.
2024/00769/1/CD	A	Cole Farm, 9 Cold Knap Way, Barry	Discharge of Condition 4. (Materials Sample Panel) 5.(Materials Details) For planning ref;2024/00769/FUL - Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. at Cole Farm, 9, Cold Knap Way, Barry

2024/00770/1/CD	A	Cole Farm, 9 Cold Knap Way, Barry	Discharge of Conditions 4.(Materials Sample Panel) 5.(Materials Details - Chimney Pot) for planning ref 2024/00770/FUL - Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.
2024/00771/1/CD	A	Cole Farm, 9 Cold Knap Way, Barry	Discharge of conditions 4.(Materials Sample Panel) 5. (Materials Details) for planning ref 2024/00771/LBC - Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.
2024/00783/CAC	A	R B Furnishers, Ludlow Lane, Penarth	Demolition of former furniture store to be replaced with 2 units with Unit 1 ground floor comprising a restaurant and Unit 2 ground floor comprising a cafe with access to the whole first floor of both units for use as a fitness centre and gymnasium.
2024/00801/FUL	A	Premier Inn, Hood Road, Barry	Proposed extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works
2024/00803/FUL	R	163 Holton Road, Barry	Proposed conversion of vacant property into 12 no. Flats.

2024/00844/FUL	A	Trewallter Fawr, Walterston, Nr. Barry	Proposed removal of existing dilapidated conservatory and its replacement with a new kitchen
2024/00857/FUL	A	Penglais, 3 Stony Lane, Corntown	Proposed two storey rear extension, single storey front extension, creation of new roof terrace with glazed balustrade, extension to garage and internal alterations
2024/00861/FUL	A	Windrush, 8 Cold Knap Way, Barry	Proposed single storey rear extension and Juliet balcony to first floor landing
2024/00875/FUL	A	63, North Walk, Barry	Installation of air source heat pump on side elevation at ground level.
2024/00887/FUL	A	Treyarnon, 23 Trem Y Don, Barry	Proposed conservatory and single storey rear extension to existing domestic dwelling.
2024/00895/LAW	A	34, Matthew Road, Fontygary, Rhoose	A Certificate of Lawful Use or Development to enable me to provide complementary healthcare treatments from my home.
2024/00913/LAW	A	23, Boverton Brook, Boverton	Rear dormer extension
2024/00921/FUL	A	West Orchard Farmhouse, Llantwit Road, St Athan	Retention of wooden slatted three sided storage unit for logs and black coated aluminium glass greenhouse and proposed storage/gym cabin adjacent to the rear boundary.

2024/00923/FUL	A	Little Haven, 3 Burnham Avenue, Sully	Removal of existing detached garage and rear/side single storey extensions. Single storey extensions to rear and sides, alterations and extension to front bay windows, first floor front gable, rear box dormer and associated refurbishment works along with widening of driveway entrance.
2024/00929/FUL	A	The Pound, Duffryn Lane, St Nicholas	To enlarge existing Ground Floor Entrance Hall and Build up to allow 1st Floor access with Pitched Roof to match existing roof style. The extension will not be forward of the existing house.
2024/00945/FUL	A	Cross Inn, Church Road, Llanblethian, Cowbridge	Provision of 2no. short term let holiday studio rooms to first floor extension served by new staircase extension to existing public house.
2024/00947/FUL	A	38 Adenfield Way, Fontygary, Rhoose, Barry	Retention of existing outbuilding
2024/00961/FUL	R	The Pier Gate, Sid's Restaurant and Bar, The Esplanade, Penarth	Construction of non permanent wooden outdoor seating area with the confines of existing boundary of premises. This will be an area to allow customers of the business to enjoy refreshments and food outside whilst staying dry during inclement weather. This area will also be children and dog friendly.
2024/00964/FUL	A	The Old Institute, Town Hall Square, Cowbridge	Change of use to Nail Salon

2024/00965/ADV	A	The Old Institute, Town Hall Square, Cowbridge, CF71 7DD	Installation of Signage
2024/00968/FUL	A	Biglis Farmhouse, Argae Lane, St Andrews Major	Replace the wooden structure with another building with a slightly larger footprint (approx. 4m x 3m) that could also be used as a home/garden office. This is a retrospective application.
2024/00981/FUL	A	The Wrenn's Nest, Lavernock Road, Penarth	Log cabin to be used as a day room and for storage purposes.
2024/00984/FUL	A	3-4, Uppercliff Close, Penarth	Proposed single storey front extension with terraces to first and second floor above, part two storey part single storey rear extension and other internal alterations to property at 3-4, Uppercliff Close, Penarth
2024/00998/FUL	A	Three Golden Cups, Southerndown	Retention of onsite facilities - Please refer to planning statement for further details
2024/01004/FUL	R	48, Westbourne Road, Penarth	Front driveway with drop-down curb Rebuilding the front damaged compound wall with existing stone with same design, one extra pillar near the entrance Levelling the front driveway and removing the bushes and roots Installing new resin driveway
2024/01005/FUL	A	196, Westbourne Road, Penarth	Widening current access from road to driveway involving the dropping of the pavement curb to a width of around 1.1 meters.

2024/01013/FUL	R	Land at Coed Arthur, Llandarfan	Open fronted storage barn for timber products.
2024/01023/FUL	R	3, The Precinct, Greggs, Boverton Road, Llantwit Major	Variation of Condition 4 (Opening Hours) of Planning Permission 2020/01506/FUL: Two storey extension to existing retail units for commercial development for mixed use to include A1, A2, A3 and B1 at L M Sportsplace Ltd., 2, The Precinct, Boverton Road, Llantwit Major
2024/01024/FUL	A	28, Shakespeare Avenue, Penarth	Demolition of existing utility/store room. Removal of existing garden timber decking, construction of new single storey kitchen extension with external patio area. New 2 storey side extension
2024/01041/LBC	A	Paget Rooms, Victoria Road, Penarth	Proposed new openings from the Paget Rooms into the attached two front buildings.
2024/01044/FUL	A	The Coach House, St Mary Hill	Retention of 2 Bedroom Holiday Let.
2024/01045/LAW	R	Y Llety, 9, Constitution Hill, Llanblethian, Cowbridge	Proposal is to enclose the existing porch. This will require a foundation 3.1 X 2.5 metres. Enclosure would consist of windows and a door being fitted as well as a roof lantern.

2024/01050/FUL	A	Quarry Cottage, Penllyn	Alterations to include conversion of existing garage to provide kitchen/dining space and increased ridge height to roof above garage to provide additional bedrooms. The internal layout of the property will be reconfigured
2024/01053/FUL	A	Ewenny Quarry, St Brides Road, Ewenny	Temporary use of land for the importation, storage and sale of landscaping, construction and building materials at Ewenny Quarry
2024/01055/FUL	R	Treetops, Duffryn Lane, St Nicholas	New two-storey dwelling in the grounds of Treetops, with associated double garage and landscape work. Existing outbuilding to be demolished and replaced with double garage to serve existing house.
2024/01056/FUL	A	Coed Hills, Coed Hill Rural Artspace, Llantrithyd Road, St Hilary	This proposal is for the creation of 2 new wildlife ponds.
2024/01065/FUL	A	Tregegin, Bridge Road, Llanblethian, Cowbridge	3m single storey extension to the side of the property. Open porch to shelter front door.
2024/01069/FUL	A	13, Byrd Crescent, Penarth	Two Storey Rear Extension

2024/01078/FUL	A	Briscombe Retail Park, Cardiff Road, Barry	Variation of Condition 2 (Approved Plans) of Planning Permission 2021/00870/FUL: Increase the overall parking on site by 7 car parking spaces with the creation of 10 new overflow car parking spaces accessed via the conversion of existing carparking spaces (losing 3 existing spaces)
2024/01080/FUL	A	22 Caerwent Close, Dinas Powys	Proposed conversion of integral garage into home office and garden lounge.
2024/01083/FUL	A	Oddfellows Lodge, Monknash	Alterations to include replacement of defective glazed link structure & box profile roof for new solid roof with small extension into courtyard to increase new kitchen / dining area. Replacement of existing Sash Windows
2024/01084/FUL	A	12 Hill Head, Llantwit Major	Proposed single storey rear extension, with renewed flat roof and insertion of roof windows to existing rear single storey structure, insertion of roof lights to front and rear roof structure, and fenestration alterations to the side and rear elevations, with all associated external works.
2024/01085/FUL	A	50, Plymouth Road, Penarth	Demolition of existing garage. Side and rear extension and material alterations including the replacement of the existing upvc casement windows for timber sash windows to the front elevation.

2024/01089/1/CD	A	Victoria Primary School, Cornerswell Road, Penarth	Discharge of Conditions 4.(Method statement for making good wall) for planning ref 2024/01089/RG3 - Demolition of existing outdoor shelter and store. Erection of single storey canteen building with dining room and kitchen amended scheme to 2023/00435/RG3
2024/01092/FUL	A	41 Somerset Road, Barry	New raised walkway along the back of the house. Replace existing ground floor rear windows with doors providing access to the walkway. The works also include internal reconfigurations
2024/01095/FUL	A	15, Blyth Close, Barry	Additional Storey to Side
2024/01096/CAC	A	13, Cwrt-y-vil Road, Penarth	Demolition of existing garage and stub boundary wall at rear lane
2024/01098/FUL	A	Biglis Farmhouse, Argae Lane, St Andrews Major	Erection of farm building over an existing feed yard
2024/01099/FUL	A	74, Victoria Road, Penarth	Removal of the existing front single-storey extension and replacing it with a new double-storey extension. Addition of a single-storey rear extension and a separate car port with storage space
2024/01103/FUL	A	Barry Railway Station, Broad Street, Barry	Installation of a Brompton Bike Hire Locker at Barry Train Station.

2024/01105/FUL	A	37 Masefield Road, Penarth	Single storey side extension to create new Utility Room, Day Room and WC/Shower
2024/01106/FUL	A	98, Stanwell Road, Penarth	Proposed single-story rear extension to replace the existing annex, with new photovoltaic panels on the roof. Installation of a new air source heat pump and replacement of all external windows and doors with double/triple glazing.
2024/01109/FUL	A	7, Porth-y-Green Close, Llanblethian, Cowbridge	Two Storey Side Extension, Front Porch and Widening of Driveway
2024/01114/FUL	A	Lower Monkton, Broughton	Enhance the existing glamping site, transitioning from two bell tents to two sustainable and permanent shepherd's huts.
2024/01120/LBC	A	Penarth Library, Stanwell Road, Penarth	Installation of a new internal full height glazed partition system on the 1st floor Library area to consist of a 25mm thick single glazed frameless partitioning system and matching doors, with a narrow side timber stud and plasterboard framing around the perimeter heating pipe location.
2024/01123/FUL	A	1, Caercady Cottages, Welsh St Donats	Installation of an Air Source Heat Pump (ASHP) and the construction of a wooden shed

2024/01124/FUL	A	10, St Anne's Avenue, Penarth	Proposed extension to existing dwelling to convert garage to habitable room, increasing of ridge height and addition of two front facing dormers to the principal elevation and external façade changes.
2024/01126/FUL	A	6, Paget Place, Penarth	Replacement roof, windows & patio doors to rear ground floor kitchen & dining areas; associated internal alterations; installation of air source heat pump & ramped access.
2024/01128/FUL	R	Wernlas, St Andrews Road, Dinas Powys	Two storey side extension to compliment the recent side extension to existing dwelling.
2024/01132/LAW	A	Dwr Cymru Cyfyngedig, Coslech Sewage Treatment Works, Peterston Road, Groesfaen	The provision of the following: Tertiary Treatment Pumping Station (TTPS); Tertiary Solids Removal (TSR) Plant; Motor Control Centre (MCC) for the TTPS and TSR; Tertiary Solids Removal (TSR) Ferric Dosing Plant; Dirty Backwash Tank; Clean Backwash Tank; New Final Effluent (FE) Sampling Chamber; New Low Voltage Distribution Board (LVDB); New Final Effluent (FE) Booster Set; and a temporary Contractor's Compound area.
2024/01157/LBC	A	The Old Institute, Town Hall Square, Cowbridge	Change of use to Nail Salon, signage and internal alterations.

2024/01158/FUL	A	Pedair Onnen, Ruthin Road, St Mary Hill	Creation of additional single storey rear extension and remodel of first floor rooms to create master suite, including adding new window.
2024/01159/FUL	A	13, Millbrook Heights, Dinas Powys	Construction of a steel framed balcony with glass and stainless steel balustrade on the rear elevation of property.
2024/01160/FUL	A	The Old Vicarage, Church Road, Llanblethian, Cowbridge	Enlargement of existing window to take glazing into the gable. Addition or rooflights to rear elevation of kitchen.
2024/01161/FUL	A	Ty Mawr, Llanbethery	New detached garage to rear of property
2024/01162/FUL	A	The Laurels, Graig Penllyn	Side double extension to existing property
2024/01166/FUL	A	62, Cornwall Rise, Barry	Proposed rear conservatory extension and associated works
2024/01168/FUL	R	1, Aberdovey Close, Dinas Powys	Single storey front extension
2024/01174/FUL	A	Former Beech Tree Inn, Old Port Road, Wenvoe	Change of Use from Bar & Restaurant to Church
2024/01181/LAW	R	The Haven, Bonvilston	In conjunction with works approved under application 2024/00316/FUL this proposal seeks to extend the existing bungalow property at the rear by 2m. The existing pitched roof will be removed and replaced to meet the extended width with reduced pitch to match the original ridge level.

2024/01193/FUL	A	14, Trem Y Bae, Penarth	First floor side extension in place of balcony
2024/01194/FUL	R	1, Powys Close, Dinas Powys	Proposed 2 storey side extension and other internal alterations to existing property
2024/01200/LAW	A	8, The Heathers, Barry	Construction of rear garden room
2024/01201/FUL	R	Casabruno, 18, The Mount, Dinas Powys	Single storey extension to provide a Storage Room and Studio mostly beneath an existing car port
2024/01203/FUL	A	Foxglove Cottage, 1 Castle Mews, Llanblethian, Cowbridge	Construction of a single storey extension to the side elevation of the existing garage, and conversion to an ancillary annex.
2024/01206/FUL	A	Eastcote, 30 Clifton Street, Barry	Change of use from a guest house back to a residential dwelling
2024/01209/FUL	A	Ewenny Village Shop, Wick Road, Ewenny	Garage Extension
2024/01217/FUL	R	Oakland Mews, Tower Hill, Penarth	Two storey side extension in place of garage
2024/01221/FUL	A	Hendafen, Drope Lane, St Brides Super Ely	Single storey rear extension
2024/01222/FUL	A	Frondeg, Love Lane, Llanblethian, Cowbridge	Extensions to first floor to create additional rooms. Alterations to existing ground floor rear extension. Convert part of front lawn into new parking area for 2 cars and remove the rear parking area.

2024/01223/FUL	A	60, Fonmon Road, Fontygary, Rhoose	Demolition of existing garage and construction of new single storey side extension with habitable space
2024/01225/LAW	A	Dunelm, Factory Road, Llanblethian, Cowbridge	Creation of a disabled parking space/area
2024/01229/FUL	A	1, 2, 3, 4, 5 and 8, Thaw Close, St Mary Church	Installing mounted solar photovoltaic (PV) systems
2024/01230/FUL	A	Maes Y Don, 18, Main Road, Ogmore By Sea	Expansion of the bungalow's first floor with a new dormer and extended roof to the rear of the property, with an enclosed balcony New roofs to existing utility and workshop
2025/00008/FUL	A	3 Cwrt Llanfair, St Mary Church	New single storey extension to garden elevation to provide increased family kitchen/dining area plus new canopy porch to main entrance
2025/00020/FUL	A	1 Eastgate, Cowbridge	Internal alterations and loft conversion incorporating two new conservation roof windows on rear elevation
2025/00026/FUL	A	7, St. Augustine's Road, Penarth	1) Remodelling of ground floor kitchen, including: A) Blocking up side window, B) Form opening to Anna Gable end and install triple set of windows. 2) Change downstairs shower room into a toilet 3) Proposed attic bedroom, including ensuite bathroom and new second floor staircase

2025/00065/LAW	A	6 Victoria Avenue, Penarth	Continued use as a children's day nursery with capacity for 49 children
2025/00066/LAW	R	25 Raglan Close, Dinas Powys	Single storey rear extension to existing dwelling
2025/00076/OBS	S	Land East of A48 (Crack Hill), Brocastle, Bridgend	Request for scoping opinion for Environmental Statement to be submitted to vary condition 2 of P/16/549/OUT to extend the period of time for the submission of Reserved Matters for the development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations
2025/00095/LAW	R	Oakway Farm Stud, Groes Faen Road, Peterston Super Ely, Cardiff	Certificate of Lawfulness of Existent Planning Application for Rural Enterprise Dwelling
2025/00114/PND	A	Lower Cosmeston Farm, Lavernock Road, Sully	The demolition of these barns is proposed following advice received from the South Wales Fire Service, who have been called to attend deliberate fire at the site in the past and have concerns about structural instability.

2025/00163/OBS	B	Substation at the former Ford Engine Plant site Waterton Industrial Estate, Bridgend	Construction of an electricity substation comprising transformers, switchgears and electrical equipment, new buildings and a communications tower together with surface water drainage features, fencing and lighting, access and hardstanding, landscaping and other associated works
2025/00172/OBS	B	Land North of, Steart Drove, Stockland Bristol, Bridgwater	Request for scoping opinion.
2025/00225/OBS	B	Land At Cardiff Point To The North Of Cardiff Bay Yacht Club, Ferry Road, Grangetown, Cardiff	Creation of a boat depot. To include a new pontoon, boat hoist, workshop/offices using shipping containers along with boundary fence replacement and associated parking.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 27 MARCH 2025

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2024/00382/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-03835-B4Y2H4
Appellant: Ms Lisa Gates
Location: Orchard Dene, Welsh St Donats, Cowbridge, CF71 7SS
Proposal: Retrospective Planning consent for the refurbishment of dilapidated/ and storm damaged lambing/cow shed and hay barn, including part demolition and adjustment of roof lines
Start Date: 3 February 2025

LPA Reference No: 2024/00354/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-04003-D1V0P2
Appellant: Mrs Jacqueline Barnes
Location: Sunningdale, Victoria Park Road, Barry
Proposal: Proposed Infill to existing front porch to create larger entrance and storage area. Internal reconfiguration Proposed 1.8m Timber Hit and Miss Fence to side elevation to create secure and private patio area.
Start Date: 4 February 2025

LPA Reference No: 2024/00359/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-03838-C5H1W1
Appellant: Mr Jolyon Joseph
Location: Land at Village Farm, St Mary Hill, Llangan, Bridgend, CF35 5DT
Proposal: Change of use of agricultural land to a secure dog walking field with associated fencing, access and parking area
Start Date: 12 February 2025

LPA Reference No: 2023/00491/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-03842-M8Q1T3
Appellant: Mr Sean Mayor
Location: **Port Road West, Rhoose, CF62 3BT**
Proposal: Dog Adventure Land proposes to repurpose this site for a new dog daycare centre as part of their plans for growth in South Wales. We are proposing for the site to be used for grooming and outdoor/indoor daycare. The site will be fenced off to secure the perimeter, create a large carpark for staff and visitor on the existing hard standing, fencing the fields into sections for dogs to be safely and securely exercised in and providing educational course to the public. We would require the land to have a change of use from B1,B2 & B8 to Sui Generis
Start Date: 17 February 2025

LPA Reference No: 2024/00474/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-03987-M3F1M0
Appellant: Ms R Llewelyn
Location: **Gwynfa, Penllyn, CF71 7RQ**
Proposal: Extension to existing dwelling to provide home office / workshop and amenity space & remodelling of forecourt
Start Date: 26 February 2025

(b) Enforcement Appeals Received

None.

(c) Planning Appeal Decisions

LPA Reference No: 2023/01189/FUL
Appeal Method: Written Representations
Appeal Reference No: CAS-03645-F0L2T8
Appellant: Matthew & Victoria Barker
Location: **1, The Verlands, Cowbridge**
Proposal: Construction of new 2 bedroom dwelling
Decision: Appeal Dismissed
Date: 30 January 2025
Inspector: G Hall
Council Determination: Delegated

Summary

The main issues were considered to be the effect of the proposal on the character and appearance of the surrounding residential area, and whether the proposal made adequate provision for affordable housing.

Character and appearance

The appeal site comprised the side garden area of a detached dwelling, which was considered to be prominent in the streetscape, being adjacent to the road and one of the first properties seen on entering The Verlands.

The proposed dwelling would be positioned close to and in line with 1 The Verlands, on the broadly triangular-shaped side garden. To fit within this constrained space, the dwelling would have a narrow, contrived design with a complex roof arrangement, giving it a cramped appearance on the site. Its narrow width, unbalanced design, and overall appearance was considered to be entirely out of keeping with the scale and balanced proportions of the existing dwelling, resulting in a visually discordant addition to the street scene and causing notable harm to the character of the surrounding area.

The appeal site, along with the grass verges at the junction of The Verlands and Town Mill Road, was considered to play a crucial role in maintaining the open character at the entrance of the estate. The location and massing of the appeal proposal would disrupt and diminish this clear and appealing sense of openness, resulting in significant harm to the character and appearance of the street at the prominent estate entrance.

The appellant had argued that the proposed amenity space would exceed the Council's guidelines and the appeal proposal would not be cramped however, the Inspector believed that the proposal would appear visually cramped relative to the existing dwelling and the broader context of the estate. It was also argued that other plots in the area were triangular and that the dwelling would be set sufficiently away from the kerb to ensure an appropriate sense of space around it. However, the Inspector considered that the space significantly contributed to the openness of the area and the primary concern was the overall visual harm the proposal would cause by placing a new dwelling on the side garden, rather than specific design details or plot shape.

The fact that No 1 had previously been extended had little bearing on the decision and it was therefore concluded that the proposed development would be harmful to the character and appearance of the area, contrary to policies MD2 and MD5 of the LDP.

Affordable housing

The appeal proposal would result in the net gain of one dwelling and the Council's policy would require an off-site affordable housing contribution of £27,631.20. Whilst the appellant had submitted a Unilateral Undertaking (UU) for the provision of a commuted sum for the required amount, the undertaking was missing a plan and details of the mortgagee. For these reasons, it was considered that the UU did not meet the requirements of S106 of the Act and therefore, did not comprise a legally binding undertaking. In the absence of a satisfactory UU, there was no mechanism that would secure a contribution to meet the identified need and it was therefore concluded that the proposal

failed to make adequate provision for affordable housing, contrary to policies MG4 and MD4 of the LDP.

Other Matters and Conclusion

The Inspector had regard to the other matters raised but considered that none altered his conclusion that the appeal should be dismissed

LPA Reference No:	2023/01019/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-03743-B9Z9K9
Appellant:	Mrs Jacqueline Stevens
Location:	Whitcliffe House, 2, Whitcliffe Drive, Penarth
Proposal:	Revision to 2023/00224/FUL - Proposed dormer bungalow to rear of 2 Whitcliffe Drive. Existing access widened. New garage to 2 Whitcliffe Drive
Decision:	Appeal Dismissed
Date:	3 February 2025
Inspector:	L Hughson-Smith
Council Determination:	Delegated

Summary

The main issues were considered to be the effect of the proposal on the character and appearance of the surrounding area and the living conditions of No. 1 and No. 3 Knowbury Avenue, with particular regard to outlook, sunlight and privacy.

Character and Appearance

The appeal site was located along Craven Walk, with one side characterised by a row of bungalows and the other side characterised by large gardens associated with sizeable, two storey detached properties and a few small-scale domestic garages. The spaciousness of the gardens, together with the limited height of their enclosures and visible landscaping was considered to provide an attractive and open streetscene where the appeal site was located.

The proposal included the demolition of the existing garages of no. 1 Knowbury Avenue (no.1) and No. 2 Whitcliffe Drive (no. 2) and the construction of a detached, dormer bungalow and new detached, single garage to serve no. 2. The proposed garage was considered to be consistent with the existing subservient development and therefore found to be acceptable.

The proposed bungalow's width and depth would be substantial relative to the modestly sized appeal site occupying most of it. The roof design incorporating two sizeable dormers to the front roof plane and a box dormer to the rear, together with its footprint, would appear as a substantially bulkier development than the existing garages. Despite being set back from the road, it would introduce a principal elevation onto a mostly undeveloped section of the street frontage, reducing the sense of openness and conflicting with the existing subservient nature of development on this side of the road. As a

result, the proposal would appear cramped and at odds with the spacious pattern of development on Craven Walk.

It was considered that the proposal would resemble the bungalows opposite, however, each side of the road had a distinct character with the bungalows being viewed as a cohesive group. The proposed bungalow would be isolated from the group and appear out of place and more prominent as a result. Whilst the proposal on its own was modest in scale, its cramped appearance within its plot would significantly depart from the character of the built form on both sides of Craven Walk, which would draw the eye. Consequently, it would be a discordant feature that would cause substantial harm to the character and appearance of the area. It was therefore concluded that the proposed development would be harmful to the character and appearance of the surrounding area, contrary to the objectives of Policies MD2 and MD5 of the LDP.

Living Conditions

The proposal would be close to and extend much of the width of the repositioned rear boundary of no. 1. However, no. 1's garden would retain substantial width, with open outlooks to both side boundaries, and reasonable depth, which would be sufficient to avoid a harmful overbearing impact on occupants and significant overshadowing of the neighbouring garden.

No.3 Knowbury Avenue (no.3) had a wide rear garden with substantial depth. Whilst the proposal would be visible from this garden, it would be positioned close to the rearmost part of its side boundary, spanning a limited section of it. Despite being slightly elevated compared to No. 3, the oblique angle of the proposal's siting relative to no. 3 would provide adequate separation distance to prevent an overbearing impact. The proposal's position would avoid opportunities for direct overlooking of the rear windows of no. 3. and the Inspector was therefore satisfied there would not be a significant loss of privacy within no. 3's rear rooms.

Notwithstanding this, no. 3's garden currently benefited from high levels of privacy and the introduction of three windows within the rear box dormer which would face directly into no. 3's garden in close proximity, would result in a high degree of perceived overlooking which would substantially and unacceptably reduce the privacy available to the occupiers of no. 3.

It was therefore concluded that whilst the proposal would not be harmful to the living conditions of the occupiers of no. 1 and no.3, with regard to outlook and sunlight, it would have a harmful impact on the living conditions of occupants of no. 3, with regard to privacy, in conflict with LDP Policies MD2, MD5 and the Council's Residential and Householder Development SPG.

Other Matters

The Inspector acknowledged that the infill dwelling located to the rear of no. 11 Whitcliffe Drive (no. 11), known as no. 10 Stanton Way (no. 10), had some similarities with the appeal proposal. However, most of Stanton Way's frontage had properties on both sides and the amenity space of no. 10 was positioned to the rear and its relationship with adjacent properties was different, it was not therefore directly comparable.

Whilst it was acknowledged that the proposal would enable the appellant to downsize from their current property whilst remaining close to the larger family unit, the Inspector was not persuaded that the appeal scheme was the only means by which to achieve the stated aims.

The appellant had submitted a completed Unilateral Undertaking (UU) that included a financial contribution in lieu of on-site provision as sought by LDP Policy MD4 and Policy MG4, which specifically requires residential development to contribute to meeting affordable housing need. Whilst the Inspector considered that the proposal would make adequate provision for affordable housing in accordance with the LDP policies, this financial contribution was afforded moderate weight as a benefit of the proposal.

Conclusion

It was considered that the proposal was acceptable in terms of its impacts on the living conditions of the occupiers of no. 1. and in terms of the affordable housing contribution. However, the harm to the character and appearance of the area and living conditions of occupants of no. 3 would be significant and it was therefore concluded that the appeal should be dismissed.

LPA Reference No:	2023/01245/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-03949-D0V9H0
Appellant:	Mr. David Darby
Location:	Henywen, Llandough, Cowbridge
Proposal:	Conversion of redundant agricultural building into dwelling
Decision:	Appeal Withdrawn
Date:	11 February 2025
Inspector:	N/A
Council Determination:	Delegated

Summary

An appeal was lodged against the non-determination of planning application 2023/01245/FUL however, following the refusal of the application on 13th January 2025, the appeal was withdrawn.

(d) Enforcement Appeal Decisions

None.

(e) April 2024 – March 2025 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	22	2	24	1
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		22 (92%)	2 (8%)	24	1
Committee Determination		-	-	-	
Other Planning appeals (inc. appeal against a condition)		-	1	1	1
Enforcement Appeals	W	1	-	1	
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		1	-	1	
All Appeals	W	23	3	26	-
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		23 (88%)	3 (12%)	26	2

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 : **27 MARCH 2025**

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

R - Refused

E Split Decision

2024/00455/TPO	A	Sunny Glen, Port Road, Wenvoe	Work to Tree(s) covered by Tree Preservation Order 1995, No. 9 - T5 Pine (Scots) - remove, T7 Ash - remove, T5 & T7 are located at Sunny Glen, Port Road.
2024/00787/TPO	A	4, Larchwood, Wenvoe	Work to Tree(s) covered by Tree Preservation Order No.18 , 2008 : T1; Oak; reduce crown back from building to obtain 3m clearance. Remove lowest large limb (A) growing in an easterly direction back to main trunk (approximately 150mm diameter). Remove low dead branch (B) and 2m stubbed low branch (C). Crown reduction to suitable growth points in accordance with BS3998:2010 removing not more than 1.5m lateral growth. T2; Oak; remove any unstable deadwood over 25mm in diameter.

2024/00993/TCA	A	Bron-y-glyn, 18 Bridgeman Road, Penarth	Work to Tree in Penarth Conservation Area: Reduce height by 2m of 2 no. Silver Birch Trees in front garden and to cut back overhanging branches
2024/01100/TPO	A	The Kymin, Beach Road, Penarth	Work to Trees) in a Conservation Area: Remove 10% of larger Laurel trees every 3 years - Prune/remove a Cherry Laurel overlooking the orchard area and removal/thinning of Laurel in the broadleaved woodland. Coppicing of suitable trees.
2024/01147/TPO	A	Meriholm, Cwm Drive, Dinas Powys	Work to Tree(s) covered by Tree Preservation Order No.2 1954: Fell section to approx. ground level
2024/01192/TPO	A	1, Meliden Road, Penarth	Work to Tree(s) covered by Tree Preservation Order No.2, 2008 : Cut back two lowest branches of English Walnut Tree, overhanging the garden of 4 Baron Close and to trim back one other small branch to a growing point located directly above out party wall

2024/01231/TPO	A	Swyn-y-coed, St Nicholas Village, St Nicholas	Work to trees covered by TPO No.24 of 1994: 1x Cypress - Reduce height by one third. Remove all arisings. 1x Cypress - Weak fork with dead stem. Remove dead stem and reduce height by one third. Remove all arisings. 1x Cypress - Remove dead wood and check for damage and source of creaking. Remove all arisings.
2025/00019/TPO	A	Opposite Woodleigh, St Andrews Road, Wenvoe	Work to trees covered by TPO No.04 of 1951: Temporary removal of boundary hedge to allow for water main installation. This impacts a mixed broadleaved well maintained established boundary hedge.
2025/00036/TCA	A	The Firs, St Quentins Hill, Llanblethian, Cowbridge	Work to Apple tree (above parking area) - Pollard/ reduce to points indicated in picture, retaining all suckers and growth under pollard points

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **27TH MARCH, 2025**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

5. GENERAL PLANNING MATTERS

2021/00075/FUL Received on 4 February 2021

APPLICANT: Mr John Crockford 20 Gwern Close , Cardiff, CF5 6XL

AGENT: Mr Ieuan Williams Gate House, Beechwood Court, Long Toll, Woodcote, RG8 0RR

Land West of St. Lythans

Two livestock buildings with access from highway

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Cllr Leighton Rowlands due to high public concern.

EXECUTIVE SUMMARY

The application site relates to an existing field and access, situated off St Lythans Road and located within the countryside and the Dyffryn Basin and Ridge Slopes Special Landscape Area (SLA).

Planning permission is sought for two livestock buildings with access. The proposed buildings would be used year-round for housing for cows, calving and the young calves until they start to graze pasture, as well as ewes and their lambs between March and the start of May around lambing.

The application has been consulted upon and comments received from external and internal consultees. Subject to conditions and informatives, there are no objections.

There have been many representations and objections from neighbouring occupiers, with their comments summarised further below. However, for ease of reference, the main concerns relate to alleged detrimental impacts to neighbours by way of odour and noise, impact upon the highway network / safety, concerns regarding justification and animal welfare etc.

The application is recommended for approval, subject to conditions and informatives and an assessment of issues is discussed below.

SITE AND CONTEXT

The application relates to an existing agricultural field accessed from St Lythans Road, St. Lythans. The application site is located outside a defined settlement boundary and as per the Council's Local Development Plan, is considered as located within the countryside.

The site is located within the Dyffryn Basin and Ridge Slopes Special Landscape Area, has a predicted agricultural land classification of grade 3a (good to moderate quality agricultural land) and is located within an area safeguarded for its limestone resources.

An extract of the site location plan is included below:



DESCRIPTION OF DEVELOPMENT

Planning permission, as amended is sought for two livestock buildings with access from the highway. The livestock barns are proposed as steel frame, each measuring 30.48 metres x 15.24 metres in floor area and 6.87 metres in height to the ridge.

The livestock to be accommodated is stated to be as indicated in the following extract from the 'Dispersion Modelling Study of the Impact of Odour' report:

Table 1. Livestock numbers/weights, house use and emission rates

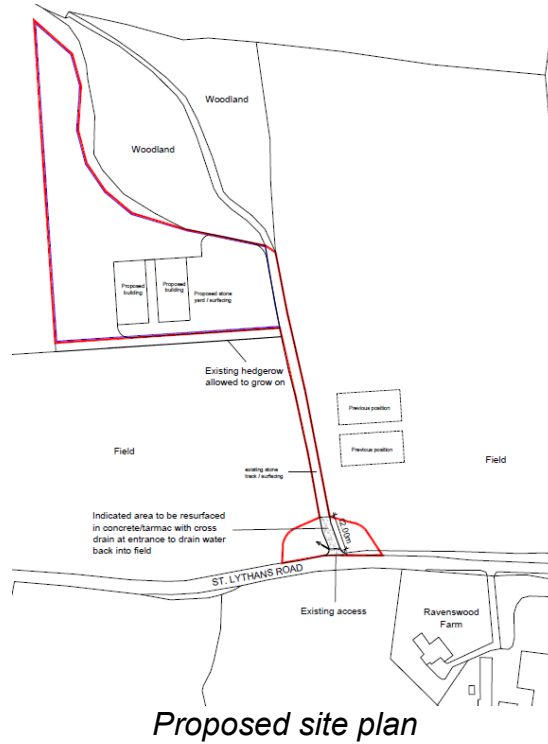
Animal type	Number of animals	Use	Average weight (kg)	Occupancy	Emission factor (ou _E /lu/s) ¹	Emissions (g/s)
Dairy heifers	100	Nov-Mar	250.0	100%	32.6	1630.0
		Apr-Oct	175.0	25%	32.6	285.3
Angus calves/store cattle	100	Nov-Mar	375.0	100%	32.6	2445.0
		Apr-Oct	375.0	25%	32.6	611.3
Ewes	300	Mar-May	85.0	100%	32.6	1662.6

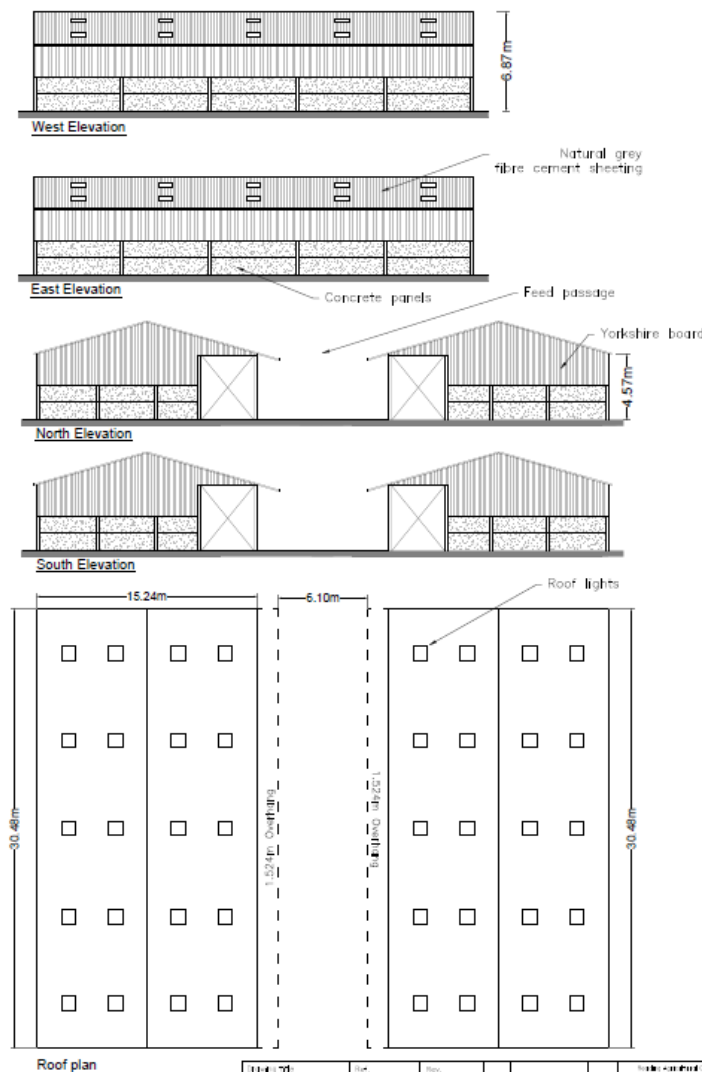
1. 1 lu (liveweight unit) = 500m kg.

The buildings are proposed to be open on one side and are proposed to be finished in concrete panels and Yorkshire boarding, with fibre cement sheeting for the roof. Ten roof lights are proposed on each roof slope.

An access track and yard area is also proposed and finished in a stone surface. Access is proposed via the existing access from St Lythans Road, where it is proposed to resurface a section 12m back into the site in concrete/tarmac with a drain at the entrance to drain water back into the field.

Extracts of the proposed plans are as follows:





Proposed floor plans and elevations

PLANNING HISTORY

There is no relevant planning history for the application site.

CONSULTATIONS

Wenvoe Ward Members were consulted and former **Cllr Leighton Rowlands** requested that the application be discussed at planning committee due to high public concern.

Cllr R Godfrey has responded advising he has the following concerns with this application- 1. Two livestock buildings on this plot would seem to leave very little room for the vehicles to manoeuvre when collecting or delivering the animals; 2. What facilities are be provided for staff working on site i.e. washroom, staffroom?

Wenvoe Community Council commented on 22 February 2021 to state that they had no objection. They commented further on 12 December 2024 to state that the majority of the Community Council fully supported the application.

In addition to the above, upon re-consulting on the revised plans, comments were received on the 21 February 2024 querying as to why the application was not included within the agenda for the February Committee meeting and why a decision had not yet been made. The Officer responded to these queries and to date, no further comment has been received.

Cardiff Airport (Safeguarding) were consulted and responded 24 November 2021 advising the proposal does not conflict with safeguarding criteria. Accordingly they have no safeguarding objection to the proposal, but would like some assurance that the site does not become a bird attractant due to animal feed, water sources or the planting of new trees/bushes.

HENEB / Glamorgan Gwent Archaeological Trust (GGAT) commented 26 March 2021, 28 April 2023, 24 January 2024 and 28 January 2025 to state that it is unlikely that significant archaeological remains will be encountered and as such, have no objections to the positive determination of this application.

The Council's **Ecology Officer** was consulted and to date, no comments have been received.

The Council's **Highway Development** department were consulted and commented 20 April 2021 to state that whilst the access was existing, the proposal would result in an intensification of the use and as such further information was required. This included the submission of a plan ensuring appropriate visibility in accordance with the standards; the setting back of any access gates by a minimum distance of 6m from the boundary of the adjacent highway and any gates should open inwards; and the applicant should contact Highways prior to carrying out works adjacent to the highway.

Following the submission of additional information on visibility, the Highways Authority stated 24 December 2021 that they were content that there is sufficient visibility given the narrow rural lane and observed speeds. However, the aforementioned request for the gate to be set back 6m still remained valid.

The Council's **Drainage Section** commented 16 May 2023 to state that the application is not located in DAM Zones at risk of tidal or fluvial flooding and NRW maps indicate that there is a very low risk of surface water flooding to the site. They also stated that the application is subject to SAB approval prior to any commencement of work. They commented on 12 February and 28 August 2024 to re-iterate these comments.

Natural Resources Wales initially raised concerns on 18 May 2021 with the proposed development and recommended that planning permission should only be granted if a scheme of foul water drainage is submitted.

Following the submission of additional information, NRW commented 10 December 2021 and 6 March 2024 to state that they had no objection but offered advice with regards to pollution prevention.

NRW commented on 3 September and 12 December 2024 to state that they had no comment on the additional information.

Western Power commented 11 February 2021 to request that the applicant is aware that if they require a new connection or a service alteration, a separate application to Western Power is needed. The applicant should be aware of statutory clearance from the HV electric lines which are in close vicinity. To ensure they comply with current ESQCR regulations, statutory distances must be kept from any fixed objects as per GS6 guidance from the Health and Safety Executive.

CADW commented 7 June 2024 to state that they have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens. They commented further on 17 December 2024 to state that there is no change to their original advice.

CADW commented on 31 January 2025 to state that, in summary, they note the Noise Impact Report findings and concluded that noise will not be an influencing factor in the way that the registered park and garden is experienced, understood and appreciated.

South Wales Fire and Rescue commented 20 September, 20 December 2024 and 3 February 2025 to state that they had no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

Dwr Cymru / Welsh Water commented 7 October 2024 to state that they had no comment to provide on sewerage as the application does not require connection to the public sewer. Whilst a water supply can be made available, the developer would need to contribute under Sections 40-41 of the Water Industry Act 1991 towards the provision of new off-site and / or on-site water mains and associated infrastructure. They commented further on 16 December 2024 and 30 January 2025 to raise no further comment on the additional information.

Shared regulatory Services (Pollution) commented 10 March 2022 and in summary advised they have concerns that should the application in relation to this site be granted that residential amenity would not be protected with regard to odour.

With regard to noise, there is little detail or evidence to suggest that noise from this proposed site would not be an issue. They stated that it is accepted that should one live in the countryside that you will hear the noise common result particular from heifers and cows whilst bulling and after being separated from their calves can be particularly noisy and intrusive, with some finding the noise distressing. They also stated that there is little detail with regard to potential light pollution, but it is recognised that should this facility be used for calving and lambing these are 24/7 operations whilst they are ongoing. SRS advised that this application be refused as residential amenity may not be protected and a Statutory Nuisance regime could not be an appropriate avenue to address any resulting nuisance.

Following the submission of further information regarding noise, Shared Regulatory Services commented 28 February 2023 advising that having reviewed the noise impact assessment and supplementary noise modelling information, they concur with the conclusions in the noise impact assessment including that whilst *the noise from the animals may be heard, it would not be intrusive, and the significance of the noise effect is described as 'not significant' in accordance with the IEMA guidelines*. Thereby, they state that with regard to noise the granting of this application may be appropriate in its current format.

Following the submission of an amended scheme, SRS commented 19 August 2024 (albeit their comments are dated 6 June 2024). The SRS comments, in summary, assess the following factors: location / context; level and type of odour; duration; aggravating characteristics; measures to reduce and mitigate issues; characteristics of the neighbourhood; and if 'best practicable means (BPM) has / will be used in relation to industrial, trade or business premises. In concluding, the SRS officer states that with regard to the proposed third location, the documentation provided, the increase in distances between occupied residential properties and the proposed barns, and having compared the proposed location to comparable sites, the intensity and management of livestock proposed as well as considering the probability of nuisance, and therefore also the likelihood of detriment to residential amenity occurring – they have no objection to the application.

It should be noted that following the submission of additional information on behalf of neighbours, SRS commented to state that they were unable to provide further comment.

SRS have also not commented on the recently submitted odour report.

REPRESENTATIONS

The neighbouring properties were consulted on 9 February 2021, 17 November 2021, 28 April 2023, 16 January 2024, 19 August 2024, 10 September 2024, 10 December 2024 and 24 January 2025.

A site notice was also displayed on 1 and 24 March 2021, 7 December 2021 and 17 January 2024.

Given that the current proposed scheme represents the second revision (third overall position) and in order to ensure clarity, this section has been split in line with the revisions they refer to, albeit all are considered in the determination of this application.

Initial scheme

Objection

Objections were received from 8 neighbouring properties, Southwinds, Foxpad, Countisbury, Nant y Deri, Hollintop, The Hide Away, The Old Rectory, Yr Ysgubor. It should be noted that a Solicitors Letter was also received on behalf of some residents and some letters were also received by Planning Agents on behalf of others. One additional, anonymous objection was received.

A summary of the comments received are included below:

Justification for the Proposal:

- Ravenswood Farm has been used for past 30 years for uses unrelated to farming
- Concerns regarding duration of tenancy agreements to warrant new buildings and queries regarding viability of business / need of buildings
- Intention is to build a dwelling
- Buildings have been lost elsewhere which would have been suitable / other buildings elsewhere which could be adapted / sequential examination of alternative sites should be done
- Unjustified development contrary to policies such as MD1

- Loss of agricultural land for concrete

Residential Amenity:

- Concerns regarding odour and proximity to residential properties
- Concerns regarding noise (from animals, farm vehicles) 24/7, contrary to policy MD2 etc
- Detrimental to neighbouring living accommodation
- Concerns regarding light from flashing vehicles

Flood and Contamination Risks:

- Concerns regarding flood risk - due to new soakaway / level of water running down fields and road
- Concerns regarding pollution to water course from nitrogen, phosphorous and other fertilisers etc.
- Concerns regarding potential to find lime and potential for lime dust in the air

Landscape and Visual Impacts:

- Concerns regarding lighting, such as from roof windows and night sky impact
- Prominent location visible for miles / eyesore for residents / will dominate site
- Detrimental to countryside
- Landscaping to hide buildings will take time to establish
- Impact on historic environment

Highway Safety:

- Concerns regarding vehicle movements such as tractors and lorries etc.
- Concerns regarding visibility / visibility splays and hedgerow growth reducing visibility
- Concerns regarding safety due to farm vehicles stopping to open a locked gate
- Impact on highway condition, verges, spillages, mud and potholes etc.
- St Lythans Rd is unsuitable – i.e. narrow and unlit

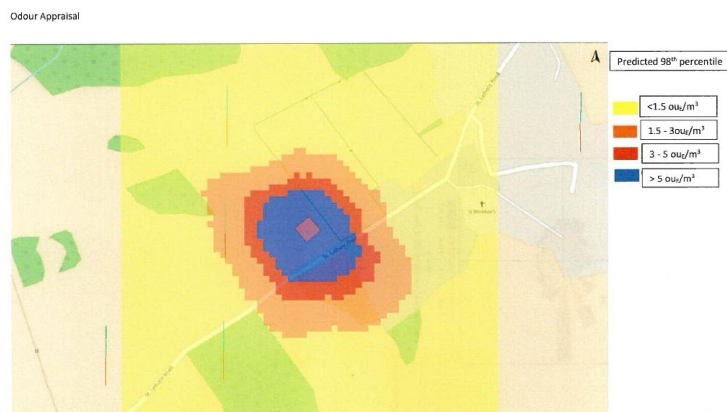
Other:

- Environmental concerns from use of concrete
- Submissions refer to St Lythans as a village – it is not
- Queries regarding toilet facilities and storage of hay bales, slurry pit, waste and water tanks etc.
- Loss of view
- Concerns regarding welfare of animals
- Queries regarding land ownership and incorrect site location plan
- Noise will deter use of bird boxes etc.
- No details on electricity generation
- Concerns regarding foul drainage, water supply / pressure etc.
- Concern regarding attracting vermin
- Comments regarding poor neighbour notifications, lack of consultees such as Welsh Water etc. and issues with site notice location
- Devaluation of property

An **odour appraisal** was also submitted on behalf of local residents, carried out by Michael Bull & Associates, dated July 2021. The report provides background guidance and relevant policies / modelling etc. on odour but in summary, the following appraisal on the proposed development has been provided:

- No description of where removed manure will be stored
- There is clear potential for odours to reach levels that would result in annoyance to local residents and in some cases, exceed levels where Environment Agency would considered there is an unacceptable odour risk
- Actual odour levels would be higher than those shown in the contour plots
- Assessments provided show there is clear potential for adverse odour impacts

The following predicted odour levels appraisal accompanied this assessment:



Support

Comments of support were received from 6 properties, Highlands Annexe, 1, Hill Terrace, Coachouse, St Lythans House, 3, Hill Terrace, 1 East View.

It should be noted that in many instances, more than one comment of support has been received from the same property. However, these have been listed as a comment from the property.

A summary of these comments are included below:

Summary:

- Would prefer land used for agriculture as opposed to housing
- Positive comments relating to applicant and their farming standards
- Site is a traditional agricultural community
- Buildings in keeping with the area and will contribute positively to rural community
- There is a need for these buildings / will allow care of animals in poor weather conditions
- Planting will provide screening and valuable habitat interest
- Traffic will diminish as applicant will be able to store on land
- Complies with policies

The **Farmers Union of Wales** has also provided a letter of support advising that the applicant is “a member of the Welsh Lamb and Beef Farm Assured Welsh Livestock Scheme which means that he adheres to a higher level of welfare standard rules and checks for his livestock. Under this scheme, any animals kept outdoors must be given access to a clean, dry and sheltered lying area at all times and the availability of these livestock buildings will mean that our member can continue to adhere to these higher welfare standards”.

Amended scheme, plans received 7 November, 2021

Objection

An objection has been received from 8 properties, Southwinds, Church Cottage, Nant y Deri, Yr Ysgubor, Foxpad, The Hide Away, Hollintop, Countisbury. One additional objections was posted anonymously and one response was received by Robert Bowen Planning on behalf of Countisbury.

It should be noted that in many instances, more than one comment of objection has been received from the same property. However, these have been listed as an objection from the property.

A letter has also been received from a Solicitor and a Countryside Consultant on behalf of the neighbours.

A summary of all comments are shown below:

Justification for the Proposal:

- Comments relating to Ravenswood not being a farm, concerns regarding future dwelling application, a need for sequential examination of alternative sites and the availability of sites elsewhere, the duration of tenancy, loss of agricultural land, queries regarding justification were raised, as per the previous consultation response.
- Incongruous commercial development in a residential hamlet, intensification of use, sets a precedent etc.
- Owning the site is not adequate justification
- No Business Plan submitted
- Concern as similar livestock numbers as Llancarfan Farm which required an additional 5 livestock buildings
- Not an established farmyard location and queries regarding need for further farms
- Fails to comply with Permitted Development, rules should be considered etc.

Residential Amenity:

- Concerns regarding odour and living conditions were raised as per the previous consultation response.
- Concerns regarding noise and concern EHO officer has not considered noise from machinery / queries regarding accuracy of noise survey
- Distance buildings were moved is modest / Agent in previous cases has claimed such buildings 150m away would cause nuisance
- Concerns regarding dust

Flood and Contamination Risks:

- Concerns regarding pollution from fertilizers etc.
- Concerns regarding waste and potential water contamination and impacts to ecosystem

Landscape and Visual Impacts:

- Concerns regarding visual impact – such as prominent position, impact on character and landscape of SLA, appearance of barns and stored animal waste etc. and light pollution was raised as per previous consultation responses.
- Planting of trees will not hide buildings
- Concern regarding loss of hedgerow
- Cumulative impact of this and potential solar farm 'Parc Dyffryn'
- LVIA has not been submitted

Highway Safety:

- Concerns regarding impact to highway safety due to increase traffic, unsuitability of St Lythans Rd, poor visibility, damage to highway, concerns regarding access suitability etc. were raised as per previous consultation responses.
- Access not owned by applicant
- Speed strip results are inaccurate due to parking of vehicles during the study
- Traffic report not carried out at a busy time of year

Other:

- Environmental concerns from use of concrete, devaluation of property, impact to water pressure and internet speed, concerns regarding welfare of animals, loss of view, flies and vermin and validity of plans etc. were raised as per the previous comments.
- Issues with regards to consultation and neighbour comments not shown online
- No details provided on security, waste management, management of dead animals, WC facilities, water of internet etc.
- Queries regarding existing use of site for parking and whether planning permission is required
- Other matters not related to the merits of the application
- Support is from people not directly impacted

A file note was received by the residents from Michael Bull & Associates dated 30 November 2021. A summary of the comments raised are as follows:

- Queries qualifications of odour appraisal by Simon Crockford
- Incorrect comparison of modelling
- Although the odour contours have moved away from the residential buildings there remain some properties still affected by odours

The following contour plot was submitted in support of these comments:

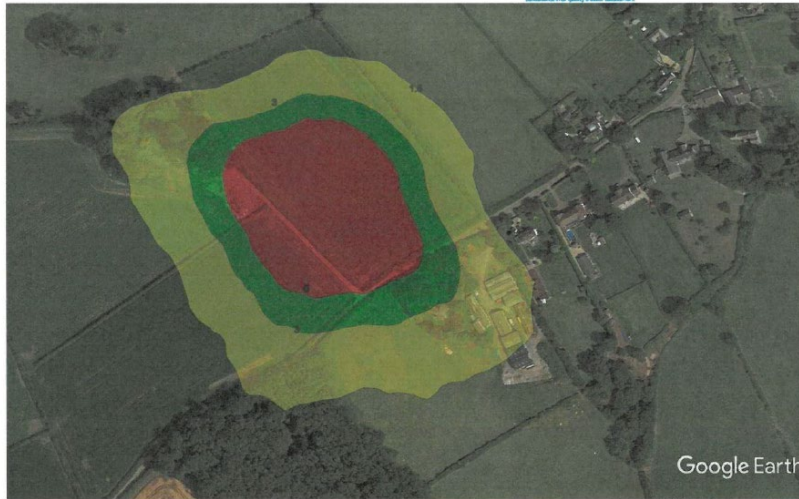


Figure 2 Updated Contour Plot - Proposed New Location (aerial image source - Google Earth)

A further file note was received from Michael Bull & Associates, dated 2 May 2023 in response to additional information. In summary, it states:

- Current baseline for odour assessments is not a key consideration
- Use of predicted odour levels to determine the compatibility of a proposed activity with residential use is well established
- A range of public inquiry decisions that are based on predicted odour levels

A representation was received from **Alun Cairns MP** advising that he understands that there is strong community resistance to these plans and that the application has since been called into Planning Committee. Many local residents have strongly objected on the grounds of loss of amenity, equally as important this area is designated as a Special Landscape Area. He has also seen that NRW have significant concerns with the application too. He wants to ensure that local residents' views are taken into consideration moving forward.

Support

To date, one representation of support was received from 1, Hill Terrace. A summary of the comments received are as follows:

- Acceptable compromise
- Neighbours chose to purchase homes in a rural farming village
- Ravenswood previously a battery chicken farm and odours from that were significantly worse

Amended scheme - current proposal, received 12 January 2024

An objection has been received from 11 properties, Southwinds, Church Cottage, Nant y Deri, Yr Ysgubor, Canoldir, Foxpad, The Hide Away, Hollintop, The Old Rectory, Ygubor Bran and West Haven. Two additional objections were posted anonymously.

It should be noted that in many instances, more than one comment of objection has been received from the same property. However, these have been listed as an objection from the property.

An objection was received from a Countryside Consultant and a Solicitor on behalf of local residents.

A summary of the comments are as follows:

Justification for the Proposal:

- Previously developed / alternative land / buildings / farms or alternative sites should be used, concerns regarding loss of agricultural land, setting a precedent, concerns regarding potential residential dwelling and failure to comply with policies as raised in previous comments
- Additional commercial interests would operate from the location

Residential Amenity:

- Comments regarding Ravenswood not being a farm, concerns on odour and noise, comments relating to the accuracy of noise survey etc. as raised in previous comments.
- Movement of buildings now means other dwellings should now be included in the Noise report and RAC report
- Proposal does not comply with the 400m rule
- Impact on quality of life and impact of use of site for 24 hours a day
- Comments regarding SRS response - previously stated they are not accredited to advise on odour and examples considered by SRS officer are poor examples
- Overbearing due to inadequate separation distance

Flood and Contamination Risks:

- Concerns regarding potential to increase flood risk and lack of detail on water management as raised in previous comments.

Landscape and Visual Impacts:

- Comments regarding impact on SLA, prominent position, light pollution etc. raised as previous comments.
- Cumulative impact of proposal with DNS applications
- Loss of hedgerow will exacerbate visual concerns
- Plans are stated as indicative – concerns that if allowed, development will not be in accordance with the plans
- Inappropriate development in the green wedge

Highway Safety:

- Highway safety concerns due to no passing in some places, increased traffic, unsuitable access for large vehicles, inaccurate / insufficient visibility splay, concerns regarding accuracy of speed survey etc. as raised in previous comments.
- Report for Parc Worlton Solar Farm indicates the unsuitability of heavy plant machinery along St Lythans Rd, St Lythans Road is unsuitable for HGVs etc.
- Concerns regarding cumulative impact on traffic due to approval of other applications nearby, such as a dog training compound, camp site etc.

Other:

- Comments regarding supporting letters from properties not near the site, lack of consultation to Welsh Water, concerns regarding animal welfare, accuracy of plans and documents, lack of details on security, waste storage and water supply, welfare of farm workers etc. were raised as per previous comments.
- Documents and comments etc. not available on the website and should be considered
- Queries regarding delay in decision, lack of response to correspondence
- Health risks due to number of animals
- Impact on 12th Century Church
- Use of site as carpark does not have planning permission
- Detrimental impact on environment and species such as Carder Bees
- Queries regarding land ownership and no right of way along access track
- Provision should be made for sustainable drainage
- Unsustainable development, no green energy, impact on climate change and increase CO2 emissions etc.
- Should not be promoting such intensive farming due to environmental concerns
- EHO has not commented on current proposal
- Insufficient consultation to neighbours by Authority

A file note was received from Michael Bull & Associates, dated 9 September 2024. In summary, it stated:

- Revised site layout has moved buildings 20m from their previously planned location
- Shifting contours on a previous MBAL assessment is inadequate
- Underlying suggestion by SRS that certain types of odours are acceptable for a particular area is incorrect
- No new modelling assessment has been carried out to determine the acceptability of the assessment
- SRS have ignored previous MBAL assessments
- No measures to mitigate odour
- Evidence previously provided remains valid and demonstrates potential for adverse odour impacts

A further file note was received, dated 16 December 2024. In summary, it stated:

- RAC letter makes errors regarding perception of certain levels leading to deceptive description of the impact of exposure
- Odour concentrations vary within hourly period due to wind speed and direction
- Different scale of odour exposure to that suggested in RAC letter
- Details of how odour modelling was carried out not provided
- Author is not a member of IAQM

Support

Two supporting comments were received from 1, East View and 59 Picca Close, St Lythans. In addition, one anonymous letter of support has been received, stating their full support for the application.

It should be noted that in some instances, more than one comment of support has been received from the same property. However, these have been listed as support from the property.

- Farms are needed
- Modern tractors are quieter
- Tractor would only take a couple of minutes to open gate and drive through
- Flashing beacons are needed on tractors for safety of road users / pedestrians
- Neighbour comments only recently exported

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 SP9 – Minerals

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG17 – Special Landscape Areas

POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

POLICY MD17 - Rural Enterprise

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.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 4 – Supporting Rural Communities

- Supports sustainable and vibrant rural communities.

Policy 5 – Supporting the Rural Economy

- Supports sustainable, appropriate and proportionate economic growth in rural towns.
- Supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base and creating higher paid jobs.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (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
- Promoting Healthier Places
- Sustainable Management of Natural Resources
- Placemaking in Rural Areas
- The Best and Most Versatile Agricultural Land
- Development in the Countryside (including new housing)

Chapter 4 - Active and Social Places

- Transport

Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (electronic communications, transportation Infrastructure, economic development, tourism and the Rural Economy)
- Energy (reduce energy demand and use of energy efficiency, renewable and low carbon energy, energy minerals)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

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 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 23 – Economic Development (2014)
- 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). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Economic Development, Employment Land and Premises (2023)
- Minerals Safeguarding (2018)
- Sustainable Development - A Developer's Guide
- Trees, Woodlands, Hedgerows and Development (2025)

Other relevant evidence or policy guidance:

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

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

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 key considerations in the determination of this application are the principle of the development in this location, its impacts on residential amenity, highway safety, visual and landscape amenity, and its accordance with the above referenced policies.

Background on the application

The application was initially submitted in January 2021 but following concerns of odour impacts on neighbouring amenities, the proposed buildings were relocated in November 2021.

However, concerns were raised by neighbouring properties on the revised location and as such, the position of the buildings was revised for a second time in January 2024.

The following extract, taken from the accompanying planning document from Reading Agricultural Consultants (dated October 2023) includes the following extract, which provides detail on the approximate position of all three proposals, with the third position representing the current proposed position:



Source: Figure 1, Planning Application for Two Livestock Buildings and Access off the Highway, dated October 2023

This report will assess the current, as revised position only (annotated '3' on the above extract).

Principle of Development

Policy MD1 (Location of New Development) of the Local Development Plan directs development towards sustainable locations and requires that development should have no unacceptable impact on the countryside.

The accompanying planning document by Reading Agricultural Consultants (dated October 2023, paragraph 1.10) states that the proposed buildings are situated within a block of land recently re-negotiated with the applicant's landlord and forms part of a larger block of long-term rented land extending to some 85 hectares. In total, the applicant rents 285 hectares of land.

The following extract indicates the areas of land farmed by the applicant:



Source: Figure 3, Planning Application for Two Livestock Buildings and Access off the Highway, dated October 2023

The accompanying document states that the applicant's agricultural business is based on the production of cattle, dairy heifer rearing, finished lambs from some 300 ewes and an arable element extending to approximately 100 hectares for wheat and barley. It is stated that due to the increase in livestock (as a result of an expanding business), the applicant has found it difficult to meet producer guidelines and buyer assurance standards in rented sheds. As such, the proposal seeks to provide new buildings for year-round housing for cows calving and the young calves until they start to graze pasture, as well as ewes and their lambs between March and the start of May around lambing. Part of the buildings would also occasionally be used to store hay and straw for the livestock and some farm machinery.

Paragraph 5.8 of the Planning Statement states that the building for the dairy heifers would house approximately 100 at any one time whilst the second would house 300 ewes. The statement continues to state:

5.10 Each new building will provide 464m² of floor space and so one building would accommodate the sheep whilst the other would house the cattle. The sheep building would be occupied by the Angus store cattle prior to housing the ewes. The Angus cattle would be turned out to pasture in mid-March in readiness for housing the ewes.

With regards to whether this is acceptable in principle, although Policy MD1 directs development towards sustainable locations, which are most likely to be within settlements, it is accepted that developments to support farms and other rural enterprises would most likely be located in the countryside.

In considering whether this development is actually needed or justified, as there is a general presumption against development in the countryside, it would normally be expected that applicants should provide some justification for rural enterprise related proposals. In this case, it is not disputed that the applicant currently runs a farming business and it is considered that he has provided sufficient information as set out above regarding why the development is needed. It is also acknowledged that paragraph 5.6.8 of Planning Policy Wales advises that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

The neighbouring comments on the application are noted, however, there is no requirement set out in national or local planning policy for a fully detailed justification to be provided or a “sequential examination” of other possible sites to be taken in assessing whether such proposals are acceptable or not. Therefore, whether or not the applicant may have other land or buildings available to him does not mean that these have to be considered before the current application site is for this purpose. In addition, claims that the above plan from 2021 may not fully reflect the land the applicant currently rents is not considered a significant issue in the consideration of the planning application.

It is noted that the land owner who sold the land to the applicant has written regarding the planning application advising the application site is periphery land but they would not be prepared to sell land elsewhere as it would break their landholding up. Representations have been submitted querying whether the applicant currently owns the land in question, as suggested by the application. However, the applicant has submitted a Certificate B advising he has served notice of the application on the above landowner, so it is considered that the correct procedure has been followed in making the application regardless. Again, whether or not the applicant currently owns the land is not considered a significant issue in whether the proposal should be approved based upon an assessment of its planning merits.

In respect of the agricultural land grade of the site, it is predicated as grade 3a land (good to moderate quality of agricultural land), which is considered to fall within the definition of best and most versatile agricultural land. However, as the proposal is one to support agricultural production, it is not considered to have an unacceptable impact in this respect.

In respect of concerns raised by neighbours that the applicant may be planning to build a house on the land, that is not part of the current proposal and the merits of such a proposal would have to be considered if submitted as a future planning application.

As such, the proposed development is considered acceptable in principle, and in accordance with Policy MD1 (Location of New Development) of the Local Development Plan in this respect. However, the other impacts of the proposal have to be considered in determining whether the proposal is acceptable and these are set out below.

Visual and Landscape Impact

As aforementioned, the application site is located within a Special Landscape Area (SLA) and as such, Policy MG17 (Special Landscape Areas) of the Local Development Plan is of relevance. This policy states that development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.

Policy SP10 (Built and Natural Environment) states that development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan, including special landscape areas (criterion 3).

In addition, Policy MD1 (Location of New Development) requires that new development on unallocated sites should have no unacceptable impact on the countryside, including in respect of visual and landscape impact.

The development proposal will be located on high ground within the Special Landscape Area and will therefore be visible in the landscape. Paragraph 6.120 of the Local Development Plan advises that a landscape and visual impact assessment (LVIA) will be required for any development that is likely to have a significant impact upon landscape character, or have a significant visual effect within the wider landscape (by virtue of its size or prominence or degree of impact on the locality).

Although the buildings are visible within the landscape and are of a generous length, they are relatively low in height at 6.87 metres to the ridge. They are also typical in character and appearance of modern farm buildings, in a landscape that is predominantly one of agricultural fields (even if there are no farms located within St Lythans at present). It would be expected that buildings such as these would be constructed in this type of landscape and in the countryside in general. As such it is not considered they will have a significant impact on landscape character and visual amenity and an LVIA is not considered to be required in this case.

The Planning Statement refers to the screening of the site through the managed raising of hedgerows within the Applicant's control and the addition of a new hedgerow to the west of the site, as shown in the following extract:



Source: Planning Application for Two Livestock Buildings and Access off the Highway, figure 10

In addition, the document refers to substantial additional planting of a mixture of native species trees and shrubs to augment screening by the hedgerows (paragraph 3.3). Whilst this is noted, vegetation cannot be relied upon to remain in perpetuity and cannot be relied upon to screen proposed development. However, as aforementioned, the proposed development is considered acceptable in terms of its visual impact. Notwithstanding this, the proposed new hedgerow along the western boundary does not appear to be shown on the site plans and as such, a condition requiring details of a landscaping scheme is recommended (**condition 4 refers**). As aforementioned, the application is considered acceptable in terms of its visual impact and as such, these details are not considered necessary prior to determination.

The translocation of a relatively short stretch of hedgerow is considered acceptable in terms of landscape impact subject to a condition requiring a method statement (**condition 3 refers**).

Neighbour comments refer to a detrimental impact on the green wedge. As the 'North of Wenvoe' Green Wedge is located approximately 980m to the north east, given the separation distance, it is considered there would be no harmful impact on this green wedge, or its setting.

As such the proposal is considered to be acceptable in terms of visual and landscape impact and in compliance with Policies MG17 (Special Landscape Areas) and MD1 (Location of New Development) in these respects.

Historic environment

Policy SP10 (Built and Natural Environment) states that development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan, including historic landscapes, parks and gardens (criterion 2) and important archaeological and geological features (criterion 6).

Policy MD8 (Historic Environment) of the adopted Local Development Plan states that development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan.

The proposed development is located within 2km of four Scheduled Ancient Monuments (SAMs), referenced as GM008 St Lythans Chambered Tomb, GM009 Tinkinswood Chambered Tomb, GM069 Doghill Moated Site, Dyffryn and GM183 Greave Round Barrow. It is also located within 2km of three registered Parks and Gardens, PGW(Gm)32(GLA) Dyffryn, PGW(Gm)33(GLA) Wenvoe Castle and PGW(Gm)40(GLA) Coedarhydyglyn.

Given the proximity of the proposal to these SAMs and registered Parks and Gardens, CADW were consulted on the proposals, who concluded that intervening topography, buildings and vegetation block all views from all, except registered park and garden PGW(Gm)32(GLA) Dyffryn. Consequently, they stated that the proposed development would have no impact on the setting of these designated historic assets, other than PGW(Gm)32(GLA) Dyffryn.

With respect to PGW(Gm)32(GLA) Dyffryn, CADW stated the following:

The proposed development is located some 430m northeast of the boundary of registered park and garden PGW(Gm)32(GLA) Dyffryn the grandest and most outstanding Edwardian gardens in Wales, comparable to some of the most extravagant gardens of the period in Britain. The gardens are the result of a remarkable partnership between the owner and horticulturalist Reginald Cory (1871-1934) and the landscape architect Thomas Mawson (1861-1933). The structure of the gardens, combining the expansively formal and the intricately intimate, survives almost in its entirety, with some later modifications within the general framework. Within the gardens are many notable trees, including some very early introductions. The registered park and garden shares important group value with the house, built in 1891-3 for well-known industrialist and philanthropist John Cory, and its associated estate buildings and garden features.

The significant view is from the south front of the house where the garden is aligned to the house by a strong central north-south axis dominated by the canal.

They concluded:

The proposed buildings are potentially visible from the easternmost extent of the registered park and garden. However, the wooded nature of this part of the park means the development would only be seen only from the boundary area and furthermore local topography is such that only the uppermost elevation of the near building would be visible. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(Gm)32(GLA) Dyffryn.

The proposal is therefore considered acceptable in terms of its impact on the SAMs and registered Parks and Gardens. In addition, further comments from CADW were received in relation to a previously submitted noise assessment and they concluded that the noise impact would not detrimentally impact upon these designations.

HENEB our archaeological advisors have raised no objection to the proposal in terms of its impact on the archaeological resources.

Neighbour comments have referred to concerns regarding the impact of the proposals on the historic grade II* listed St Lythans Church. However, the application site is located approximately 370m away from the Church and as such, this is considered a sufficient distance to ensure no harmful impact to the setting of the Church.

Taking the above into consideration, whilst the proposed development would be visible from some of the historic environments, given the scale and nature of the development and intervening topography etc. the proposal is considered acceptable in terms of its impact on the historic environment. The proposal therefore complies with policies SP10 and MD8 of the LDP.

Neighbour Amenity

Policy MD2 (Design of New Development) of the Local Development Plan requires that development proposals should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, and policy MD7 (Environmental Protection) requires development proposals to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from noise, vibration, odour nuisance and light pollution.

Paragraph 5.6.9 of Planning Policy Wales advises that care should be exercised when considering intensive livestock developments when these are proposed in close proximity to sensitive land uses such as homes, schools, hospitals, office development or sensitive environmental areas.

As aforementioned, the current position is the third position proposed as part of the application and is situated to the north-west of the residential properties along St Lythans Road. The buildings would be located approximately 165-167 metres away from the boundary with the nearest property (Ravenswood) at the nearest point. However, the access, track and land surrounding the buildings (and within the site edged red) would be positioned closer.

It is noted that, unlike other agricultural buildings, there are no permitted development rights for buildings accommodating livestock (or for storing slurry or sewage sludge) within 400 metres of a dwelling (unless on an agricultural unit). However, it should be noted that this does not preclude planning permission for such a building being granted within 400 metres of a dwelling, but does indicate that neighbour amenity issues require careful consideration where such buildings are proposed within shorter distances of residential dwellings, as they are in this case.

Paragraph 6.6.3 of Technical Advice Note 6 (Planning for Sustainable Rural Communities) advises that to minimise the potential for future conflict between neighbouring land uses, planning authorities should exercise particular care when considering planning applications for houses or other new protected buildings within 400 metres of established livestock units. In this case, the livestock units are being considered within 400 metres of established dwellings, but it is considered that the advice to exercise “particular care” is equally applicable. Paragraph 6.6.3 also offers the more general advice that it is important also for planning authorities to keep incompatible development away from other polluting or potentially polluting uses.

Although the proposed barns are large, it is not considered that the proposal is close enough to existing dwellings for the development to be regarded as being visually overbearing on neighbouring properties. The key areas for consideration in respect of neighbour amenity are odour, noise and light.

It is acknowledged in writing this report that those who support the development generally live further away from it than those who are objecting to it and that those objecting to it have significant concerns regarding the impact of the proposal on their amenity.

Odour, noise and light will be discussed in turn below.

Odour

The supporting statement states that the livestock would be bedded on deep straw, harvested from the applicant's cereal land and will be regularly replenished. It states that this would reduce the potential for odour emissions as well as minimising potential for leachate. This deep bedded area would be cleaned out in the middle and end of the housing periods and taken to field heaps on the arable fields.

In addition, the standing area would be scraped daily and manure loaded into a trailer, which would then be taken to appropriate fields and tipped in heaps in readiness for spreading as organic fertiliser for crop. As such, this would negate the need for manure storage facilities on the application site.

A concern raised among many neighbours is based on odour and the buildings have been re-positioned twice (3 proposed locations in total). In support of neighbour objections, reports and file notes have been submitted by a commissioned odour expert and the applicant has also submitted evidence in response to these reports.

Whilst it is noted that there is a considerable amount of detail on the application, relating to odour, as aforementioned, the position of the buildings has been re-positioned and as such, for the avoidance of doubt, an assessment will only be made on the current position.

The initial submission included a site location plan, with an overlay of the odour contour, previously created by Michael Bull & Associates (part of the odour appraisal submitted on behalf of local residents). However, concern was raised by both officers and Michael Bull that the plan was inaccurate, given that the odour contours cannot simply be moved from one location to another as they are reliant upon environmental factors. An additional odour map was submitted in support of the application, however, given the lack of supporting information (such as methodology etc.) this too was not considered sufficient to adequately demonstrate lack of harm to neighbouring amenities in respect of odour.

However, in January 2025, a 'Dispersion Modelling Study of the Impact of Odour' was submitted by the agent. The study assesses and quantifies the emission rates from the proposed livestock buildings. The odour emissions rates were then used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area. The report provides the following livestock numbers/weights, house use and emission rates, which were used in the assessment:

Table 1. Livestock numbers/weights, house use and emission rates

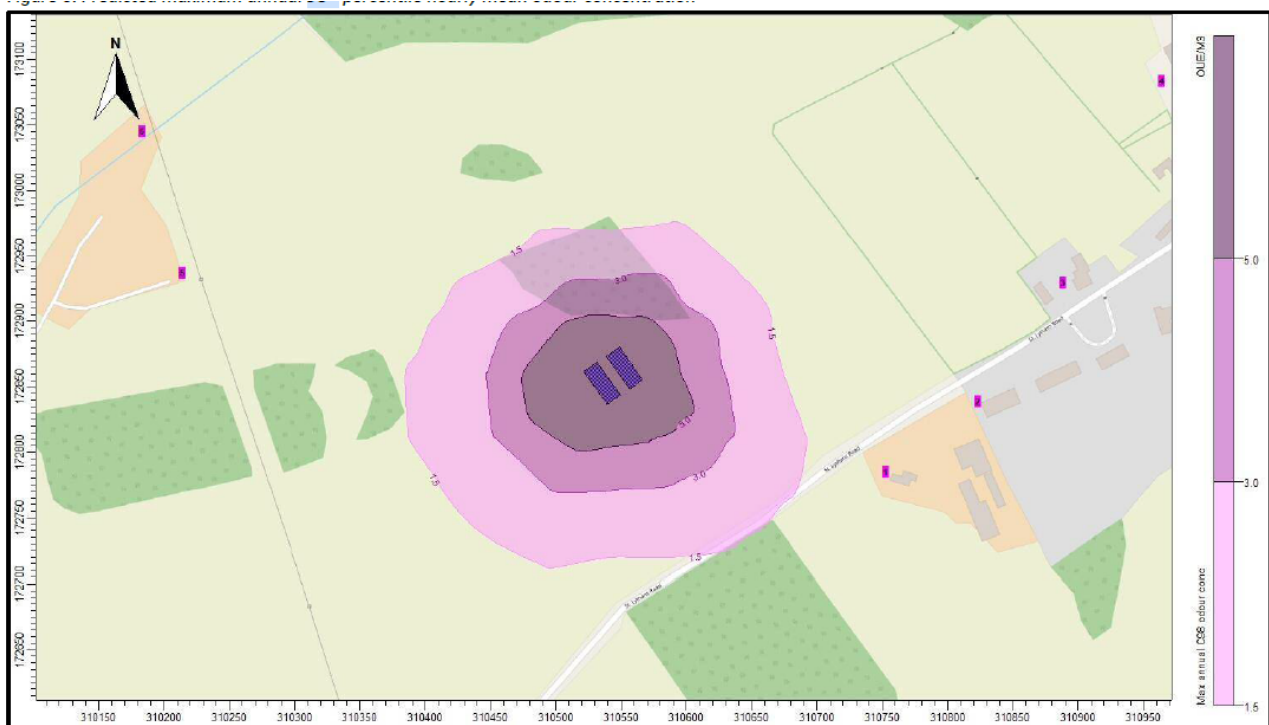
Animal type	Number of animals	Use	Average weight (kg)	Occupancy	Emission factor (ou _E /lu/s) ¹	Emissions (g/s)
Dairy heifers	100	Nov-Mar	250.0	100%	32.6	1630.0
		Apr-Oct	175.0	25%	32.6	285.3
Angus calves/store cattle	100	Nov-Mar	375.0	100%	32.6	2445.0
		Apr-Oct	375.0	25%	32.6	611.3
Ewes	300	Mar-May	85.0	100%	32.6	1662.6

1. 1 lu (liveweight unit) = 500m kg.

Source: *Dispersion Modelling Study of the Impact of Odour*, table 1, page 6

The assessment uses meteorological and terrain data and it states in paragraph 5 of the survey that the “model was run with the calms and terrain modules in ADMS (Atmospheric Dispersion Modelling System) four times; once for each year of the four year meteorological record”.

A contour plot of the maximum 98th percentile hourly mean concentrations has been provided and is shown in the following extract:



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Source: *Figure 6, Dispersion Modelling Study of the Impact of Odour*

In concluding, the assessment states the following:

“The results of the modelling indicate that, should the proposed livestock buildings near St Lythans be constructed, there would be no exceedance of the Environment Agency’s benchmark for moderately offensive odours, a 98th percentile hourly mean concentration of 3.0 ouE/m³ for (or indeed 1.5 ouE/m³ for most offensive odours), at all nearby residences considered.”

With reference to the 98th percentile, the report states the following:

The Environment Agency guidelines and findings from UKWIR use the 98th percentile hourly mean; this is the hourly mean odour concentration that is equalled or exceeded for 2% of the time period considered, which is typically one year. The use of the 98th percentile statistic allows for some consideration of both frequency and intensity of the odours.

At some distance from a source, it would be unusual if odour concentration remained constant for an hour and in reality, due to air turbulence and changes in wind direction, short term fluctuations in concentration are observed. Therefore, although average exposure levels may be below the detection threshold, or a particular guideline, a population may be exposed to short term concentrations which are higher than the hourly average. It should be noted that a fluctuating odour is often more noticeable than a steady background odour at a low concentration. It is implicit that within the models' hourly averaging time and the Environment Agency guidelines and findings from UKWIR that there would be variation in the odour concentration around this mean i.e. there would be short periods when odour concentration would be higher, or lower, than the mean.

It is noted that there have been neighbouring comments with regards to the nature of the use of Ravenswood (i.e. whether or not the site is residential and the history of the site's use etc.), located in close proximity (to the south of) the site access. However, it should be noted from the above dispersion model that the odour plumes are located away from the boundary of this property and as such, regardless of its use, the supporting assessment indicates that there would be no unacceptable impact on this property.

The Council's SRS department have commented at different points in the application, having most recently raised no objection in August 2024. However, no comments have been received on the recently submitted odour assessment. Whilst this is noted, the Planning Authority are satisfied that an odour assessment has been carried out by an independent consultancy, who are advertised as members of the IAQM (Institute of Air Quality Management). The odour assessment demonstrates that the odour impact to neighbouring occupiers would not be harmful and would not exceed the guidelines set by the Environment Agency.

Taking the above into consideration, it is noted that neighbours have raised concern on odour impact and whilst comments have been received by an external odour consultant during the course of the application, comments have not been received on the recent odour assessment submitted by the agent. Notwithstanding this, the contents of the report have been assessed and it is considered that given the conclusions, the proposed development would not detrimentally impact upon neighbours in terms of odour impact.

Noise

A noise assessment has been carried out and a report submitted as part of the planning application. This states that the primary noise source associated with the development will be the livestock. The report advises the animals would be expected to become vocal at feeding times for a limited period and during weaning when the animals cry out due to separation of the mothers and calves, which can last for up to 14 days at worst, but is more likely to be a 36-48 hour period (pa. 4.13.19, Noise Impact Assessment).

It concludes that the baseline noise level during the daytime (7am-11pm) at the nearest sensitive receptors (i.e. residential properties) is greater than the noise generated by the development and therefore there will be no increase in noise levels at these receptors during the daytime. At night time (11pm-7am), ambient noise levels at the nearest noise sensitive receptors are predicted to be 5 decibels higher than at present.

The report advises that World Health Organisation guidelines state that “...*At night-time, outside sound levels about 1 metre from facades of living spaces should not exceed 45 dB LAeq, so that people may sleep with bedroom windows open*’ (pa. 4.13.13). The report advises that the representative baseline noise level during the night time period is 37 dB LAeq, 15 min. The predicted emission levels at the nearest noise sensitive receptors are reported to be 41-42 dB so 4 dB below the relevant WHO guideline threshold values for the night time.

The report describes the above as not being intrusive with the significance of the noise effect described as not significant in accordance with the Institute of Environmental Management and Assessment (IEMA) guidelines. The Council’s Shared Regulatory Services concur with that assessment. As such there is not considered to be a significant adverse impact on residential amenity due to noise from the development.

Whilst it is noted that the noise survey was carried out on the basis of the second location and not the current location, the findings of this assessment are still considered of relevance.

Neighbour comments refer to a concern regarding noise from machinery and the lack of reference in the noise assessment to such sounds. However, whilst the proposal could result in an intensification of machinery, given the location of the application site, where tractors etc. are permitted to use the highway network and fields, such an impact is not considered unreasonable.

Whilst it is noted that the noise assessment was carried out on an older position, the assessment is based on a closer proximity to the dwellings along St Lythans Rd than the distance between the proposed buildings and those at Nant Bran Farm. Therefore, given that it was concluded the noise was acceptable based on a closer range, an updated assessment on noise is not considered necessary.

Light

In respect of light pollution, the applicant has advised that it would not be the intention to routinely illuminate the building at night. However, the Council’s Shared Regulatory Service has recognised that, when occurring, calving and lambing will continue at night. The applicant has advised that where lighting is required at night it will be shrouded and downward facing and will not be sited to spill direct light through rooflights.

Therefore, although the Council’s Shared Regulatory Services have advised there is little detail with regard to light pollution, it is not considered that the development would have a significant impact in respect of this.

Highway Safety

Policy MD2 (Design of New Development) of the Local Development Plan requires that development proposals should have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree.

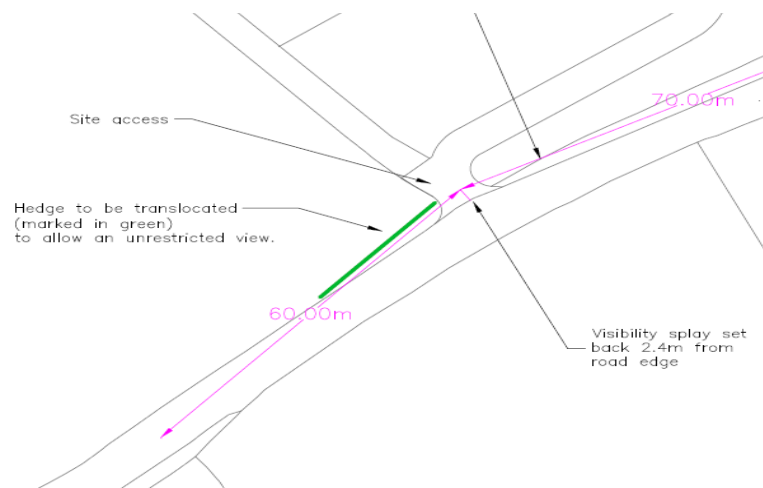
The proposed access point is already an agricultural access that is currently in use. It is approximately 6.7 metres wide. Although, it is acknowledged that the presence of farm buildings is likely to result in a greater number of traffic movements to and from the site, the amount of traffic that would be using that access would still be relatively small and related to agricultural use.

A brief traffic and transport planning technical note has been submitted as part of the planning application. It concludes that traffic volumes are very light and 85th percentile speeds measured were 30.9 miles per hour northbound and 29.3 miles per hour south bound. Although the way the speed data and traffic count has been carried out has been disputed in representations, it is acknowledged this is a relatively narrow rural country lane. While it is an alternative thoroughfare between Wenvoe/Culverhouse Cross and St Nicholas and Five Mile Lane, it does appear to be relatively lightly trafficked and the road geometry limits the speed that can be travelled. As such, it is also acknowledged that it is used as a walking and cycling route.

The access is already a relatively wide to allow vehicles to be able to manoeuvre to and from St Lythans Road. A plan has been submitted showing approximately 23.5 metres of hedgerow to the west of the access as translocated to provide an improved 2.4 metre x 60 metre visibility splay. This is considered to be an improvement to the existing situation. Given the improvement proposed and taking into account the existing agricultural use of the access track, the access arrangements for the site are considered to be acceptable.

As aforementioned, a condition is recommended for the translocation of the hedgerow to be carried out in accordance with a method statement, to be submitted to and approved by the LPA (**condition 3 refers**).

Visibility at site access:



Source: Figure 6, Planning Application for Two Livestock Buildings and Access off the Highway.

Although the tracks and yard area are proposed to be finished in stone, the first 10 metres of the access are proposed to be finished in a bound material, such as concrete or tarmac, which would assist with ensuring no egress of loose materials (such as stone) onto the adopted highway. This shall be subject of an appropriate planning condition (**condition 6 refers**) in order to ensure no detrimental impact to the adjoining highway network. The remainder of the access track comprises rammed hardcore and given that this is the existing scenario, no objection is raised to this.

The Council's Highways Development Team have not raised an objection to the proposal, subject to the gate being moved so it is located at least 6 metres from the highway and opening inwards. It is considered that in order to comply with this it may be most appropriate to move the existing access gate back beyond the neighbouring field (previously the proposed location of the development), which is already separately gated. However, as aforementioned, the access is an existing access and given the scale of the proposal, it is considered that such a condition would be unreasonable in this instance, albeit, a condition is recommended to ensure that the gate opens inwards (**condition 7 refers**).

Therefore, subject to the above conditions, the proposal is considered acceptable in respect of highway safety and in accordance with Policy MD2 (Design of New Development) of the Local Development Plan in this respect.

It is not considered that the additional traffic movements generated by this proposal would be great enough to have a significant impact on air quality.

Neighbour comments relating to the accuracy of speed monitoring and comments raising concern on the ability of larger vehicles to enter the site have been considered and have been sent to our Highways Authority. However, no further comment or concern has been received.

Green Infrastructure

On 18 October 2023, Welsh Government announced changes to Planning Policy Wales (PPW) by way of a Dear CPO letter entitled 'Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales'. The main policy changes which are of relevance relate to green infrastructure, net benefit for biodiversity and the protection afforded to trees.

A Green Infrastructure Statement has been submitted and it states that the proposal will avoid any impact on habitats and species. However, a GI statement also needs to consider the loss of infrastructure and in this instance, prior to the alterations to the site, it was a pastured field. Whilst it is noted that a large portion of this has already been lost, irrespective of this, the application would result in the loss of such pasture. The GI statement proposes to allow existing hedgerow to grow and the hedgerow to be removed at the site entrance would be translocated.

On this basis, whilst some grass / pasture would be lost, given the nature of the proposal as an agricultural addition in a countryside location, in addition to the scale of the proposals, such a loss is considered acceptable, provided the hedgerow transplantation is carried out in accordance with details to be secured via an appropriate planning condition (**condition 3 refers**).

Biodiversity enhancements

Policy MD9 'Promoting Biodiversity' of the Adopted LDP requires new development to conserve and where appropriate, enhance biodiversity interests unless it can demonstrate that:

- 1. The need for the development clearly outweighs the biodiversity value of the site;*
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.*

Para. 6.4.5 of Planning Policy Wales (Edition 12, 2024) states that:

"Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity....."

The applicant has provided details of bird and bat boxes and this is considered an appropriate and proportionate biodiversity enhancement measure for this proposal, the implementation of which would need to be secured by condition (**condition 8 refers**).

Neighbour comments refer to concerns on protected species and other species, such as Carder Bees. The Council's Ecologist has been consulted and has not commented on the proposals. Notwithstanding this, given the scale and nature of the proposal, it is not considered to give rise to unacceptable impacts.

Minerals

Policy SP9 seeks to ensure a continuous supply of minerals by safeguarding known resources from permanent development that would unnecessarily sterilise them or hinder their future extraction. In addition, policy MG22 states that new development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

- 1. Any reserves of minerals can be economically extracted prior to the commencement of the development;*
- 2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or*
- 3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or*
- 4. The resource in question is of poor quality / quantity*

Given the proximity of the proposals to residential properties, the extraction of the resource would have an unacceptable impact on residential amenities. The proposal is therefore considered acceptable and would not detrimentally impact upon the extraction of the safeguarded minerals.

Drainage and flooding

Representations have raised concern with regards to flooding and surface / roof water collection.

In respect of drainage, the applicant intends to collect roof water and use this for water troughs, to provide drinking water for the livestock. A drain is also proposed at the access point to drain the water run-off from the access back into the field. The site is not considered to be at risk of flooding. The surface water drainage for the site would be subject to an application to the Sustainable Drainage Systems Approval Body (SAB) and as such does not require any further consideration as part of this application.

With regards to flooding, the application site is not located in DAM Zones at risk of tidal or fluvial flooding and NRW maps indicate that there is a very low risk of surface water flooding to the site. Neighbour comments relating to concerns on flooding impacts and the suitability of the proposed underground harvesting tank have been considered, however, as aforementioned, the Drainage Authority have not objected to the proposal and notwithstanding this, the applicant would need to enter into separate discussions / approvals with the Drainage Authority on a suitable drainage scheme.

Page 11 of the Planning Statement states that a maintenance programme for the management and maintenance of the rainwater harvesting system could be provided by a supplier to ensure that it functions efficiently for an extended period of time. Whilst this could be secured by means of condition, given that the site is not located within a flood zone, this is not considered necessary to make the development acceptable on its planning merits. Notwithstanding this, the Drainage Authority would need to separately approve a sustainable drainage scheme, which would assist with alleviating any surface water from the scheme. As such, subject to an informative advising the applicant that a separate drainage approval would be required, the proposal is not considered unacceptable in terms of drainage or flood risk.

Cumulative impact

Neighbour comments refer to concerns regarding the cumulative impact of this development and others nearby, such as the recently approved DNS (Development of National Significance) scheme in Dyffryn for a solar farm (PEDW reference CAS-02112-T2N0G8, approved 21 January 2025). Whilst cumulative impact is indeed a material planning consideration, in this instance, given the scale of the proposed development, it is not considered that the proposed development would result in a detrimental cumulative impact on the wider visual amenities or on the highway network.

Other Issues

As described above, the animals would be bed on straw. The applicant's agent has advised this will soak up and absorb animal waste and this will be removed from the building and used as fertiliser. It is not intended to wash the buildings down between batches of livestock. As such, there is not considered to be a need for a foul water connection to deal with animal waste. Notwithstanding this, NRW have, upon reviewing the submitted documents, stated that their previous concerns on foul / wastewater disposal had been addressed and that the strategies outlined would minimise the potential for polluted run-off from the sheds and yard into adjacent fields.

In respect of employee welfare, the applicant's agent has advised that a "portaloo" will be available but no further facilities are proposed.

It is considered that general waste management at the site and the disposal of fallen stock are operational issues for the applicant rather than matters to be controlled through the planning process.

Although the applicant intends to use rain water as drinking water for animals, a mains water supply will still be required. It is considered that this is a matter that the applicant will need to discuss with Dwr Cymru Welsh Water on a separate basis. If this is problematic, the applicant has advised that he would source water from a borehole.

Issues relating to internet speed, water pressure or animal welfare are not material planning considerations.

In respect of the concern regarding the disturbance of any lime that has been spread on the field, the Council's Shared Regulatory Service (Contaminated Land team) have advised that the disturbance of soils containing these materials during construction would not be a cause for concern.

In respect of the matter of the site becoming a "bird attractant" the applicant's agent has advised that the livestock would mainly be fed on grass silage which is unlikely to attract birds. The livestock will be fed some concentrates, but they will not be left open and ensuring that birds and vermin do not eat this will be part of the applicant's biosecurity measures. It is not considered that this is a matter for any planning permission to control. Although the applicant has proposed bird boxes on the buildings, the provision of these has not been conditioned to the comments made by Cardiff Airport.

With regards to the matters raised by Western Power Distribution, an informative is recommended to ensure that the applicant is aware of nearby overhead lines and relevant policies / guidance etc. However, these are not considered as matters to be addressed through the planning process.

Consultation has been carried out in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, and it is noted that a number of representations have been received.

Representations received have raised concern with regards to the lack of publication of neighbour comments and it should be noted that it is not standard procedure to publish comments. However, it should be noted that these have now been published.

Representations received refer to the potential unauthorised use of the site as a hardstanding / storage area etc. which is not a material planning consideration in this application and is a matter subject of a separate investigation pending the outcome of this planning application.

Neighbour comments relating to a loss of view and devaluation of property are not material planning considerations.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Noise Impact Assessment dated 9 September 2022, received 12 September 2022

PL (00) 00 LOCATION PLAN

PL (00) 01 PROPOSED SITE LAYOUT (revised)

PL (00) 02 PROPOSED SITE CONTEXT (revised)

RAC9002-1 Livestock Buildings Elevations and layout

RAC9002-3 Visibility splay

Planning Application for Two Livestock Buildings and Access off the Highway (redacted) dated October 2023

Received 12 January 2024

Green Infrastructure Statement received 21 June 2024

A Dispersion Modelling Study of the Impact of Odour dated 16 January 2025, received 23 January 2025

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Prior to the commencement of development, a method statement for the removal and translocation of the hedgerow adjacent to the adopted highway and as indicated in plan no. RAC9002-3 Visibility splay shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved detail and the hedgerow shall be retained in perpetuity.

Reason:

To ensure no detrimental impact to the wider visual amenities and to comply with policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the adopted Local Development Plan.

4. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, to include detail of any additional planting, their location and species. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

5. The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion of the development.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. Prior to the first beneficial use of the buildings hereby approved, the first 10m of the access track adjacent to the adopted highway shall be finished in a bound material and retained in perpetuity.

Reason:

To ensure no egress of loose material to the adopted highway and to comply with policy MD2 (Design of New Development) of the adopted Vale of Glamorgan Local Development Plan.

7. The access gate, adjacent to the public highway, shall open inwards and away from the adopted highway and shall remain as such in perpetuity.

Reason:

To ensure no detrimental impact to highway safety and to comply with policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan.

8. The biodiversity enhancement measures set out in the Green Infrastructure Statement (dated June 2024) shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

9. The development hereby approved shall be occupied and managed for the lifetime of the development in accordance with the details as provided within the 'Dispersion Modelling Study of the Impact of Odour', received 23 January 2025.

Reason

To protect neighbouring amenities from odour and to ensure compliance with policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the Strategy, SP9 – Minerals, SP10 – Built and Natural Environment, MG17 – Special Landscape Areas, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD9 - Promoting Biodiversity and MD17 - Rural Enterprise of the Local Development Plan, Future Wales – the National Plan 2040, Planning Policy Wales and the relevant Technical Advice Notes and Supplementary Guidance, the development is considered acceptable in respect of the principle of its location, neighbour amenity, highway safety, visual and landscape amenity and in all other respects.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

NOTE:

1. **New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

2. All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the NetRegs website

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

3. The facilities must comply with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

Please refer to the link below for further information:

<http://naturalresources.wales/guidance-and-advice/business-sectors/farming/good-farming-practice/?lang=en>

4. A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans.
5. You should be aware that if you require a new connection or a service alteration, you will need to make a separate application to Western Power Distribution.

The applicant and agent should be aware of statutory clearance from the HV electric lines which are in close vicinity, to ensure they comply with current ESQCR Regulations, statutory distances must be kept from any fixed objects as per GS6 guidance from the Health and Safety Executive.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

2021/00852/FUL Received on 17 June 2021

APPLICANT: Filco Supermarkets 19 Boverton Road, Llantwit Major, CF61 1XZ

AGENT: Mr Peter Lee P J Lee Architect LTD, 2, Court Road, Bridgend, CF31 1BN

Filco, 2, High Street, Cowbridge

Proposed ground floor extension to the Filco Foodstore and External Alterations at 2 High Street and Proposed conversion and extension of redundant 1st floor retail storage space into office accommodation with rear terrace roof garden and associated steps and external alterations at 4 High Street

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Councillor Parker for the reason given being 'owing to considerable local concern'.

Whilst it is noted that the call-in was received some time ago and that Cllr Parker is no longer a Member, given that the application has been noted for committee decision for a considerable length of time, it is considered appropriate to continue with the desired means of decision.

EXECUTIVE SUMMARY

The application site relates to numbers 2 and 4, High Street, Cowbridge, existing retail / commercial units, located within the Cowbridge Conservation Area and Settlement Boundary. The site is also located within a C2 flood zone as defined by the Development Advice Maps.

The proposal seeks to extend at ground floor level to the rear and along the southern boundary adjacent to the river; extend at first floor level between the two buildings, creating an archway to the parking at the rear; and other external / internal alterations / additions.

Neighbouring comments have been received raising concerns, their comments are included below. In addition, consultation responses have been received, which are also included below.

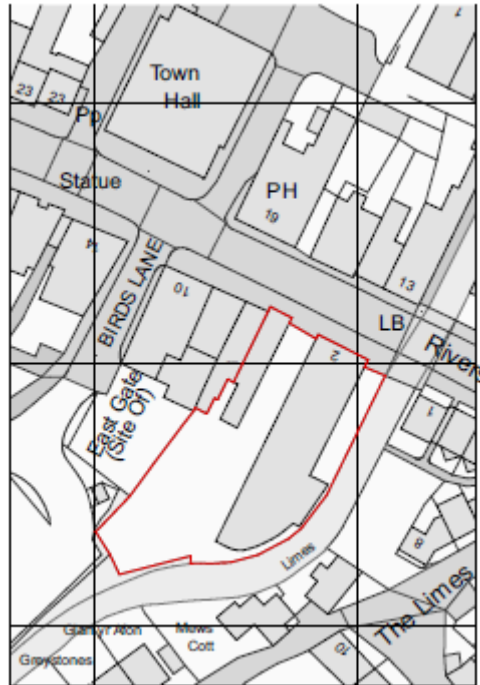
The application is considered acceptable in terms of its impact on the character of the conservation area and also in terms of neighbouring amenities, subject to a number of recommended conditions.

SITE AND CONTEXT

The site is located within the settlement of Cowbridge as defined by the adopted Vale of Glamorgan Local Development Plan 2011-2026. The site is situated adjacent to the River Thaw and falls within the C2 Flood Zone as defined by the Welsh Government TAN15: Development Advice Maps.

To the east of the existing unit is an existing service entrance whilst to the west is a vehicular access serving the existing car park.

The site falls within the Cowbridge Conservation Area and lies within the Primary Frontage of the Cowbridge District Centre as defined by the LDP.



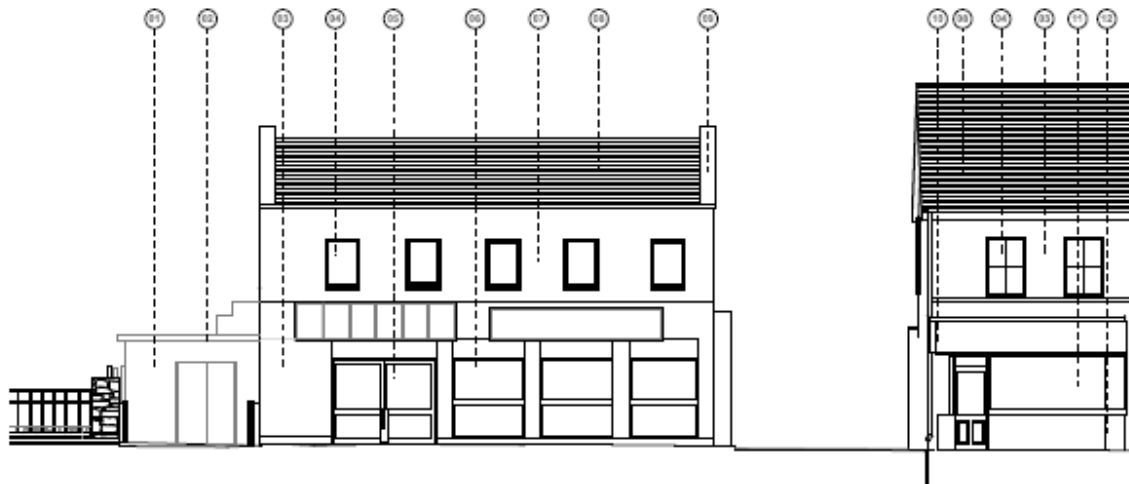
DESCRIPTION OF DEVELOPMENT

The application, as amended seeks planning permission for extensions and alterations to numbers 2 and 4, High Street, Cowbridge. The proposals consist of but are not limited to the following elements:

- A proposed single storey extension to the Filco Foodstore at 2 High Street on the position of the existing loading bay serving the premises. The extension would be approximately 35 metres deep and 3.8 metres wide with a flat roofed height of approximately 3.7 metres to the frontage with High Street, reducing to approximately 3.2 metres to the rear.
- The upgrading of the shop frontage and fascia finished in Yorkstone stone cladding, white painted render, white 'heritage style' UPVC windows and white aluminium doors.
- Proposed conversion and extension of redundant 1st floor retail storage space into office accommodation, with an eaves height of 7m and ridge of 9.8m forming an extension of the existing ridge of the adjoining block. The proposed extension would create an infill, with arched vehicle access at ground floor and office accommodation on the first floor.
- Removal of projecting element to shopfront of 4 High Street

Extracts of the plans are included below:

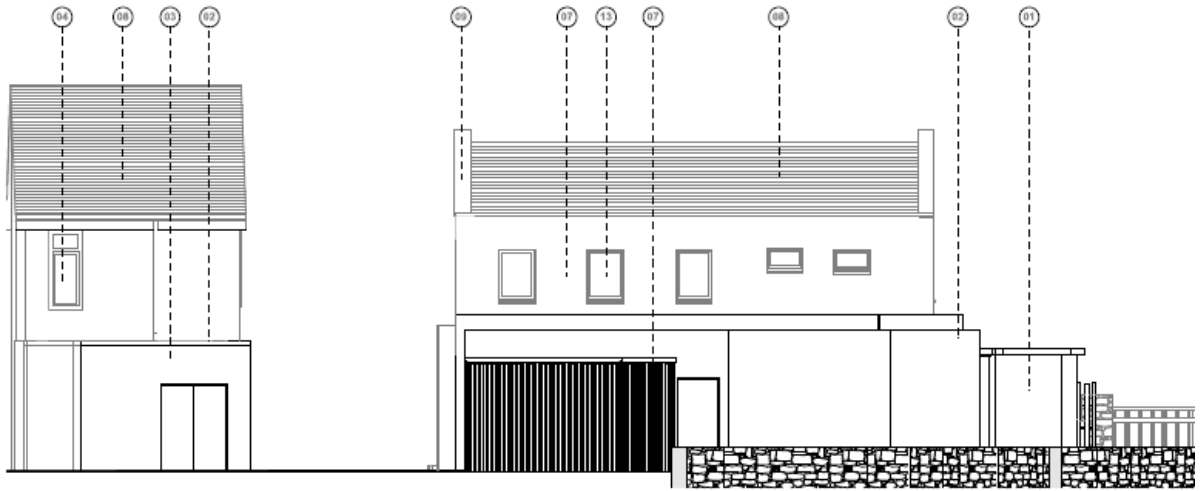
Existing elevations



EXISTING ELEVATION 01 | 1:200

EXTERNAL

REF.	FINISH
01	PAINTED TIMBER
02	FLAT ROOF
03	PAINTED SMOOTH
04	TIMBER FRAME V
05	AUTOMATIC SLID
06	GLAZED STOREY
07	PAINTED ROUGH
08	NATURAL SLATE
09	GABLE PARAPET
10	FASCIA TIMBER
11	GLAZED STOREY
12	BRIGHT DRINK GF
13	TIMBER FRAME V PAINTED



EXISTING REAR ELEVATION 03 | 1:100

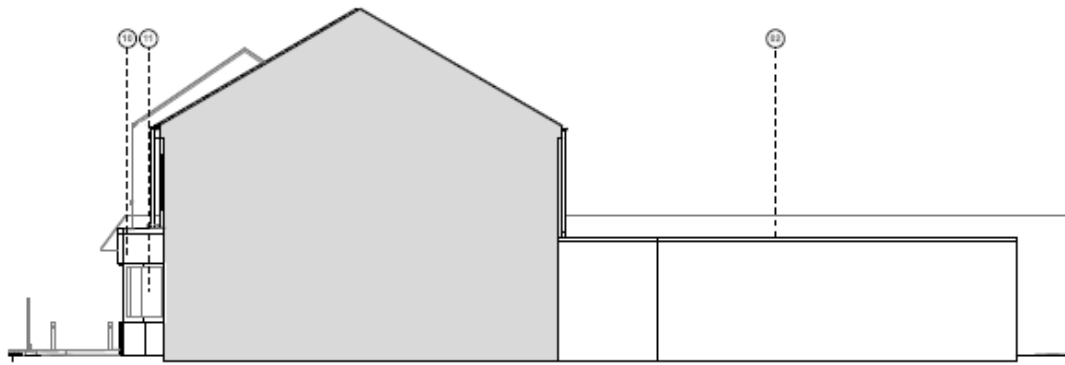
EXTERNAL

REF.	FINISH
01	PAINTED TIMBER
02	FLAT ROOF
03	PAINTED SMOOTH
04	TIMBER FRAME W
05	AUTOMATIC SLID
06	GLAZED STOREFF
07	PAINTED ROUGH
08	NATURAL SLATE F
09	GABLE PARAPET
10	FASCIA: TIMBER
11	GLAZED STOREFF
12	BRIGHT DRAX GR
13	TIMBER FRAME VI PAINTED

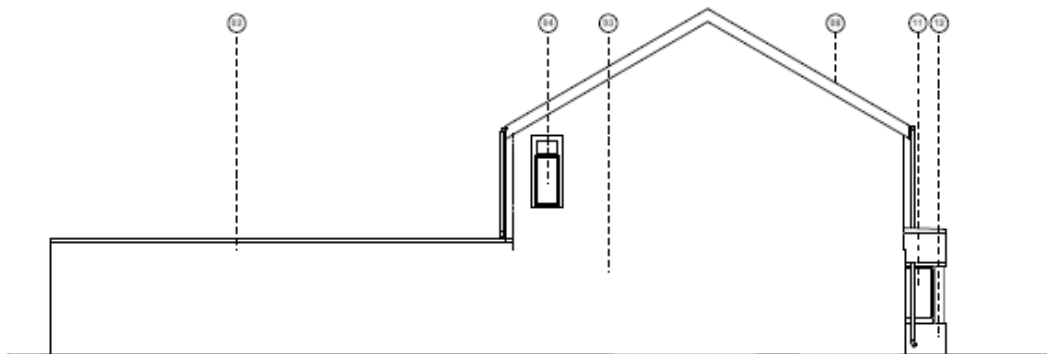
Copyright

IL ARCHITECT LIMITED

2 & 4 High Street, Cowbridge CF 71 7RA | 2018 02 0
EXISTING REAR ELEVATION | EV 03 | 15090



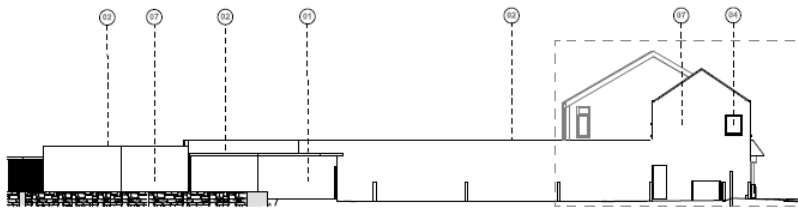
EXISTING ELEVATION 04 | 1:100



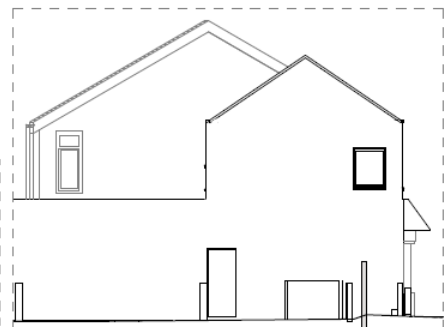
EXISTING ELEVATION 06 | 1:100

EXTERNAL FINISHE

REF.	FINISH
01	PAINTED TIMBER BOARD FENCE
02	FLAT ROOF
03	PAINTED SMOOTH RENDER
04	TIMBER FRAME WINDOWS
05	AUTOMATIC SLIDING DOOR
06	GLAZED STOREFRONT PAINTED
07	PAINTED ROUGH CAST RENDER
08	NATURAL SLATE PITCHED ROOF
09	GABLE PARAPET
10	FASCIA TIMBER
11	GLAZED STOREFRONT PAINTED
12	BRIGHT DRAK GRAY GRANITE
13	TIMBER FRAME VERTICAL SLIDING SASH WINDOWS, PAINTED



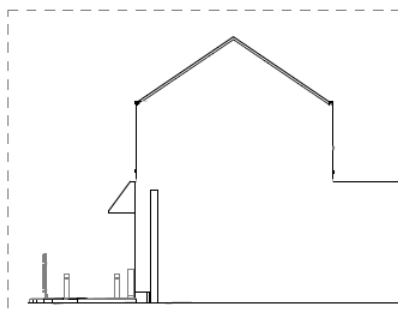
EXISTING ELEVATION 02 | 1:200



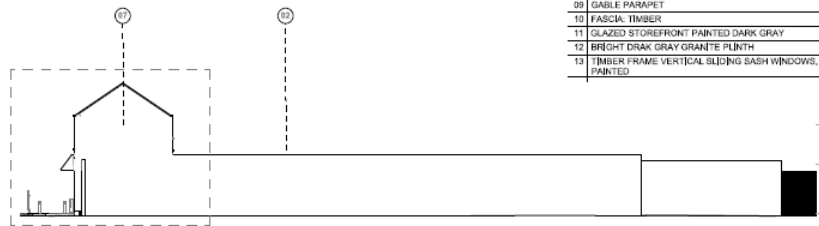
EXISTING ELEVATION 02 | 1:100

EXTERNAL FINISHES

REF.	FINISH
01	PAINTED TIMBER BOARD FENCE
02	FLAT ROOF
03	PAINTED SMOOTH RENDER
04	TIMBER FRAME WINDOWS
05	AUTOMATIC SLIDING DOOR WITH ROLLER SHUTTER
06	GLAZED STOREFRONT PAINTED LIGHT GREEN
07	PAINTED ROUGH CAST RENDER
08	NATURAL SLATE PITCHED ROOF
09	GABLE PARAPET
10	FASCIA TIMBER
11	GLAZED STOREFRONT PAINTED DARK GRAY
12	BRIGHT DRAK GRAY GRANITE PLINTH
13	TIMBER FRAME VERTICAL SLIDING SASH WINDOWS, PAINTED



EXISTING ELEVATION 05 | 1:100



EXISTING ELEVATION 05 | 1:200

Proposed elevations

PROPOSED EXTERNAL FINISHES

FRONT AND CORNER RETAIL EXTENSION
(No. 2 HIGH STREET)

WALLS:
PLINTH: Yorkstone stone cladding
GROUND FLOOR WALL: Rough cast render, coloured 'Colour Cream' Yorkstone cornice (where shown)
FIRST FLOOR WALL: Rough cast render painted 'Heritage' White
New and replacement shop fronts: double glazed double sided aluminium shopfronts

WINDOWS:
New and replacement double glazed UPVC windows 'Heritage' White, 'Colour Heritage' White
Or (where shown): Yorkstone sill

DOORS:
OFFICE ENTRANCE DOOR: Aluminium frame door with double coated finish, 'Colour: White'
RETAIL No. 2: Sliding door white, Glass panels obscure finish.

ROOFS:
NEW PITCHED ROOF: Natural slate roof
FLAT ROOF: Single ply membrane
FACIA: cast grey glass metal profile shaping the balcony and Yorkstone cornice (where shown)

PROPOSED ARCHED ENTRANCE TO CAR PARK:

WALLS:
Yorkstone cladding, Yorkstone cornice (where shown)
FIRST FLOOR WALL: Rough cast render finish, painted 'Heritage' White
DOUBLE glazed timber sliding sash windows in 'Heritage' White
Sill: Yorkstone sill

ROOF:
NEW PITCHED ROOF: Natural slate roof with parapet wall at the front with York Stone coping panels.

No. 4: EXISTING BUILDING

WALLS:
Plinth: York Stone cladding
Ground Floor Wall: Rough cast render finish, painted 'Heritage' White
York Stone cornice (where shown)
First Floor Wall: Rough cast render finish, painted 'Heritage' White

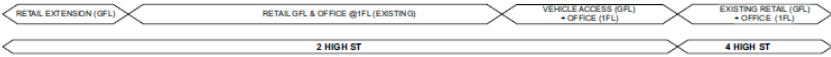
SHOPFRONT:
Traditional Hardwood Shop Front, painted finish (Colour to be confirmed)

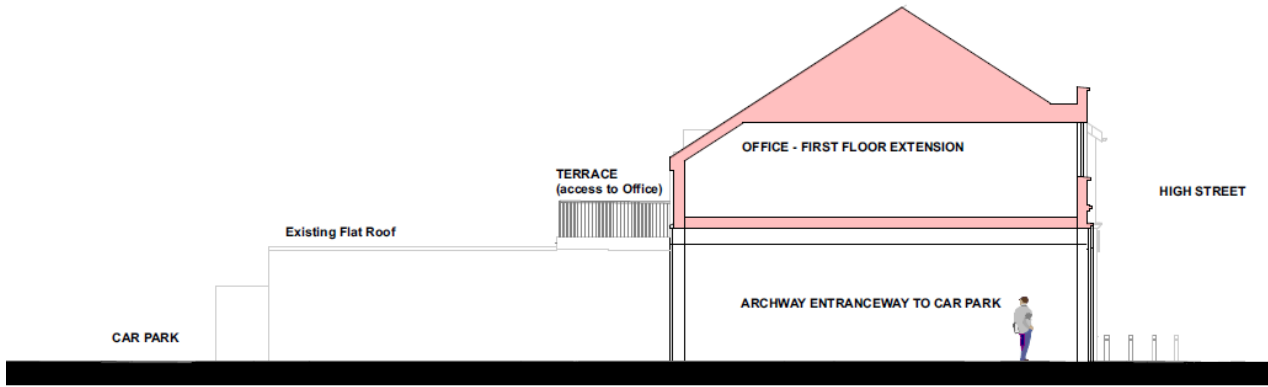
SHOP SIGNAGE:
Signage: Separate Planning Application

WINDOWS:
Traditional existing windows first floor: double glazed timber sliding sash windows (front elevation only), Painted 'Heritage' White

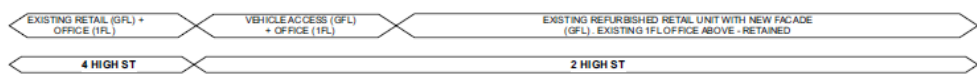
DOORS:
Retail No. 4: New Traditional Shop Front, hardwood frames, painted. (Colour to be confirmed)

ROOFS:
Fascia and roof: Made good existing
York Stone cornice (where shown)

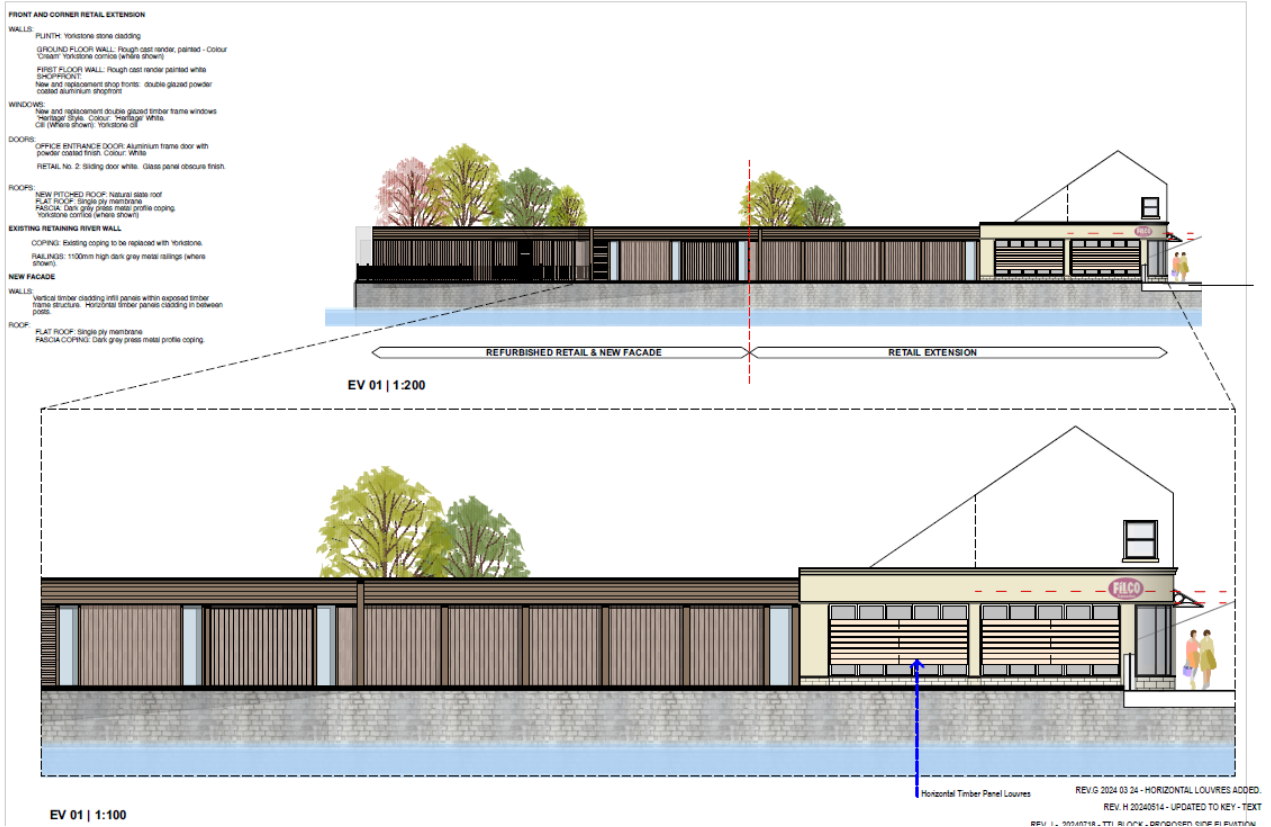




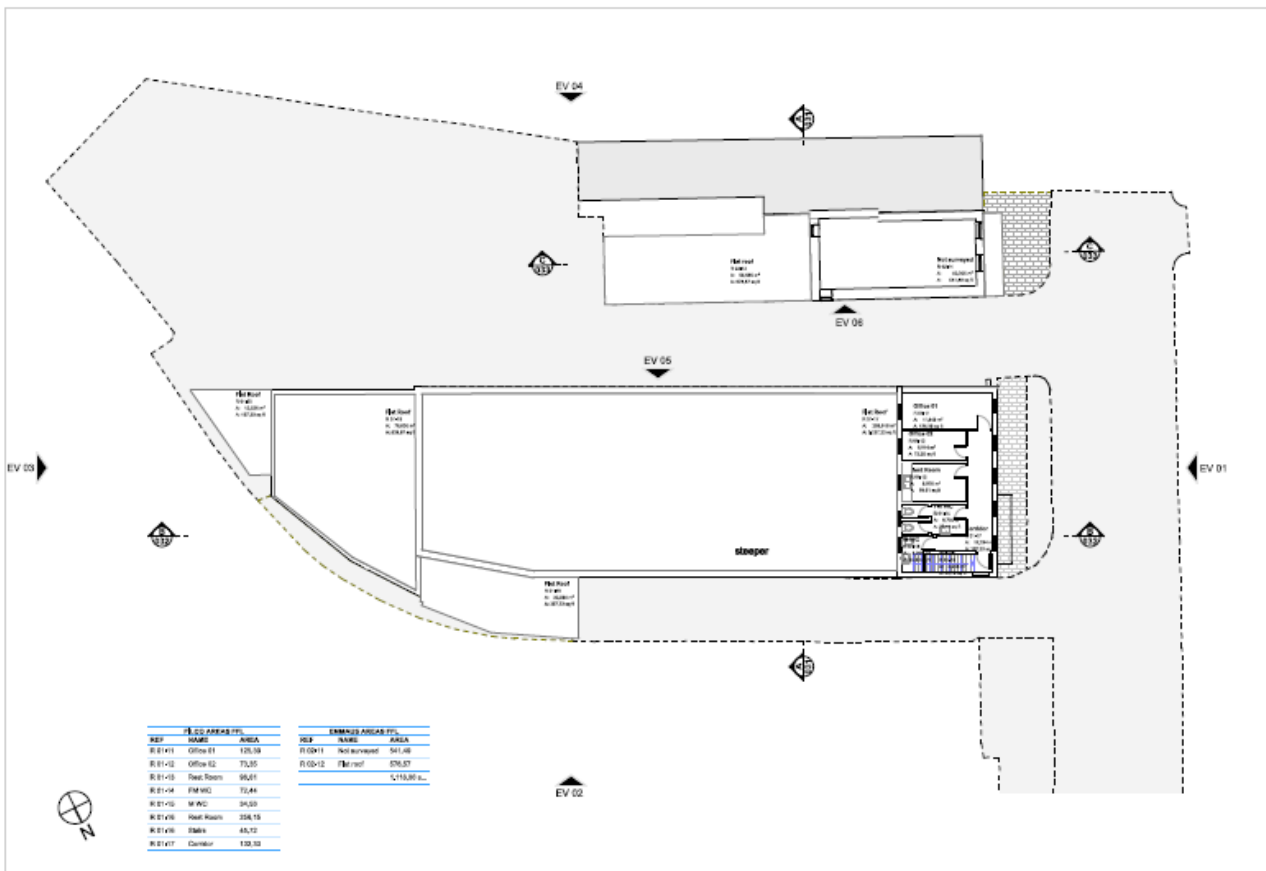
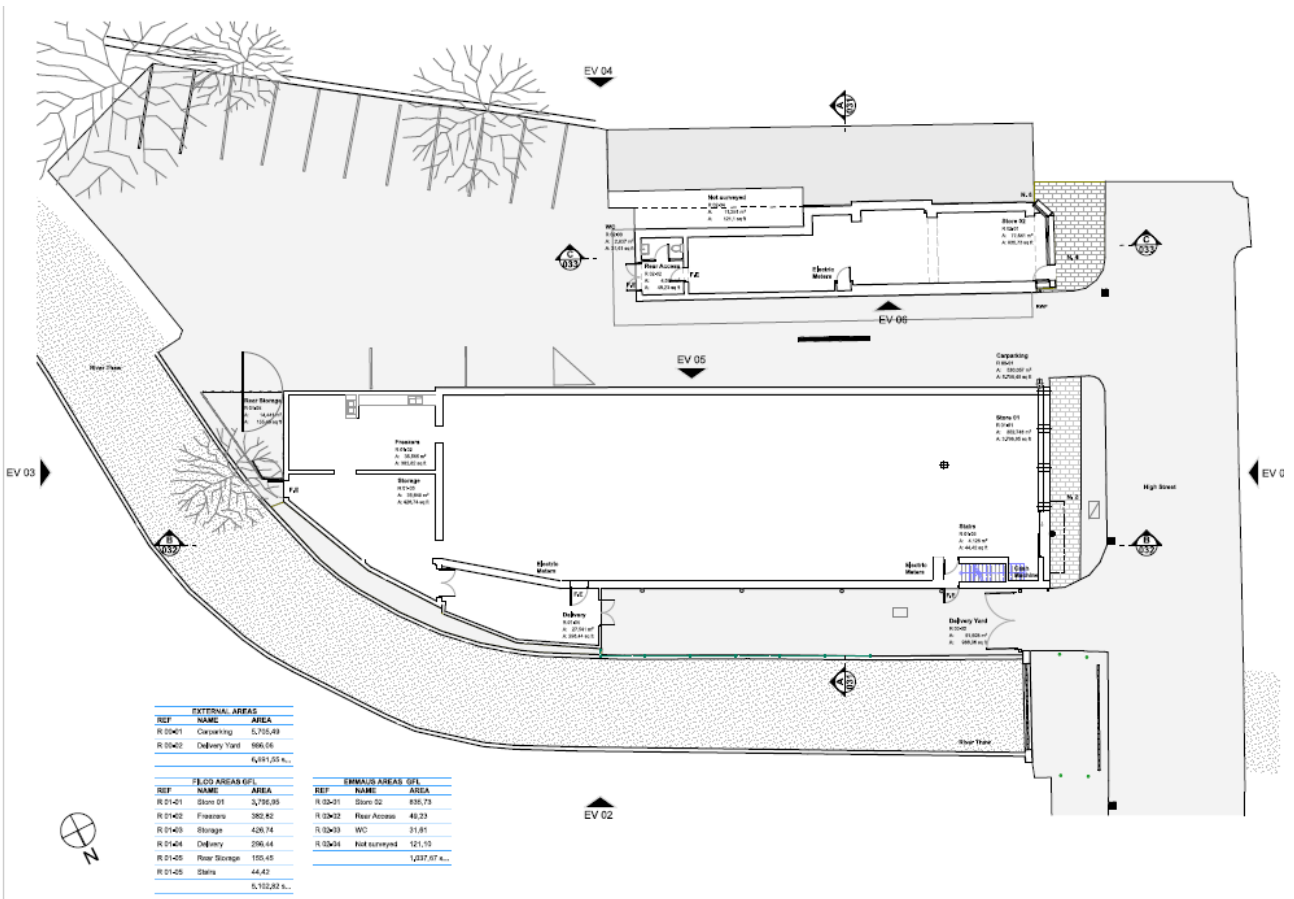
- PROPOSED ARCHED UNIT**
- WALLS:** Yorkstone cladding, York First Floor Wall: F
 - WINDOWS:** Sliding sash timber window; Cill: Yorkstone cill
 - ROOF LIGHT:** Conservation style (to height)
 - ROOF:** NEW PITCHED ROOF: with parapet wall at the top
 - EXISTING RETAINING RIVER COPING:** Replacing the
 - RAILINGS:** 1100mm high dark grey
 - NEW FACADE - 2 HIGH ST.**
 - WALLS:** Vertical timber cladding structure; Fazio: Horizontal timber
 - ROOF:** FLAT ROOF: Single ply FASCIA CAPPING: Dark

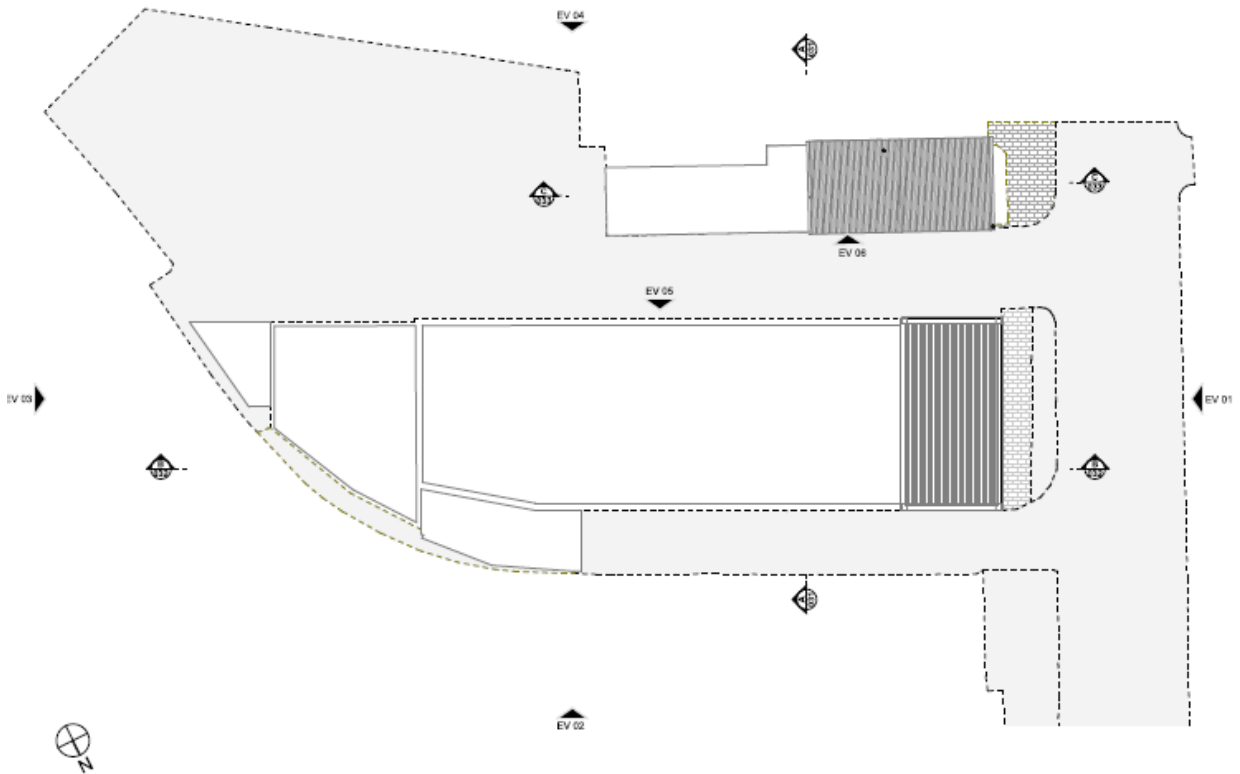


EV 04 | 1:100

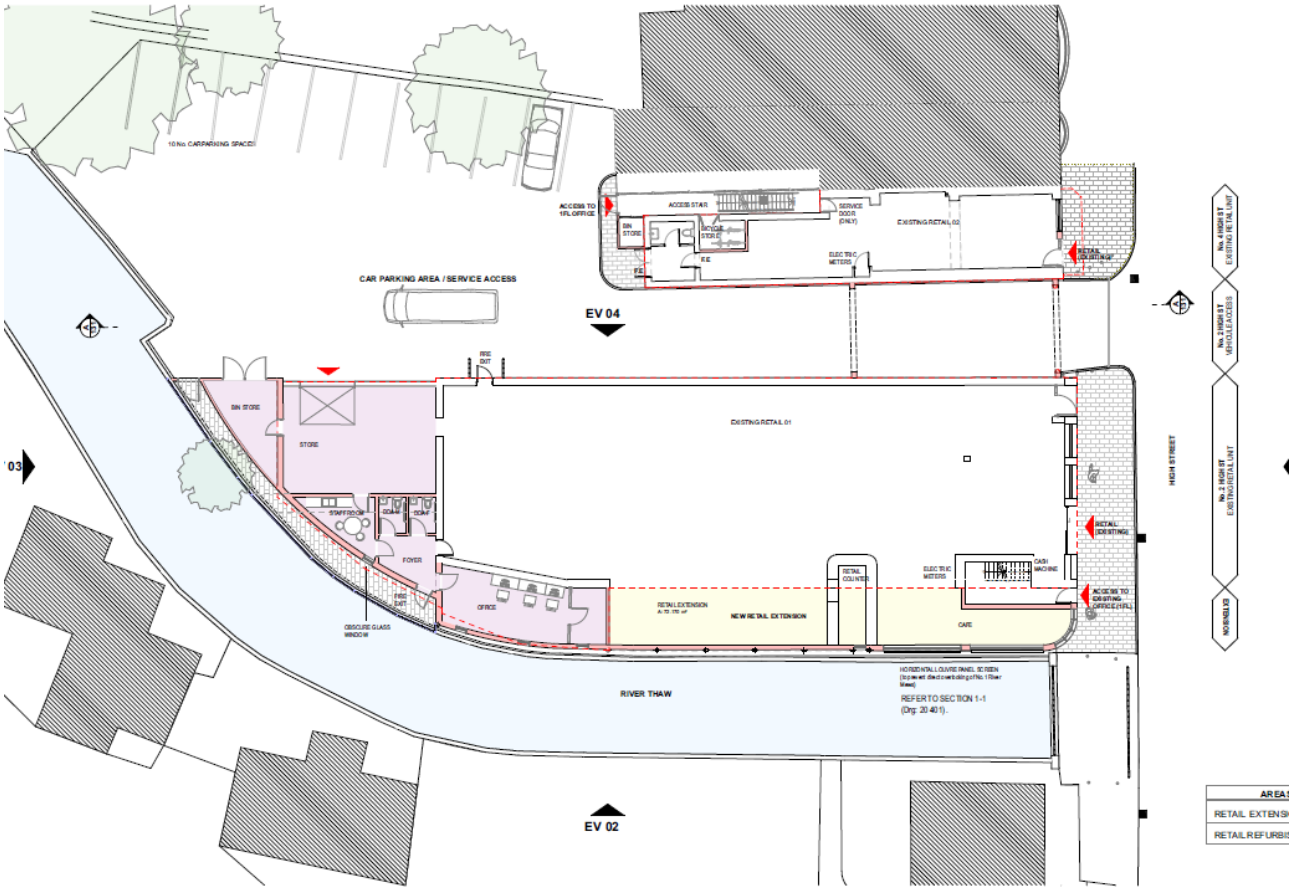


Existing floor plans

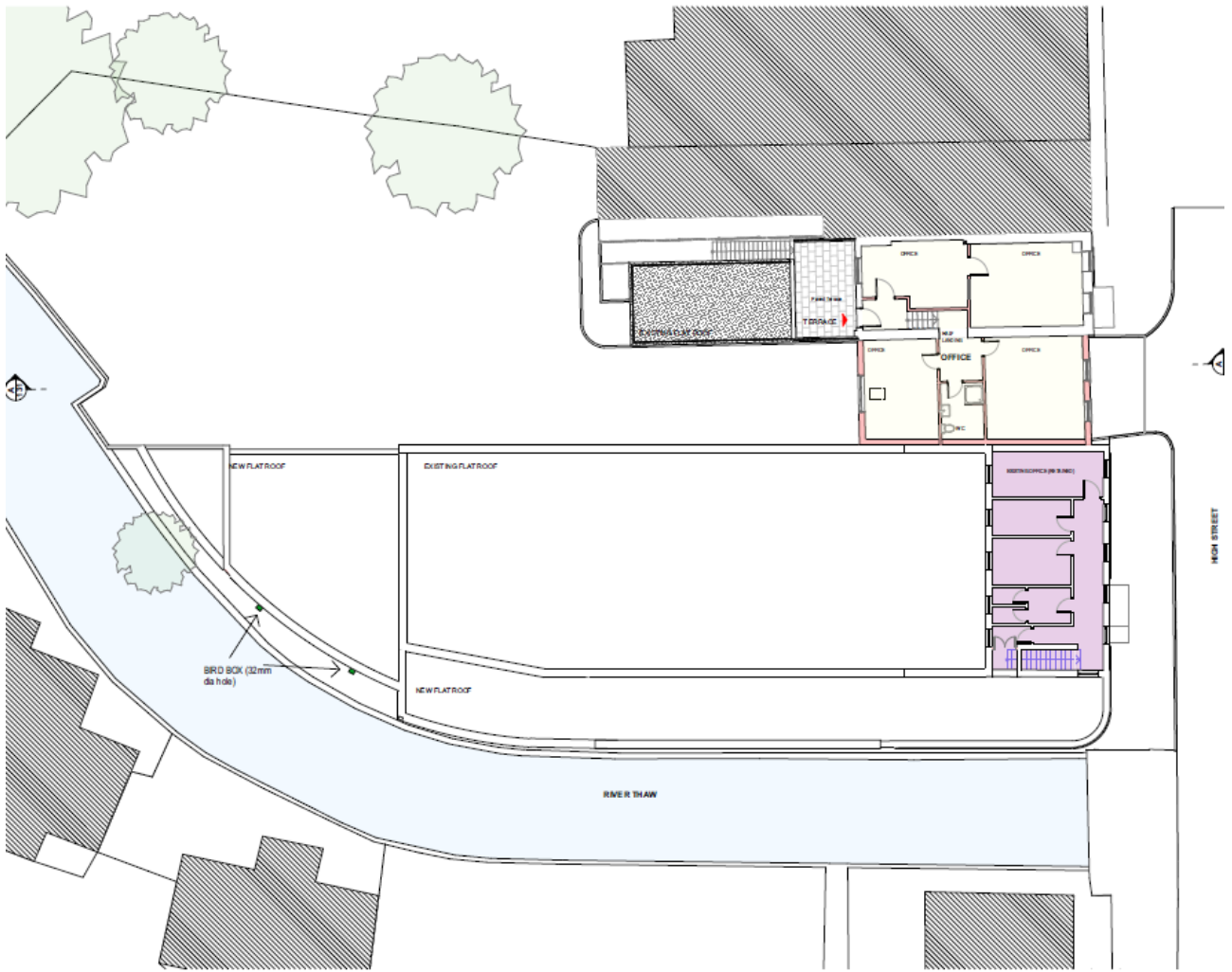




Proposed floor plans



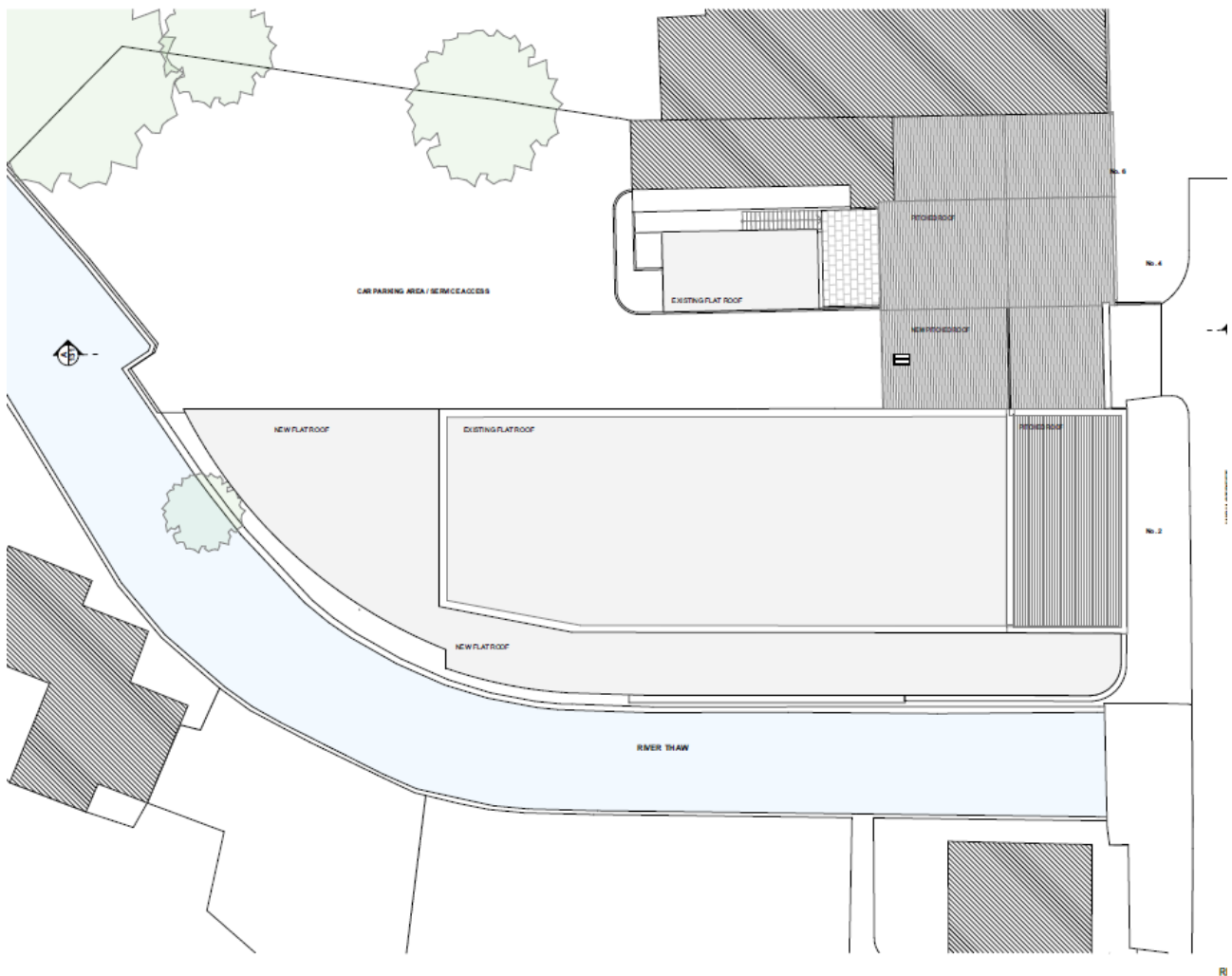
REV. E | 2024



REV. E2

2017/18
L ARCHITECT LIMITED
 10, BRIDGE STREET, LEEDS LS1 2UR

PROPOSED DEVELOPMENT AT 2 & 4 HIGH STREET, COWBRIDGE CF71 7RA | 14/10
PROPOSED FIRST FLOOR | 17



PLANNING HISTORY

1983/00631/FUL, Address: 4, High Street, Cowbridge - Spar Foodliner, Proposal: Proposed plastic coated steel cladding to enclose existing vehicle port, Decision: Refused

1983/00973/FUL, Address: 2, High Street, Cowbridge - Spar Foodliner, Proposal: Proposed wood cladding to enclose existing vehicle port, Decision: Approved

2000/00221/ADV, Address: 4, High Street, Cowbridge, Proposal: Shop sign, Decision: Refused

2004/00930/FUL, Address: 2, High Street, Cowbridge - Filco Foods, Proposal: Single storey extension to store (flat roof), Decision: Approved

2004/01179/TCA, Address: 2, High Street, Cowbridge - Filco Foods, Proposal: Fell two sycamore located in car park, Decision: Approved

2005/00445/ADV, Address: 2, High Street, Cowbridge - Filco Foods, Proposal: Illuminated shop sign., Decision: Refused

2009/00026/FUL, Address: 4, High Street, Cowbridge, Proposal: Alterations to existing flat and proposed new flat., Decision: Approved

2013/00322/TCA, Address: Filco Supermarket, High Street, Cowbridge, Proposal: Rear Filco: 2 x Weeping Willows A and B, 2 metre clearance from bldgs and 50% reduction (A only). Goat Willow C 50% reduction. Limes Court Mews: Weeping Willow D 30% reduction. Light reduction 2 x Silver Birch (front garden), Decision: Approved

2017/00547/FUL, Address: King Fox, 6, High Street, Cowbridge, Proposal: Ground and first floor alterations, first floor mezzanine extension and loft conversion to provide additional domestic accommodation, Decision: Approved

CONSULTATIONS

Dwr Cymru / Welsh Water were consulted, and commented on the 27 July 2021, 16 August 2022, 27 March 2024 and 30 April 2024. In summary, they stated that the proposed development site is crossed by a public sewer and that the position shall be marked out on site prior to works commencing and that no operational development shall be carried out within 3m either side of the centreline of the public sewer. They have requested a condition regarding surface water and an informative.

Council Highway Engineer was consulted, and commented on the 3 August 2021 to state the following:

I refer to the above planning application and have considered the highway implications of the proposal.

The proposals seek to expand the current Filco store building which would mean the loss of the current delivery/loading bay for the site. Secondly, the proposals seek to build over the current access to rear parking to provide a flat and produce a new archway. There is no information contained in the current application as to the frequency and vehicle types for deliveries to the Filco store and the proposals for such events when the delivery bay is removed. Secondly, the construction of a new archway could mean that the area to the rear of 4, High Street is also not suitable for delivery vehicles.

No information has been provided as to the parking justification for the residential units and the current use of the parking spaces to the rear of 4 High Street which would reduce parking availability and will have little scope to park close to the site due to restrictions along High Street.

The highway authority would require the following information to be provided:-

- 1. Details of the times, frequency and vehicle types/dimensions for the deliveries to the Filco Store. We will also need a description of how these deliveries will operate in the event of the delivery bay being removed.*
- 2. Information with regard to the proposed parking provision to the rear of 4 High Street. We will need the current use of the parking area, the proposed provision for the new residential units and any additional parking that may be required with regard to the expansion of the Filco Store.*

3. *Information as to the proposed dimensions for the archway to check the suitability for cars and larger vehicles being able to access the rear of 4, High Street.*
4. *A new footway is proposed to be provided to access the rear of 4, High Street however this does seem narrow and further information as to widths etc. will need to be provided to check with current Active Travel Standards.*
5. *Justification for level of cycle parking in accordance with the Council's SPG Parking Standards.*
6. *If the delivery bay is to be removed then works to the existing highway will be required to remove the vehicular crossover and bollards. A licence will need to be obtained with the Local Highway Authority if/when planning permission is granted.*

Following discussions with the Local Highway Authority on issues relating to access and width of footway etc. amended plans were received. The Local Highway Authority final comments were received on the 16 August 2022 and are as follows:

A drawing has now been provided (17460-PI-00 110 C) Proposed Site Plan indicating that the original proposed narrow footway has been removed. The existing situation will be for pedestrians and vehicles will occupy the same space to gain access to the rear car park. The information indicates that box vans only will provide deliveries to the store and utilise the rear car park for such. However, it is envisaged that this will likely not be the case due to the unattractiveness of the rear parking area and proposed archway for box vans, although drawings inform this will be suitable. The likely area of deliveries could potentially be the store frontage along High Street however much of the businesses along High Street rely on this arrangement and therefore this situation should not be detrimental to highway safety.

Therefore, the highway authority has no objection to the latest proposals.

HENEB were consulted and commented on 6 September 2022 and 26 April 2024, in summary to state that the proposal has an archaeological constraint. Whilst they noted the relatively limited scale of the proposed groundworks, it is possible that archaeological deposits or structures may be encountered during the course of the application. They have therefore requested a condition for a programme of archaeological watching brief during the groundwork in order to mitigate the impact of the development on the archaeological resource.

Natural Resources Wales (NRW) were consulted and commented on the 27 August 2021 to state that they had concerns regarding the proposal due to flooding.

The scheme has been amended to remove the residential element and the following amended comments were received on the 17 April 2024 stating that they had no objection to the proposed development and provided advice on flood risk and European Protected Species. The following is summarised:

Flood Risk:

- Flood Risk Map confirms application site lies entirely within Zone C2 of the Development Advice Maps
- Flood Map for Planning identifies the site to be at risk of flooding and falls into flood zone 3 (rivers)

- Given scale and nature of proposed development (and in the absence of a flood consequences assessment the proposals could be acceptable subject to developer aware of potential flood risks and advised to install flood-proofing measures
- Recommend installation of flood resilience measures
- Development adjacent to brick wall flood defence albeit this is not maintained by NRW
- Development does not impact access to the watercourse for waterway management

Protected Species:

- Records of bats, otters and great-crested newts in the vicinity
- Recommend seeking advice of in-house ecologist

Councils Housing Strategy Team were consulted, who commented on 14 May 2024 to state that they had no comments to make.

Council's Drainage Team were consulted and commented on 2 May 2024 to require details on drainage. Further to the submission of amended details, the Drainage Authority commented 20 December 2024 to state the following:

*This site is located within DAM Zone C2 which is considered to be **at risk** to fluvial and coastal / tidal flooding. The NRW Flood Map for Planning also indicates this site as being in River Flood Zone 3 which is also considered to be a TAN15 Defended Zone. NRW flood maps (TAN15 2004) indicate that this site is at a very low risk of surface water flooding.*

Upon further review, the proposed development is found to be greater than 100 square metres of construction area, therefore the intended drainage scheme is subject to SAB approval and any further review of the scheme should be carried out through that process.

Cowbridge with Llanblethian Town Council were consulted and commented on 30 August 2022 to state the following:

No objection but question ambiguity of application.

The Development Proposals: Summary in the Design & Access Statement includes the statements:

“To re-locate the retail office space on the ground floor and convert the first floor area into a flat. To convert and extend the redundant space of No. 4 High Street to provide 2 No. flats. Create 4 No. New-build 2 Person, 1 Bedroom flats with undercroft car parking over the existing car parking areas at the rear. “

Are there three or four flats? What does “with undercroft car parking over the existing car parking areas at the rear” mean?

The first floor proposed plans show offices not flats.

The Town Council commented on the 1 May 2024 on the amended plans to state they had no objection.

Local Ward Members Members were consulted and under the former administration Cllr Andrew Parker commented to state that on behalf of fellow Ward Members Cllr Jeff Cox and Cllr Hunter Jarvie the application is to be called in due to local concern.

Cllr John Andrew commented on 20 March 2024 to state that whilst he has no objection to the proposals as shown in the new drawings, the design and access statement still referred to flats etc. and as such, these should be updated for clarity.

Councils Heritage Officer was consulted and commented on 3 April 2024 to request a number of alterations / clarifications on the scheme, such as the use of slate, alterations to scale of fenestration, removal of canopies and alterations to materials. In addition, they requested conditions as follows:

- *Details of the proposed signage shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The works shall be carried out in accordance with the hereby approved details.*
- *Sample of slate, timber cladding and louvers*
- *Details of the Paint finish to render at No. 4 High Street (not marked on the plan) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The works shall be carried out in accordance with the hereby approved details. Details of proposed signage*
- *Details of the proposed windows and doors to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The works shall be carried out in accordance with the hereby approved details.*

Following amended plans, the Heritage Officer commented on 12 July 2024 to state that the amendments overcame the concerns, subject to the conditions outlined above being applied to any consent.

Councils Ecologist was consulted and has commented to raise no objection, however, noted that a review of data records show that the river is used by Otters and European Eels, both of which are protected under Section 7 of the Environment (Wales) Act 2016. They have therefore requested a method statement to provide detail on how the river is to be protected from both direct pollution and indirect via run-off from the site. In addition, the use of the river by Otters and European Eels should inform the method statement which should also include a limitation on the working hours and ensuring that river is unlit and quiet in the evenings and overnight to allow passage of these species.

Shared Regulatory Services (SRS) were consulted and to date, no comments have been received.

REPRESENTATIONS

The application has been amended since originally received. The neighbouring properties were consulted on 12 July 2021 and a site notice was also displayed on 23 July 2021. Following the submission of amended plans, the neighbouring properties were consulted on 26 July 2022 and a site notice was also displayed on 27 July 2022.

Two objections have been received from neighbours. A summary of the comments are as follows:

Limesgate Cottage
Limes Court Mews

- Loss of privacy / invasive proposal
- Loss of light
- Loss of outlook
- Loss of trees impacting attractive visual outlook down river
- Noise from development
- Impact on house value
- Inaccurate position of neighbouring dwellings on plans
- External area will result in staff congregating, smoking etc.
- Noise, dust and disruption from building works

Following the submission of amended plans, the neighbouring properties were consulted on 17 April 2024 and a site notice was also displayed on 17 April 2024.

To date, a comment raising concern has been received by one neighbour from 6 High Street, stating the following:

I would like to know and ensure I am able to retain some light into the garden of my flat at the rear of 6 high street as well as privacy if they wish to build overlooking my garden.

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 SP6 – Retail

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG12 – Retail Hierarchy

POLICY MG14 – Non A1 Retail uses within Town and District Retail Centres

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

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.

Policy 5 – Supporting the Rural Economy

- Supports sustainable, appropriate and proportionate economic growth in rural towns.
- Supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base and creating higher paid jobs.

Policy 6 – Town Centre First

- Sequential approach for new commercial, retail, education, health, leisure and public service facilities.

Policy 7 – Delivering Affordable Homes

- Focus on increasing the supply of affordable homes

Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, 2024) (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
- Promoting Healthier Places
- Sustainable Management of Natural Resources
- Placemaking in Rural Areas
- Previously Developed Land

Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)
- Activities in Places (retail and commercial development)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

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 2 – Planning and Affordable Housing (2006)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development and Flood Risk (2004)
- 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). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Parking Standards (2019)

- Residential and Householder Development (2018)
- Cowbridge Conservation Area Appraisal and Management Plan
- Biodiversity and Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 13/97 - Planning Obligations
- Section 160 (1) of the Historic Environment (Wales) Act 2023, 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.*

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 issues to consider in the determination of this planning application relate to the principle of development, its design and visual impact upon the conservation area, its impact on neighbours, flooding, parking, highway safety and biodiversity enhancements.

Principle of development

The site lies within the Primary Frontage of the Cowbridge District Centre and as such, policies SP6 (Retail), MG12 (Retail Hierarchy) and MG14 (Non A1 Retail uses within town and district retail centres) are of relevance. Policy MG12 identifies the retail hierarchy in the Vale while SP6 seeks to ensure the continued vitality, viability and attractiveness of the Vale's town and district centre. In addition, opportunities for the effective use of vacant floor space and refurbishment of properties will be maximised. Policy MG14 also seeks to protect A1 retail uses at ground floor level.

It is noted that the proposal will provide for office use within the extended upper level floor space at no. 4, High Street and the existing office use above no. 2, High Street will remain. The proposed ground floor is to remain as retail, with the addition of a café, office, store room and staff room etc. at ground floor level. The proposal will therefore not result in the loss of retail floor space. In addition to the retention of retail floor space, the proposals would promote other complementary uses, such as a café and offices, which would enhance the vitality, viability and attractiveness of the town centre.

Taking the above into consideration, the proposal complies with policies MG12, MG14 and SP6 of the Council's LDP and as such, is considered acceptable in principle, subject to complying with other relevant policies.

Flood risk

Criteria 8 of policy MD1 (Location of New Development) seeks to ensure that development avoids areas of flood risk in accordance with the sequential approach set out in national policy. The application site falls within a C2 flood zone as shown on the plan below:



C2 flood areas represent those areas of the floodplain without significant flood defence infrastructure. Advice contained within Technical Advice Note 15: Development and Flood Risk (TAN15) states that highly vulnerable development, including residential premises, should not be permitted in these areas.

The initial proposals included the provision of residential accommodation at first floor level. However, following an objection from Natural Resources Wales and the Local Planning Authority, this element was removed from the proposals.

The works to the commercial premises detailed above fall within the category of 'less vulnerable development' for the purposes of TAN15 which states that such development should only be justified in such a location if it satisfies the requirements of sections 6 and 7 of the TAN. Paragraph 6.2 of TAN15 states the following:

“New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

*i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; or,
ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
and,
iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.”*

Taking the above tests into consideration, policy SP6 of the Council's LDP seeks to ensure a continued vitality, viability and attractiveness of town and district centres within the Vale. In addition, the LDP supports the refurbishment of properties and supports the provision of employment uses. As such, in terms of the justification, it is considered that the proposal complies with criterion ii. of paragraph 6.2 as referenced above, as the proposals would expand upon the delivery of retail / employment use, in line with policy MD14 (New Employment Proposals) of the LDP.

With regards to paragraph iii, paragraph 3.55 of Planning Policy Wales defines previously developed land as follows:

“...is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included...”

As such, given that the site is occupied by a permanent structure, it complies with criterion iii of paragraph 6.2, TAN15. With regards to criterion iv, section 7 of TAN15 states the following

“7.1 If a development proposal in zone C1, or in C2 if it is defined as being of low vulnerability, meets the test outlined in section 6, the justification will be in the knowledge that those developments will flood and will need to be planned accordingly.”

As such, given that the proposals comply with section 6 (as referenced above) and are considered as low vulnerability, it is considered that the proposals would comply with TAN15 and a suitable informative is considered sufficient in this instance, outlining the implications etc. In addition, the proposal is considered to comply with policy MD1 (criterion 8) of policy MD1 (Location of New Development).

However, given that a residential premises would be considered unacceptable in this location (due to the location in a C2 flood zone and the nature of such a use as highly vulnerable), it is considered necessary in this instance to impose a condition removing permitted development rights from the application site for conversion of the use and as such, the proposed use shall relate only to the use as proposed (**condition 3 refers**).

Design and Visual impact

The application site is situated within the Cowbridge settlement boundary and as such, policy MD5 (Development within Settlement Boundaries) is of relevance. This policy states that new development within these settlements will be permitted where the proposed development (inter alia):

- 1. Makes efficient use of land or buildings;*
- 3. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*
- 4. The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;*

Policy MD2 (Design of New Development) states that development proposals should (inter alia):

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;*

As aforementioned, the application site is also located within a conservation area and as such, policies MD8 (Historic Environment) and SP10 (Built and Natural Environment) of the LDP would be of relevance, which seek to preserve or where appropriate enhance the architectural and / or historic qualities of buildings or conservation areas.

The existing shop front at no. 2, High Street is finished in a rough rendered finish at first floor level and a smooth render at ground floor and is not considered to be of any architectural merit. No. 4 is finished similarly, albeit there is a boxed window at the front.

The proposed new shopfront would tie both properties with each other, with a rough cast rendered finish (painted 'Heritage White'), Yorkstone cornice and stone cladding and replacement windows and doors. Concerns were initially raised by the Heritage Officer with regards to the proposed use of roofing material, originally proposed as fibre cement slate. This has now been amended to a natural slate, which is considered reflective of its context within the conservation area. In addition, shop front canopies have been removed from the scheme and the proposed aluminium shopfront for no. 4 has been amended to a timber frame, which is welcomed. Whilst the materials and colours are considered acceptable in principle, a condition is required to secure details / samples of material in order to ensure the materials used are acceptable and would not detrimentally impact upon the character and appearance of the Conservation Area (**condition 4 refers**).

The proposals state that the existing front elevation windows would be replaced. The existing windows appear to be painted timber, with some examples of sash windows. The replacement windows for no. 2 would be double glazed 'Heritage Style' UPVC, whilst the windows for no. 4 would be double glazed timber sliding sash (front elevation only). Whilst the loss of the sash windows is regrettable, the replacement windows are considered acceptable in terms of their appearance, subject to the condition for further details of windows to be submitted by way of condition (**condition 5 refers**).

Taking the above into consideration, the overall appearance of the front façade and use of materials is considered to be an improvement on the existing property and would create a building that relates better with the historic character of Cowbridge and would preserve the character of the Conservation Area, in line with policies SP10 and MD8.

The proposed single storey extension would result in an extension along the frontage, matching the modernised approach of the new façade. The overall scale of the side extension, whilst deep, would be modest in terms of its width and height and as such, would be suitably subservient in relation to the host building. The appearance of the front would tie in with the wider façade, however, a more contemporary designed extension would be located beyond this front section. The proposed extension would be finished in vertical timber cladding, which is considered acceptable in principle in this streetscene where there is a range of different styles. However, further detail of the material's appearance would be required by means of condition to ensure a satisfactory finish **(condition 4 refers)**.

The proposed infill extension at first floor level would be finished in similar materials as the wider façade. In terms of its scale, the ridge height would match no. 4, High Street, however its eaves height would be taller than both no. 2 and 4. Whilst the variations in both eaves and ridge height would result in an altered appearance from the street, there are a wide range of heights within the immediate streetscene and as such, the proposals would not result in an overly scaled addition when viewed in relation to the wider street. In terms of the position of the first floor extension above an existing access and thus creating an archway for the parking to the rear, there are many examples within Cowbridge of this approach and as such, its addition in this instance would not be out of character.

To the rear, the proposals include the alteration to the scale and pattern of fenestration, which is considered acceptable. The proposed rooflights however, shall be conditioned as conservation style in order to ensure a satisfactory finish within the conservation area **(condition 6 refers)**. In addition, the proposed rear first floor terrace would be positioned above an existing ground floor and the overall appearance and scale of the stairs and balustrade are considered suitable in this position at the rear. Notwithstanding this, the proposed staircase would be located between the built form of the host building and the neighbour and as such, would not be highly prominent.

The Heritage Officer has also requested a condition on signage details, however, advertisement consent requires a separate application.

Taking the above into consideration, the proposals are considered acceptable in terms of their scale and design and would not detrimentally impact upon the appearance of the property, streetscene and would preserve the character of the conservation area. Notwithstanding the above, it is considered that the alterations and additions as a whole would improve the appearance of the building from the street in what is a prominent location adjacent to the River Thaw, with a balanced approach of both a traditional and contemporary appearance which is considered suitable in this setting. The proposals would therefore comply with policies MD2 and MD5 of the Council's LDP. In addition, it is considered that the proposals would comply with both the preserve and enhance test as set out in policies SP10 and MD8 of the Council's LDP.

Impact on residential amenities

Criterion 8 of policy MD2 (Design of New Development) states that development proposals should “safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance”.

Neighbour comments have been received that refer to concerns such as loss of light, loss of privacy and impacts from construction etc. The following assessment is provided on impact to neighbouring amenities.

The proposed single storey side extension for the retail unit would be located adjacent to the boundary, approximately 5-5.5m away from the boundary of the neighbour 1, Riverside Mews and approximately 6m away from the boundary of Limes Gate Cottage at its closest. Whilst the outlook for these neighbours would be altered, given the single storey nature of the proposals and the distance to the boundaries, it is considered that there would be no harmful impact on outlook and it would not be considered overbearing. In addition, given its modest height, distance from the boundary and location to the west / north of these neighbours, it is considered that it would not result in a harmful loss of light. Whilst the proposals would result in a large blank elevation in some parts along this boundary, the neighbours currently overlook a service area with bin storage etc. and as such, the proposed extension would potentially improve the impact on these neighbours by removing activity and movements related to such storage and replacing it with a contemporary, suitably scaled alternative.

Neighbours have raised concern with regards to overlooking from the ground floor extensions. A louvre system is indicated on the windows of the café / retail unit which would overcome any harmful views towards the neighbour at 1, Riverside Mews, located on the other side of the River Thaw. However, notwithstanding the above and whilst a section plan has been received, a condition is required to ensure that further details are received in order to ensure they are acceptable (**condition 7 refers**) . The staff room window is positioned directly opposite Limes Court Cottage and Limes Court Mews, however, it is proposed as obscurely glazed and provided this is conditioned (**condition 8 refers**), it is considered that it would restrict harmful views towards these neighbours. Whilst there are three windows proposed for an office on the ground floor that are not listed as obscurely glazed, given their ground floor location and distance from neighbouring boundaries, it is considered that there would be no harmful overlooking to neighbours from these windows. Notwithstanding this, the use remains as commercial and as such, the nature of the use ensures that any overlooking would not be unreasonable.

Given the siting of the proposed first floor addition, rear terrace and associated stair case etc., the proposal would not detrimentally impact upon any residential properties in terms of being overbearing.

Number 6, directly adjacent to the northern boundary of the site has a residential flat and there is consent in place via 2017/00547/FUL to extend. It is noted from site that the first floor side elevation windows on this neighbouring property have been blocked and a staircase and entrance has been added to the rear elevation and as such, the consent may have been implemented. It is important therefore to assess the impact both on the existing and proposed (should the extensions be carried out in full).

Firstly, given the scale of additions and their position in relation to this neighbour, there would be no unacceptable overbearing impact or loss of outlook. However, concerns were raised by the Planning Officer with regards to the roof terrace as originally proposed, as this would offer unacceptable views towards the neighbour. This element has now been removed and provided a condition is added to ensure that the existing flat roof is not used as a terrace or any other form of amenity space / break out area etc. **(condition 9 refers)**, the proposal would not offer any unreasonable views towards this neighbour. Whilst the staircase remains and a paved terrace, it is noted that first floor side elevation windows for the neighbouring property serve a store area (on both the existing and proposed plans) and as such, any views towards these openings would not be unreasonable. The opening for the neighbour's rear elevation is proposed to serve a lobby area and as such, whilst it is noted that the terrace would project past the neighbour's elevation by approximately 1.5m, given the use of this opening, any views back would not be considered unreasonable. In addition, given the commercial nature of the use, it is considered that the use of this terrace and access area would not be un-neighbourly.

Whilst an area is fenced to the rear, the existing proposal states this is a yard area and the proposed plans indicate that this is to be used for parking. As such, views towards this area are not considered un-neighbourly. Notwithstanding this, the proposed terrace serves an office use and as such, given the nature of the use on the whole (i.e. it is not residential), the nature of the views would not be unreasonable.

As aforementioned, this neighbour has consent to extend at the rear and would retain a mixed use of commercial and residential. Should the neighbouring development be completed in accordance with the approved details, given the relationship between the proposals and this neighbouring property, orientation etc. the proposals would not detrimentally impact upon this neighbour.

The proposed alterations and addition to first floor fenestration at the rear would result in an increase in the perceived level of overlooking to neighbours. However, given the position of fenestration and their distance to residential properties, it is considered that there would be no unacceptable degrees of overlooking.

The existing property has an element of commercial use and whilst the proposal includes an extension to this use, given the modest scale of the additions and the location of the building in a commercial area, it is considered that the proposed use would not harmfully impact upon residential properties in terms of noise etc. Neighbour comments refer to concerns of noise and smoking etc. from the area adjacent to the boundary and the side elevation, where a walkway is proposed. However, this area is currently open and a service yard and as such, staff members could already use this area for congregating and smoking etc. i.e. the proposal would not result in a different impact to the existing scenario. In addition, it is noted that this area is modest in terms of its depth and as such, this in itself limits the opportunities for its use – i.e. it could not be used for tables and chairs etc.

The proposed alterations to the front are of a scale that would not detrimentally impact upon neighbouring properties and any views offered from windows would not offer views over and above those offered by the existing.

Neighbouring comments refer to concerns of impacts from construction. Whilst some issues / disruption are to be expected from construction, given the proximity of the application site to residential properties, it is considered necessary to impose a condition requesting a Construction Environmental Management Plan (CEMP) so as to ensure that details such as hours of construction, parking for operatives and dust management etc. can be controlled by means of a condition (**condition 11 refers**) and to protect the neighbouring amenities.

To conclude, it is considered that the proposals would not result in any harmful impact to neighbouring properties and as such, the proposals would comply with criterion 8 of policy MD2.

Parking and Highway Safety

Policy MD2 (Design of New Development) states that development proposals should (inter alia):

- 6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;*
- 9. Provide public open space, private amenity space and car parking in accordance with the council's standards;*

The scheme has been amended since its initial submission in order to accommodate and address concerns raised by the Local Highway Authority. The proposed access is of a height that can accommodate box vans, albeit the Highway Authority note that they are unlikely to use it due to its appearance from the street. However, deliveries for other retail / commercial units along the High Street are also carried out from the front and as such, the arrangement would replicate those of neighbouring properties.

In terms of parking, as per the Council's SPG: Parking Standards, the site is located within zone A and offices under 1000sq.m (as is the case in this instance) require one parking space per 35sq.m. The office accommodation (excluding the ground floor use and the rear terrace) is approximately 160sq.m, which also includes the existing office accommodation above no. 2. As per the SPG, 4.5 spaces are required. Ten parking spaces are indicated on the site plan and in reality, given the scale of the rear car park, there may be scope for additional parking. The proposed parking is therefore considered sufficient to serve the needs of the occupiers and to comply with the aims of the parking SPG and criterion 6 and 9 of policy MD2 of the LDP.

Archaeology

The application site is located in an area of high archaeological potential and as such, the Authority's archaeological advisors have been consulted on the proposals. HENEB have stated that the site lies on the edge of the known area of Roman occupation in Cowbridge and adjacent to the line of the Cardiff to Neath Roman Road and within the medieval town although outside the area defined by the town wall.

Whilst HENEB note the limited scale of the proposed groundworks, they have stated that archaeological deposits or structures may be found and as such, they have requested a condition for a programme of archaeological work, taking the form of an archaeological watching brief (**Condition 14 refers**).

Protected Species

Natural Resources Wales have commented to state that their records show the possibility of bats, otters and great-crested newts in the vicinity of the site. As recommended, the Authority have sought comments from the Councils Ecologist and whilst no objection has been raised, given the potential for otters and European Eels, they have requested a Method Statement by means of a condition in order to protect the river from pollution and to provide detail on limitations to working hours and lighting etc.

A method statement has therefore been requested via means of condition (**condition 12 refers**).

Biodiversity enhancement

Policy MD9 'Promoting Biodiversity' of the Adopted LDP requires new development to conserve and where appropriate, enhance biodiversity interests unless it can demonstrated that:

- 1. The need for the development clearly outweighs the biodiversity value of the site;*
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.*

Para. 6.4.5 of Planning Policy Wales (Edition 12, 2024) states that:

"Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity....."

The proposals include the provision of two no. bird boxes on the side elevation of the building, which is considered a sufficient enhancement and would comply with Planning Policy Wales. The biodiversity enhancements shall be conditioned to be installed and retained in perpetuity (**condition 10 refers**).

Green Infrastructure

On 18 October 2023, Welsh Government announced changes to Planning Policy Wales (PPW) by way of a Dear CPO letter entitled 'Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales'. The main policy changes which are of relevance relate to green infrastructure, net benefit for biodiversity and the protection afforded to trees.

A Green Infrastructure Statement has been submitted which states that given the nature of the proposal, it would have little impact upon the existing green infrastructure. It states that the existing car parking area and trees are retained, the site of the proposed single storey retail extension is currently a hard paved hardstanding and it states that there are no changes proposed to the River Thaw running along the SE boundary of the development.

Based on the nature of the proposal and its impacts, the proposal is not considered to give rise to an adverse impact upon existing green infrastructure provision on site owing to the scale and nature of the proposal.

Trees

The neighbouring comments refer to concerns on the loss of trees. However, these trees are positioned outside the boundary and it should be noted that given the modest alterations to the built form in proximity to these trees, it is considered that there would be no harmful impact to them.

Other issues

Comments also refer to concerns on the impact of the proposal on property values, however, this is not a material planning consideration.

Welsh Water have commented to state that the site is crossed by a Public Sewer and this information has been relayed to the agent. This is a matter that is not controlled by planning and as such, is not considered further. The onus is on the applicant to ensure that they comply with WW requirements. It is also noted that WW have requested a condition and an informative, which will be added to any decision notice (**condition 13 refers, informative 2 refers**).

The Drainage Authority originally requested additional drainage information. However, their recent comments state that given the scale of the development, a separate SAB approval is required and as such, an informative will be added to any decision notice (**informative 7 refers**).

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

15090 SV 00 003 Topographic survey
15090 SV 00 010 Existing Ground Floor plan
15090 SV 00 011 Existing First Floor plan
15090 SV 00 015 Existing Roof plan
15090 SV 00 031 Section A
15090 SV 00 032 Section B
15090 SV 00 033 Section C
15090 SV 00 041 Existing front Elevation
15090 SV 00 042 Existing Rear Elevation
15090 SV 00 043 Existing N.2 Side Elevation

15090 SV 00 044 Existing N.4 Side Elevation

Received 17 June 2021

17460 PL 01 -C Design and Access Statement (except for drawing numbers)
received 9 April 2024

17460 PL 01-C Heritage Impact Assessment received 29 April 2024

Proposed Site & Ground Floor 17460 PL 00110F
Proposed First Floor 17460 PL 00111E
Proposed First Floor Level 17460 PL 70111E
Proposed Roof Plan 17460 PL 00115D
Proposed Section A-A 17460 PL 00131D
Proposed Rear Elevation EV 03 17460 PL 00143E
Proposed Side Elevation EV 04 17460 PL 00144E
Extension Facade - Section Profiles 17460 PL 20401B

Received 14 May 2024

17460 PL 00 142 G PROPOSED FRONT ELEVATION EV 02
17460 PL 00 101 DRAWING INDEX – Site Location Plan
17460 PL 00 141 J PROPOSED SIDE ELEVATION EV 01

Received 18 July 2024

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. No part of the first floor of the premises shall be used for residential uses falling within use classes C3, C5 or C6 (including any other purpose in class C of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

Due to the flood risk identified on the site and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

4. Notwithstanding the submitted details, prior their use on site, a schedule and samples of materials to be used in the construction of the development, including RAL colours for paint finishes, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

5. Notwithstanding the submitted plans and details, prior to the commencement of development, details of the proposed windows and doors, including section drawings of a minimum 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard the wider visual amenities of the conservation area, as required by Policies SP10 (Built and Natural Environment) and MD8(Historic Environment) of the Local Development Plan.

6. The rooflights hereby approved shall be installed as flush fitting Conservation Style rooflights.

Reason:

To preserve the character of the Conservation Area and to comply with policies SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the adopted Local Development Plan.

7. Notwithstanding the submitted plans and details, prior to the commencement of development, full details of the louvres, including a section drawing 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The louvres shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard both neighbouring privacy and the visual amenities of the conservation area, as required by Policies MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

8. Any part of the staff room window that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

9. The flat roof areas of the proposed development shall not be used as a storage area, balcony, roof garden or similar amenity area.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

10. The biodiversity enhancement measures set out in plan ref: pl 00111 'Proposed First Floor Plan' shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

11. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) diesel and oil tank storage areas and bunds;
- xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

xiv) details of how the adjacent watercourse and any habitats will be safeguarded during construction.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

12. No development or any demolition shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) Details of development and construction methods (to include details of any scaffolding and their location) and measures to be taken to minimise the impact of any works on the adjacent river and its habitats;
- ii) Details on how the river will be protected from both direct pollution and indirect via run-off and any migrated materials from the site;
- iii) Details of construction hours;
- iv) Details on any lighting, which should ensure that the river is unlit in the evenings and overnight to allow passage of Otters and European Eels.

The proposed development shall be completed in accordance with the approved method statement and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG19 (Sites and Species of European Importance) of the Local Development Plan.

13. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to comply with policy SP1 (Delivering the Strategy) of the Local Development Plan.

14. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to comply with policy SP1 (Delivering the Strategy) of the Local Development Plan.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the strategy, SP4 – Affordable Housing Provision, SP6 – Retail, SP10 – Built and Natural Environment, MG12 – Retail Hierarchy, MG14 – Non A1 Retail Uses within Town and District Retail Centres, MD2 - Design of New Development, MD5 – Development Within Settlement Boundaries, MD7 – Environmental Protection, MD8 – Historic Environment and MD9 Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the Council’s Supplementary Planning Guidance on Residential and Householder Development (2018), Parking Standards (2019), Cowbridge Conservation Area Appraisal and Management Plan, Future Wales: The National Plan 2040, Chapter 3 – Strategic and Spatial Choices Planning Policy Wales 12th Edition (2024), and Technical Advice Note 12- Design (2016), 15 – Development and Flood Risk (2004), 24 – The Historic Environment (2017), the development is considered acceptable in terms of its principle, scale, design and visual impact, as well as its impact on neighbours, flooding, parking provision and biodiversity enhancement provision.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

NOTE:

1. **The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member.**
2. **The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com**

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

3. **The Applicant is advised that the Environmental Permitting Regulations (2016) require them to obtain a bespoke Flood Risk Activity Permit (FRAP) for any works or structures located in, under, over or within 8 metres of the bank top of the River Thaw, a designated "main river". Further advice and guidance is available on the website at: [Natural Resources Wales / Environmental permits for flood risk activities](http://NaturalResourcesWales.gov.uk)**
4. **Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: [Guidance for Pollution Prevention \(GPPs\) | NetRegs | Environmental guidance for your business in Northern Ireland & Scotlan](http://GuidanceforPollutionPrevention.gov.uk)**
5. **The developer should be aware of the potential flood risks and is advised to install flood-proofing measures as part of the development. In areas at risk of flooding, NRW recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.**

NRW refer the applicant to their website for further advice and guidance available.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found here.

- 6. The applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**

- 7. You should note that the building / site may constitute a breeding or resting place (roost) for bats, both of which are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994) (as amended). This legislation makes it an absolute offence to either damage or destroy a breeding or resting place (roost), to obstruct access to a roost site used by bats for protection and shelter, (whether bats are present at the time or not) or to intentionally or recklessly disturb a bat/bats within a roost. It is recommended that a full bat survey of the building/ site (including trees) be conducted by a licensed bat surveyor to ascertain presence or absence of bats/bat roosts. In the event that the survey reveals the presence of bats/roosts, further advice must be sought from Natural Resources Wales on 0300 065 3000 or the Council's Ecology Section on 01446 704855.**

- 8. New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

- 9. This permission does not purport to grant consent for the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) Regulations, 1992.**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

2024/00832/FUL Received on 16 September 2024

APPLICANT: Mrs Bevan 30 Forge Road, Port Talbot, Glamorgan, SA13 1NU
AGENT: Mr Geraint John Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Lloyds TSB Bank Plc, 9 Boverton Road, Llantwit Major

Application for the change of use from Lloyds Bank (A2) to Dominos (A3)

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation as the application has been called in for determination by Councillor Eddie Williams for the reason of local residents concerned for the concentration of non-A1 units (food units) within the locality.

EXECUTIVE SUMMARY

The application proposes the change of use from a Lloyds Bank (A2) to A3 with the stated user being Dominos with minor alterations to the exterior and alterations to the interior of the proposal property. An advertisement application would be submitted subject to a positive determination of this application.

The primary issues in the assessment of the application are the principle of the development, the scale, form, design and visual impacts of the works, impact on residential amenity and highway issues.

At the time of writing this report, circa 10 letters of representation have been received that raise concern surrounding adverse impacts on local businesses, the concentration of use within Llantwit Major District Retail Centre and wider settlement, possible highways issues, residential amenities, impact on the character of the locality and other matters.

The sites location being within the Llantwit Major District Retail Centre is defined as being an area characterised by local and national businesses. The 2024 Annual Monitoring Report ('AMR') noted the concentration of non-A1 uses to be 34.8% which is below the defined 35% threshold of Policy MD14 of the Vale of Glamorgan Local Development Plan. With regard to highways, it is deemed that there is sufficient parking to serve the proposal and that there would be no adverse highways impacts. The proposed is not likely to cause adverse an adverse impact to the local resident's amenities by way of odour, noise and other factors.

The application is recommended for approval, subject to conditions.

SITE AND CONTEXT

The application site relates to Lloyds TsB Bank Plc, 9, Boverton Road, Llantwit Major, with the previous use as a bank now having ceased. The site is situated within the settlement boundary of Llantwit Major and Llantwit Major District Retail Centre as defined by the Vale of Glamorgan Local Development Plan 2011 – 2026.

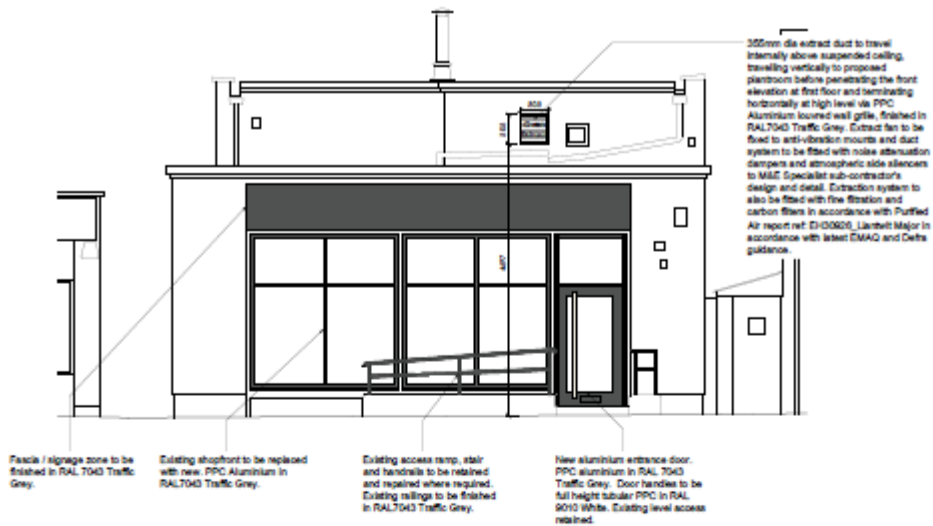
Site Location:



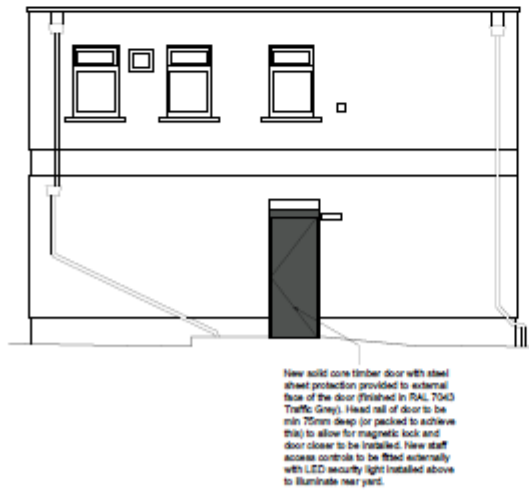
DESCRIPTION OF DEVELOPMENT

The application seeks permission for the change of use from Lloyds Banks, use class A2 to , a use within class A3 cited in the description as being a Dominos pizza unit. The proposal also seeks for permission for exterior alterations, to include material alterations to the primary and rear elevations of the property. Furthermore, the development seeks for the approval of associated ventilation and A/C systems.

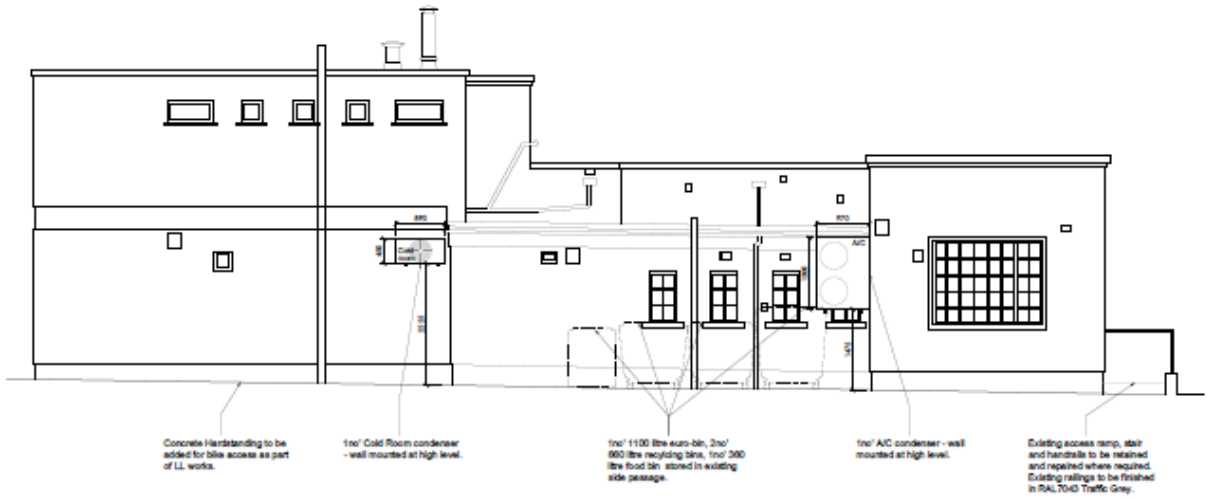
Proposal:



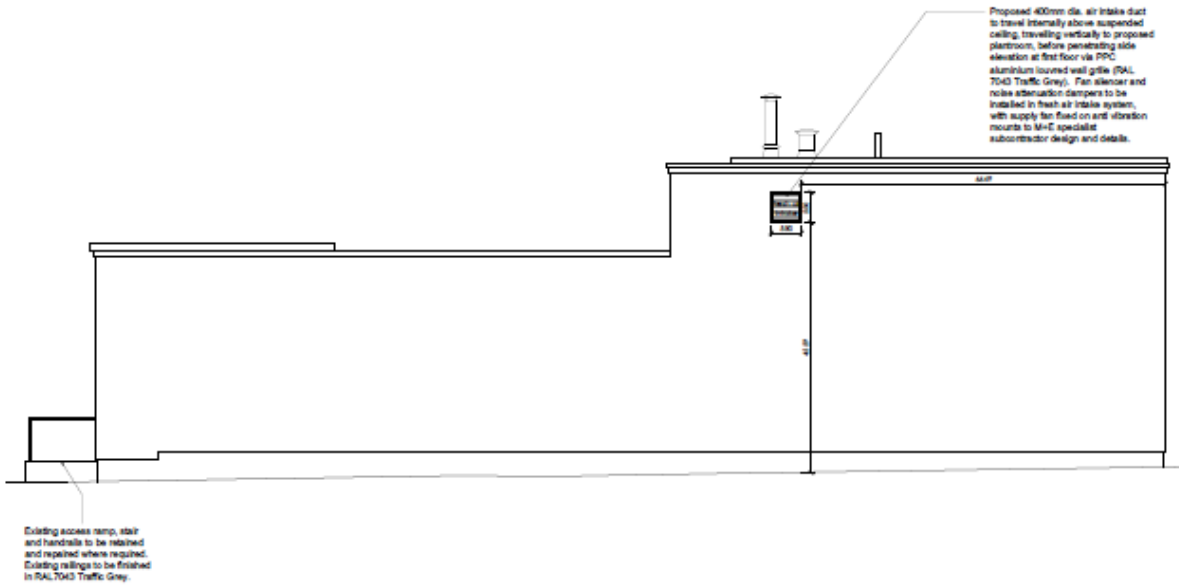
Proposed Elevation A
Scale @ 1:50



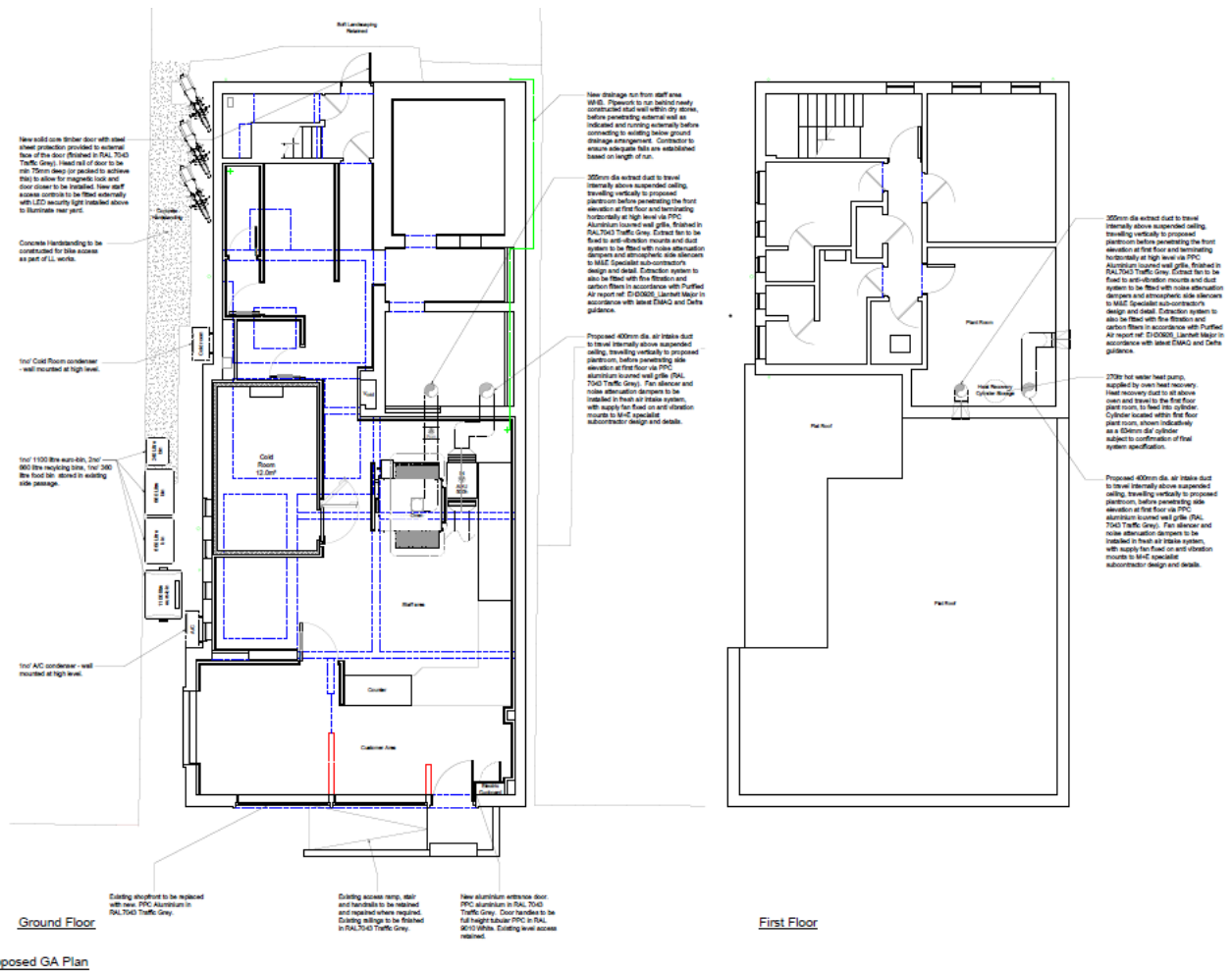
Proposed Elevation C
Scale @ 1:50



Proposed Elevation B
Scale @ 1:50



Proposed Elevation D
Scale @ 1:50



PLANNING HISTORY

1978/01821/FUL, Address: Lloyds Bank, Llantwit Major Branch, Boverton Road, Llantwit Major, Proposal: Extension at rear of existing bank to enlarge accommodation, Decision: Approved

1984/01038/FUL, Address: Lloyds Bank plc., 9, Boverton Road, Llantwit Major, Proposal: Construct first floor extension and make alterations to ground floor, Decision: Approved

1995/00660/ADV, Address: Lloyds Bank Plc., 9, Boverton Road, Llantwit Major, Proposal: Fascia sign, Decision: Approved

1996/00270/FUL, Address: Lloyds Bank Plc., 9, Boverton Road, Llantwit Major, Proposal: Installation of a satellite receiving dish, Decision: Approved

1998/00951/ADV, Address: Lloyds Bank Plc., 9, Boverton Road, Llantwit Major, Proposal: Fascia and projecting signs, Decision: Approved

2002/00741/FUL, Address: Lloyds TSB Bank Plc., 9, Boverton Road, Llantwit Major, Proposal: Proposed disabled access ramp, Decision: Approved

2004/01198/ADV, Address: Lloyds Bank, 9, Boverton Road, Llantwit Major, Proposal: Collar surround to cashpoint machine, Decision: Approved

2004/01199/FUL, Address: Lloyds Bank, 9, Boverton Road, Llantwit Major, Proposal: Through the wall cash machine, Decision: Approved

2006/01816/ADV, Address: Lloyds TSB, 9 Boverton Road, Llantwit Major, Proposal: New Bank Signage, Decision: Approved

2007/01295/ADV, Address: Lloyds TSB, 9, Boverton Road, Llantwit Major, Proposal: New advertisement signage, Decision: Withdrawn

2008/01014/ADV, Address: Lloyds TSB Bank, 9, Boverton Road, Llantwit Major, Proposal: New ATM signage and internal light, Decision: Approved

2012/00252/FUL, Address: 7A, Boverton Road, (First Floor Offices), Llantwit Major, Proposal: Change of use of existing office accommodation into two self contained flats at first floor level, Decision: Approved

2013/00224/ADV, Address: Lloyds TSB Bank Plc, 9, Boverton Road, Llantwit Major, Proposal: Installation of illuminated and non-illuminated signs , Decision: Approved

CONSULTATIONS

1. **Llantwit Major Town Council** - Consulted on 24th of September 2024 and commented advising that the frontage of the building includes an extract duct and request that it be moved to the back/side of the building.
2. **Highway Development** - Consulted on 24th of September 2024 – The Councils Highway Development department holds no objections, on the basis of:
 - The proposal would be located within an established retail area, which incorporates parking within close proximity to the frontage.
3. **Shared Regulatory Services (Pollution)** - Consulted on 24th of September 2024 – The Councils Shared Regulatory Service holds no objection, on the basis of:
 - Opening hours for pickup / collection and delivery to be the same hours for access to the unit, and for the unit to be closed by 23:00 so the door can be secured and there is no confusion re access public and delivery driver, with 24:00 closing time for staff occupancy.
 - The kitchen extraction and ventilation system as detailed in the application shall be installed and maintained, and a post development noise assessment shall be undertaken to ensure that all the equipment when running is at its maximum shall operate 10 decibels below the background noise level at 1 metre from the boundary of the nearest noise sensitive receptor They advise that it is essential that the noise from the plant at the unit is considered and addressed as a whole.
4. **Llantwit Major Ward Members** - Consulted on 24th of September 2024 – Councilor Gwyn John - No objection.
5. **Dwr Cymru / Welsh Water** - Consulted on 24th of September 2024 – No objections to the proposal.

6. **Contaminated Land, Air & Water Quality** - Consulted on 24th of September 2024
– No response to date.

REPRESENTATIONS

The neighbouring properties were consulted on the 24th of September 2024, and a site notice was also displayed on the 21st of October 2024. To date 10 letters of representation have been received. Please see below as summarised.

Objections:

Pressure of National Business

- Concern regarding the impact a national business would have on a local small takeaway with regard to the pressure of inflation, higher labour cost, less customers and etc. National chains can cause a 30% lose of revenue for small businesses.
- Local businesses potentially being forced to permanently close, resulting in more vacant properties.
- National business would not stock from local suppliers.
- Delivery may result in less footfall and effect local businesses.

Proposed/Existing Uses

- Adequate quantity of takeaways within Llantwit Major.
- Over concentration of non-A1 retail uses within center.
- Need for more A1 uses as opposed to non-A1 uses. Currently one other premises vacant par application premise.

Highways Issues

- Increase demand for street parking. Affecting resident's amenity by double parking, blocking driveway(s), parked on pavements and parked in the disabled only parking areas.
- Potentially a hazard to pedestrians due to over saturation of parking.
- Increase of congestion, especially during peak hours.

Residential Amenities

- Potential increase in waste/rubbish on streets and surrounding neighborhoods.
- Noise levels of associated factors of a takeaway (Customers, delivery vehicles, kitchen operations), disturbing amenity of surrounding residents.
- Odours and emissions potentially affecting air quality and disrupt neighbouring resident's amenities.

Character

- Harm to character of town.
- Historic town defined by local businesses

Other

- Nuisance will be exacerbated by the installation of tables/chairs nearby- groups of people using them after closing hours.
- Potential increase in antisocial behavior.

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 SP6 – Retail

Managing Growth Policies:

POLICY MG12 – Retail Hierarchy

POLICY MG14 – Non-A1 Retail Uses within Town and District Retail Centres

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

POLICY MD7 - Environmental Protection

POLICY MD9 - Promoting Biodiversity

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 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.

Policy 6 – Town Centre First

- Sequential approach for new commercial, retail, education, health, leisure and public service facilities.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (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 4 - Active and Social Places

- Activities in Places (retail and commercial development)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

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 4 – Retailing and commercial development (2016)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 23 – Economic Development (2014)

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

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Economic Development, Employment Land and Premises (2023)
- Parking Standards (2019)
- Planning Obligations (2018)
- Residential and Householder Development (2018)
- Retail and Town Centre Development (2023)

Other relevant evidence or policy guidance:

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

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

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 primary issues in the assessment of the application is the principle of the change of use noting the use class and location, the scale, form, design and visual impacts of the works, impact on residential amenity and highway issues.

The Principle of Development

The site is located within the settlement boundary of Llantwit Major in addition to the Llantwit Major District Shopping Centre, and thereby consideration shall be given to the existing use classes and classification of frontages of the proposed and surrounding properties.

Policy SP6, Retail states in order to ensure the continued vitality, viability and attractiveness of the Vale of Glamorgan's town and district centres, provision is made for 2,329 sqm (net) new comparison and 3,495 sqm (net) new convenience retail floorspace. In addition, opportunities for the effective use of vacant floorspace and refurbishment of properties will be maximised, alongside measures to improve public realm and access.

Policy MG12, Retail Hierarchy defines the hierarchy of retail centres within the Vale of Glamorgan. Llantwit Major being defined as a District Centre.

Policy MG14, Non-A1 Retail Uses within Town and District Retail Centres states within the town and district retail centre boundaries, proposals for the conversion of a ground floor existing A1 unit to a non-A1 use will only be permitted where it can be demonstrated that the unit has been appropriately marketed and that the proposed use would have no unacceptable impact on the role and function of the retail centre.

The proposal seeks permission for the change of use from use class A2 to use class A3. The existing property was most recently used within use class A2, as a branch of Lloyds Bank situated within the Llantwit Major District Centre, albeit this use has now ceased. The proposals seek permission for the change of the premises to a use operating within use class of A3. Noting that the premises already falls outside of use class A1, it is considered marketing information is not required in this case.

Policy MG14 seeks to ensure that primary shopping frontages of district retail centres do not exceed more than 35% of units are occupied by non-A1 uses. The application property is noted to already be of a use within class A2 where the proposed is of use class A3. Noting that the existing premisses already falls outside of the use class A1 to protected by Policy MG14, the proposal would thereby not result in the increase of non-A1 primary frontages in the Llantwit Major Retail District Centre, where the current percentage is noted to be 34.8% as per the 2024 Annual Monitoring Report, marginally below the 35% policy requirement. Noting the current use class and that the proposals would not amplify the existing shortfall, it is considered that the proposed use in itself does not represent a reason to refuse permission in itself.

The supporting text of Policy MG14 seeks to prevent the over concentration of non-A1 uses to prevent dead retail frontages that detract from recognised retail character and in turn prevent an over-concentration of A3 uses recognising that such uses need to be carefully controlled. The previous bank did not provide any particular activity within its frontage with large areas of vinyl and an ATM and as such it is considered that the proposals would not result in unacceptable detriment or deadening of the shop front compared to the existing arrangement. The proposal would add an additional A3 use within a frontage that has existing fish and chip and Chinese takeaway outlets and a café. Nevertheless, it is not considered, on balance, that the proposals would result in an unacceptable over-concentration of A3 uses that would result in unacceptable impacts upon the character or environs of the town centre.

Concerns have been raised regarding the character of the locality where district centres are characterised by a range of local and national retailers that would serve a relatively wide catchment area, as stated within paragraph 5.64 of Policy SP6 of the Vale of Glamorgan Local Development Plan, sentiment largely echoed with paragraph 6.67 of Policy MG12. It should be noted that both Lloyds Bank and Dominos are national businesses and thereby there would be no material change from a local business to a national business. Thereby it is deemed that the proposed nature of the business broadly conforms to Policy MG12 as the proposal would be situated within the Llantwit Major District Centre, and the proposed end user in itself does not represent a reason to withhold planning permission in this instance.

Criterion 4 of Policy MG14 states that development should complement the character of the existing centre, benefit the daytime economy and maintain an attractive shop frontage. Policy MD2, criterion 2 requires the proposal to respond appropriately to the context and character of neighbouring buildings, whilst criterion 4 states that development within retail centres should provide active street frontages to create attractive and safe urban environments. The existing property is noted to be vacant and thereby not providing an active street frontage currently whilst the nature and design of the historic use of the building does not provide a notably strong active frontage. The proposed use would be open from 07:00 hours to 23:00 to the public Monday to Sunday (controlled by condition 6) and open to staff from 07:00 to 00:00 (controlled by condition 7). Compared to existing, the street frontage would be considered active, albeit with varying periods of activity, including opening during evening hours. Additionally, the proposal would be supported by paragraph 5.68 of Policy SP6, where it is stated town and district centres play a vital role in meeting the needs of residents and the LDP will seek to favour proposal that contribute to the regeneration of such centres, through the refurbishment and reuse of vacant properties, where the existing is noted to be vacant. On the balance of the information available; the existing use; the existing activity of the shop front and the proposed opening hours, it is not considered that the proposals would result in any undue detriment or harm in these regards.

The proposal would not negatively impact upon the character of the district retail centre as MG12 allows for national businesses within retail district centres, supported by the existence of national businesses within the immediate area.

Having considered all of the above, it is concluded on the matter of principle that the proposals would comply with the relevant retail policies within the LDP inclusive of Policies SP6 and MG14.

Design and Visual Impacts

In terms of physical alterations to the property, this would include the proposed shop front alterations that would maintain that of existing where minor alterations are proposed to the primary elevation, such as the material change to PPC aluminium in RAL7043 Traffic Grey to the primary frontage and the door handle to be finished in RAL 9010 White. The rear elevation would see the existing door replaced by a solid core timber with steel sheet protection finished in RAL 7043 Traffic Grey with a LED security light installed above. These elements of the works are not considered to be of a considerable material change, whereas additional advertisement details would be agreed subject to the determination of the application.

Concerns have been raised regarding the proposed ventilation systems and its potential prominence within the street scene. In this regard it is noted that the ventilation system shown on the plans to the primary elevation would be offset from the frontage of the property by approximately 10.5m and be situated above the roof line of the primary shop frontage, where the east elevation air intake system would be situated approximately 12.4m from the primary elevation. Additionally, the proposed A/C unit, A/C condenser, hardstanding for bike access and waster areas would be proposed adjacent to the western side elevation and would not be overly prominent within the street scene again being setback from the frontage. Thereby, it is considered that the proposed ventilation, air intake and A/C systems do not represent unacceptably prominent or unduly visible from the public realm and certainly not to a degree to warrant refusal of permission. Internal alterations are proposed where it can be considered to not have a significant impact on the visual amenities of the surrounding areas. Overall, the proposed alterations would be minor in terms of visual impacts and be largely screened by the built environment thereby, not negatively impacting the surrounding street scene. Overall therefore it is considered that the alterations to the building would not give rise to any unacceptable visual impacts and would comply with the provisions of the relevant policies of the adopted LDP, including Policies MD2 and MD5.

Neighbour Impacts

Policy MD2 Design of New Development of the Vale of Glamorgan Local Development Plan states, in order to create high quality, healthy, sustainable and locally distinct places development proposals should:

8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;

Policy MD7 Environmental Protection of the Vale of Glamorgan Local Development Plan states

9. Noise, vibration, odour nuisance and light pollution;

Within the locality there is noted to be residential properties to the opposite side of Boverton Road, where the front elevation of the properties are approximately 32m from the application property. Owing to the nature of the use, the proposed operational hours would differ from the previous use and would have been more limited to daytime hours, whereas the proposed use now seeks to extend into evening hours. Owing to the site's location within the Llantwit Major District Retail Centre there is expected to be and is an existing level of evening and nighttime activity. Additionally, it can be noted that there is the existence of A3 use within the immediate street scene that does operate until the hour of 00:00 on Fridays and Saturdays, namely May Far (Chinese Takeaway).

With consideration given to the distance of the nearest dwelling and preserving their amenity, the premises opening times would be limited in terms of customers and deliveries and this is proposed to be conditioned (proposed conditions 6 and 7 refer). This would seek to limit the use of the premises to outside of the nighttime hours (as recognised by the World Health Organisation) to ensure the amenities of the immediately adjacent and surrounding residential properties are protected. The proposed hours have been agreed following consultation with the Council's Shared Regulatory Services (SRS), to limit potential scope for noise and disturbance from the use. Issues relating to statutory nuisance emanating from the use or potential anti-social behaviour, would be matters for SRS and the Police to investigate respectively. It is considered that the proposed opening hours would limit the potential for such instances to a degree so that this does not represent a reason to refuse planning permission.

Concerns have been raised regarding odours and noise by the proposed use being a takeaway associated with the proposed extraction system. Noting the property's location within a retail district, where there is the existence of takeaways within the immediate street scene it is noted that there are existing extraction units within the vicinity. The extraction units are proposed to be approximately 10.5m from the primary elevation of the proposed property. Following the comments of the SRS consultation there is no objection to the proposed ventilation system subject to a condition requiring the agreed equipment being installed prior to beneficial use and retained as such to protect the amenity of the other occupiers of other premises in the vicinity (controlled by condition 5). Subject to such a condition it is considered that the extraction system would be unlikely to have an adversely negative impact on residents, and a condition requiring a post-installation noise assessment and any associated mitigation measures is also proposed to be attached to any permission given (condition 9 refers). Again, should a statutory nuisance arise, the Council's SRS would have powers to remedy any such issue. Furthermore, the proposed LED security light to the rear elevation of the property would have no impact on residential amenities as there is no existing residential dwellings to the rear of the application site.

Concerns have been raised regarding the possible increase of anti-social behaviour and increase of rubbish in the street within the immediate and surrounding area of the proposal's location. Following consultation with the relevant departments within the Council there have been no reports of anti-social behaviour or litter within the area, whilst there is not considered to be an in principle reason why the proposals would strictly lead to any unacceptable instances of such issues. To this end, these are not considered to be factors that would warrant the refusal of an application.

With consideration into the above the proposal, subject to a suitable suite of conditions, the proposals are deemed acceptable with regard to policies MD2 and MD7 of the Vale of Glamorgan Local Development Plan 2011-2026.

Highways

Criterion 6 of Policy MD2 states that development would not cause an unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree. The Council's Highway Authority considers the proposed change of use would likely attract customers during evening and night time hours whilst they considered that there is likely to be a reduction in vehicle trips to the application site during daytime hours noting the nature of the proposed use. They further consider that the parking provision to the front of the site is likely to be sufficient as set out in their concluding comments which state:

"The highway authority would inform the local planning authority that no highway objections would be raised from the change of use of the bank (A2) to dominoes (A3), as the building is located in an established retail area within Llantwit Major which incorporates suitable parking within the frontage/close proximity."

Whilst it is noted that concern, through public consultation, has been raised regarding the oversaturation of parking and potential hazards associated with the proposed change of use, in the absence of an objection from the Council's Highway Authority with regard to parking provision as well as the existence of surrounding parking areas within an established commercial area it is considered that this does not represent a reason to refuse planning permission in this instance.

Biodiversity and Green Infrastructure

Policy MD9 Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan states that new developments will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

1. The need for the development clearly outweighs the biodiversity value of the site; and
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes

Planning Policy Wales Chapter 6 'Distinctive and Natural Places' seeks to ensure the preservation and enhancement of the natural environment. It states that all developments must achieve a biodiversity benefit and that a Green Infrastructure Statement should accompany all planning applications. Additionally, it is required that Green Infrastructure Statements will be proportionate to the scale and nature of the development proposal.

The proposal would not result in the extension nor alteration to the built form of the property and being situated within a retail district there is not the existence of green infrastructure on site. In this particular case, given there is no direct impact upon green infrastructure, coupled with the potential lack of areas to integrate green infrastructure, further enhancement is not required. Notwithstanding this the proposal would result in the installation of 1 Sparrow Terrace Nest Box to the rear of the application property near the eaves, which will provide for ecological enhancement, thereby satisfying Policy MD9 of the Vale of Glamorgan Local Development Plan.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

14015-AEW-PJ006011-00-DR-0003
14015-AEW-PJ006011-00-DR-PRELIM-0001
14015-AEW-PJ006011-XX-DR-0004
14015-AEW-PJ006011-XX-DR-0006
14015-AEW-PJ006011-XX-SP-0001

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The biodiversity enhancement measures set out in Green Infrastructure Statement shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

4. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0800 – 1800
Saturday	0800 – 1800

Unless such work is:

(a) associated with an emergency (relating to health and safety or environmental issues);

(b) carried out with the prior written approval of the Local Planning Authority.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

5. Prior to beneficial use of the premises as hereby approved, the equipment to control the emission of fumes and odour from the premises shall be installed in accordance with approved details Specification and EMAQ Report Quote reference EH30926; 14015-AEW-PJ006011-XX-DR-0004 / 14015-AEW-PJ006011-XX-SP-0001. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.

Reason

To ensure that the amenities of occupiers of other premises in the vicinity are safeguarded and to ensure the development accords with Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

6. No staff shall be on site outside the hours of 07:00 to 00:00 Monday to Sundays.

Reason:

To safeguard residential amenity, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) / MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

7. The use hereby permitted shall not be open to pick up customers or delivery drivers outside of the following hours:

07:00 to 23:00 on Monday to Sunday

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

8. The premises shall be used for hot food takeaway and for no other purpose (including any other purpose in class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments), MD5 (Development Within Settlement Boundaries) and MD7 (Environmental Protection) of the Local Development Plan.

9. Within 6 weeks of the first operation of the extraction units hereby approved, a post installation noise assessment shall be undertaken. Details of the test results shall be submitted to the Local Planning Authority within 14 days of the test date together with any details of mitigation should the units not achieve the required overall rating figure of -10dB below the background noise level (L90) at 1 metre from the boundary of the nearest noise sensitive receptor at day and night. Any mitigation identified within the submission shall be undertaken within 14 days of the date of submission of the results with further acoustic measurements submitted to the Local Planning Authority for approval in writing.

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the Strategy, Policy SP6 – Retail, Policy MG12 – Retail Hierarchy, Policy MG14 – Non-A1 Retail Uses within Town and District Retail Centres, Policy MD2 - Design of New Development, Policy MD5 – Development within Settlement Boundaries, Policy MD7 – Environmental Protection, Policy MD9 – Promoting Biodiversity, of the Vale of Glamorgan Adopted Local Development Plan 2011 – 2026 and the advice contained within the Council’s Supplementary Planning Guidance on Biodiversity and Development (2018) Economic Development, Employment land and Premises (2023), Parking Standards (2019), Planning Obligation(2018), and Retail and Town Centre Development (2-023) , Future Wales: The National Plan 2040, Chapter 2 - People and Places: Achieving Well-being Through Placemaking, Chapter 3 – Strategic and Spatial Choices, Chapter 4 – Active and Social Places, Chapter 6 - Distinctive and Natural Places, of Planning Policy Wales 12th Edition (2023), Technical Advice Note 4 – Retailing and commercial development (2016), Technical Advice Note 12- Design (2016), Technical Advice Note 23 – Economic Development, the development is considered acceptable in terms of its scale, design, impact on the existing site and its surroundings, impact on neighbours and highways. 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.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

NOTE:

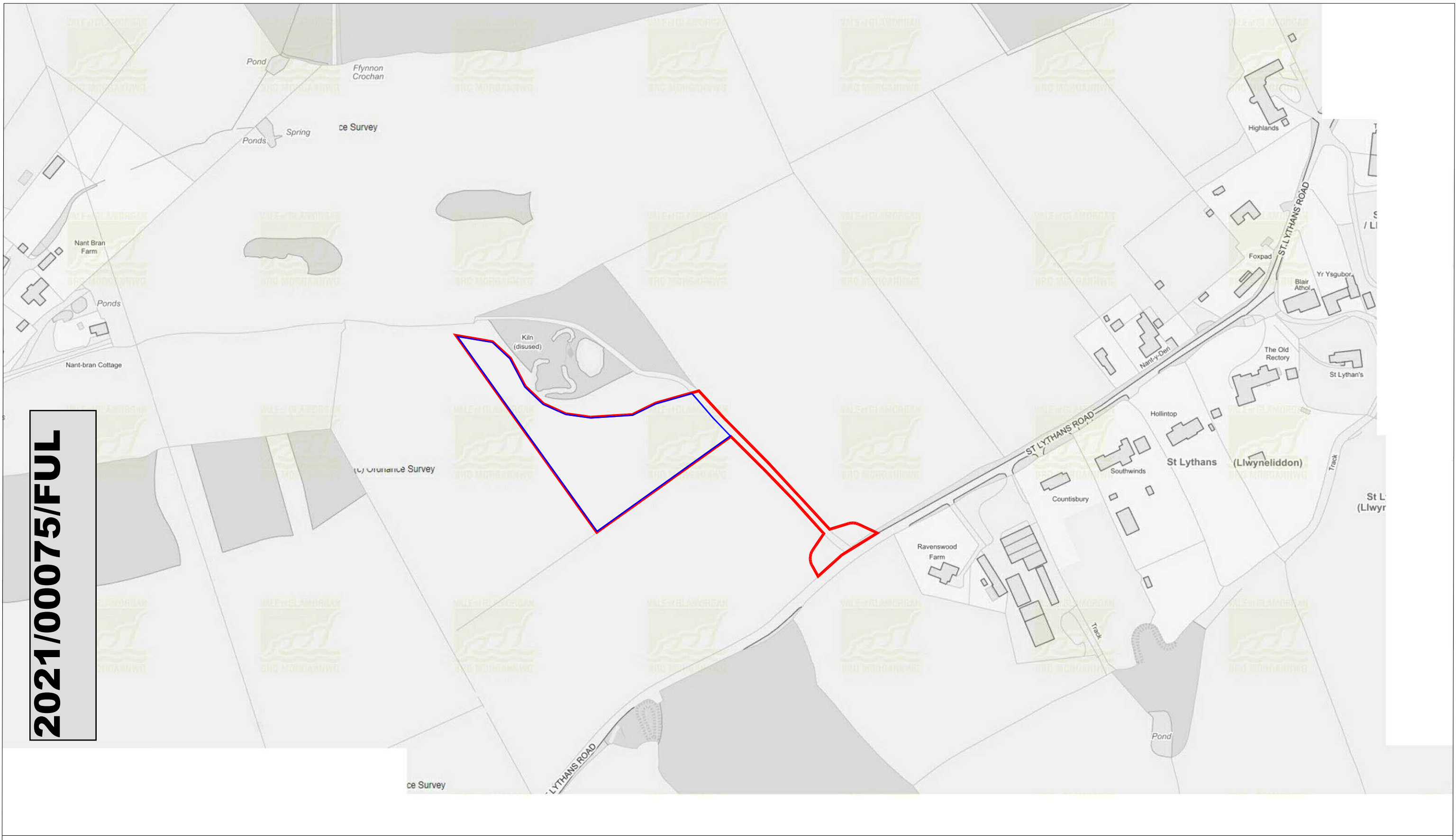
- 1. This permission does not purport to grant consent for the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) Regulations, 1992.**
- 2. Any removal work undertaken by contractors is regulated by the Health and Safety Executive. Such contractors must be licensed to handle and dispose of asbestos.**

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.



2021/00075/FUL

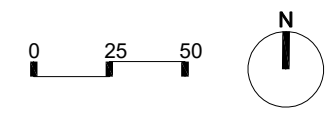
Do not scale from drawing. Not for construction. Sketch only. Issued as draft for information only. While every effort has been made to ensure accuracy, a site survey and full data disclosure from a parties would be required to ensure accuracy beyond a reasonable level of acceptability. The applicant & their agents accepts no responsibility for any discrepancy in this regard.

Agricultural Sheds
Land North of St Lythans Rd.
St Lythans

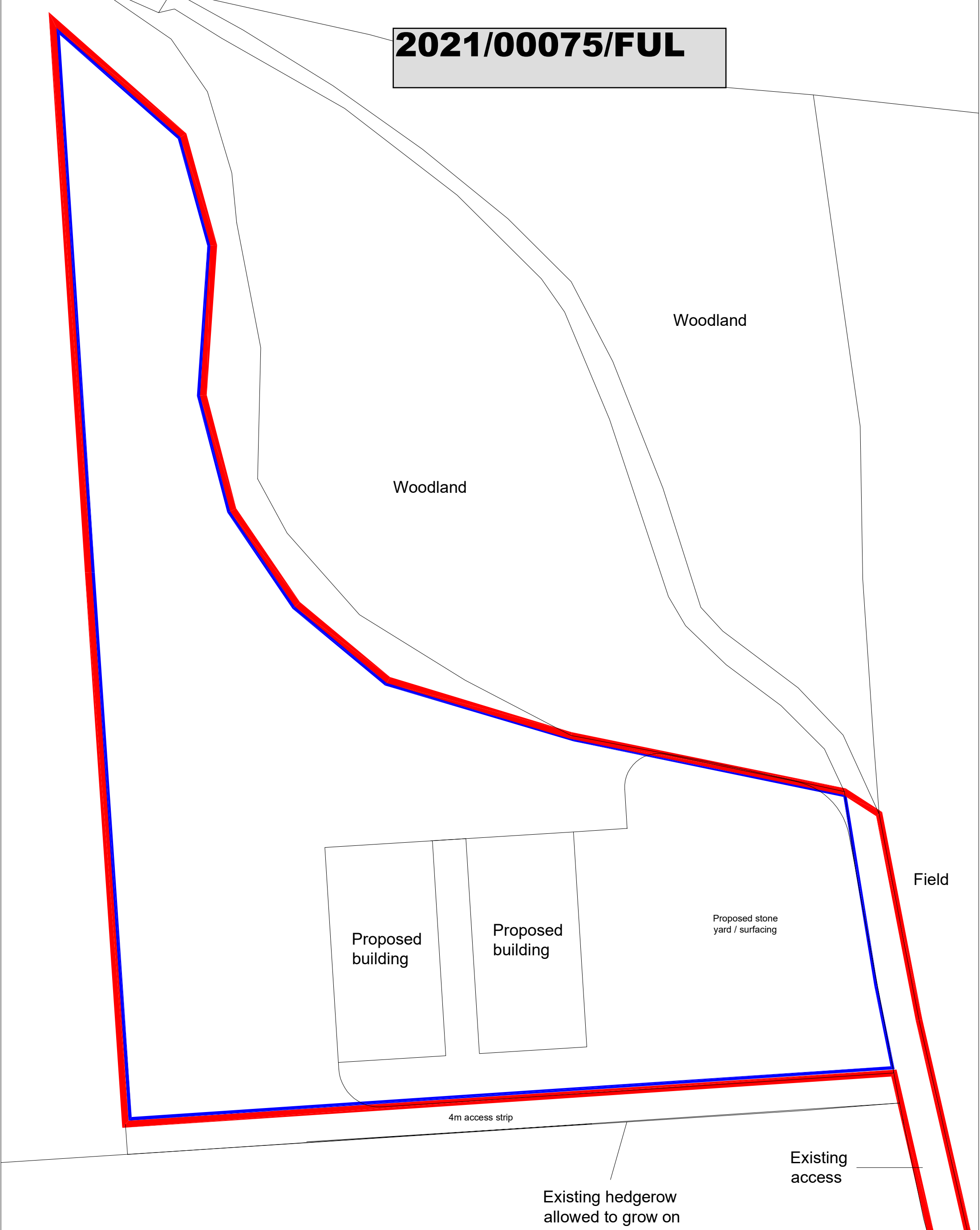
Job No. _____
 Dwg No. _____ Rev. _____
 PL (00) 00 LOCATION PL#

Title
Site Location Plan (revised)
 Date 05.08.23 Drawn _____ Check _____ Status PL Scale 1:2500 @A3

00 Site Location Plan
 Scale 1:2500 @ A3



2021/00075/FUL



Application Boundary

Ownership Boundary

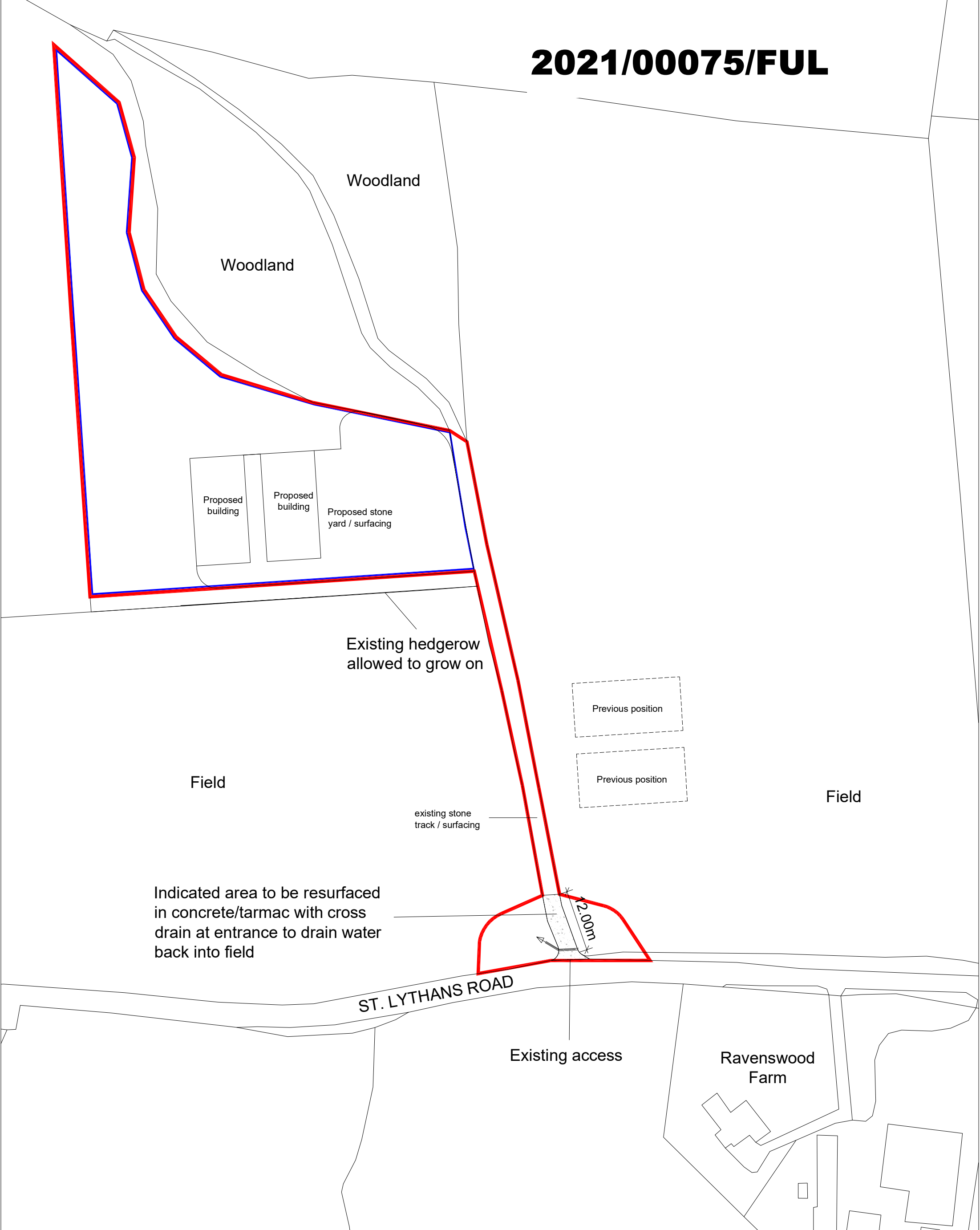
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Agricultural Sheds		Job No.	
Land North of St Lythans Rd.		Dwg No.	
St Lythans		Rev.	
		PL (00) 01 SITE LAYOUT	

Title				
Proposed Site Layout (revised)				
Date	Drawn	Check	Status	Scale
05.08.23			PL	1:500 @A3

01 Proposed Site Layout
Scale 1:500 @ A3



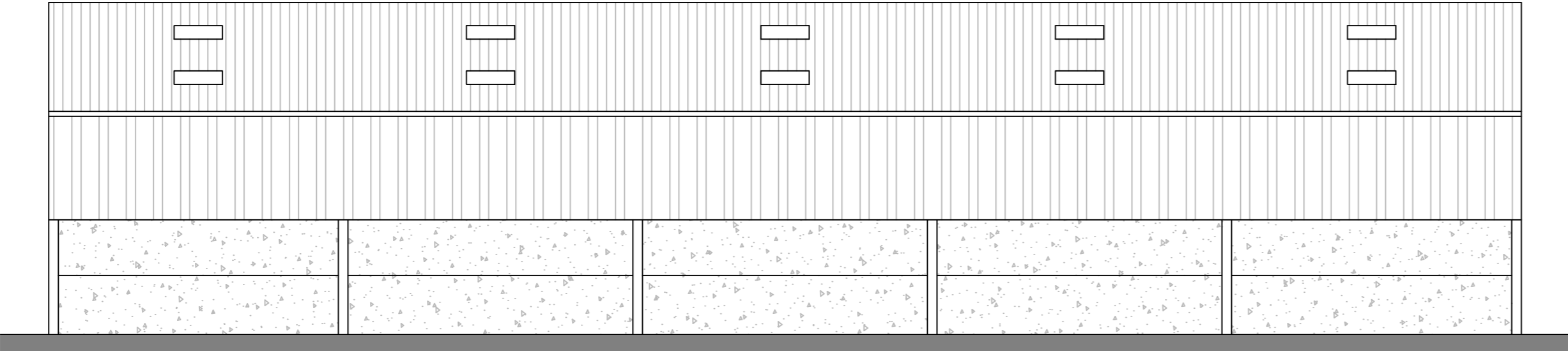


Application Boundary 

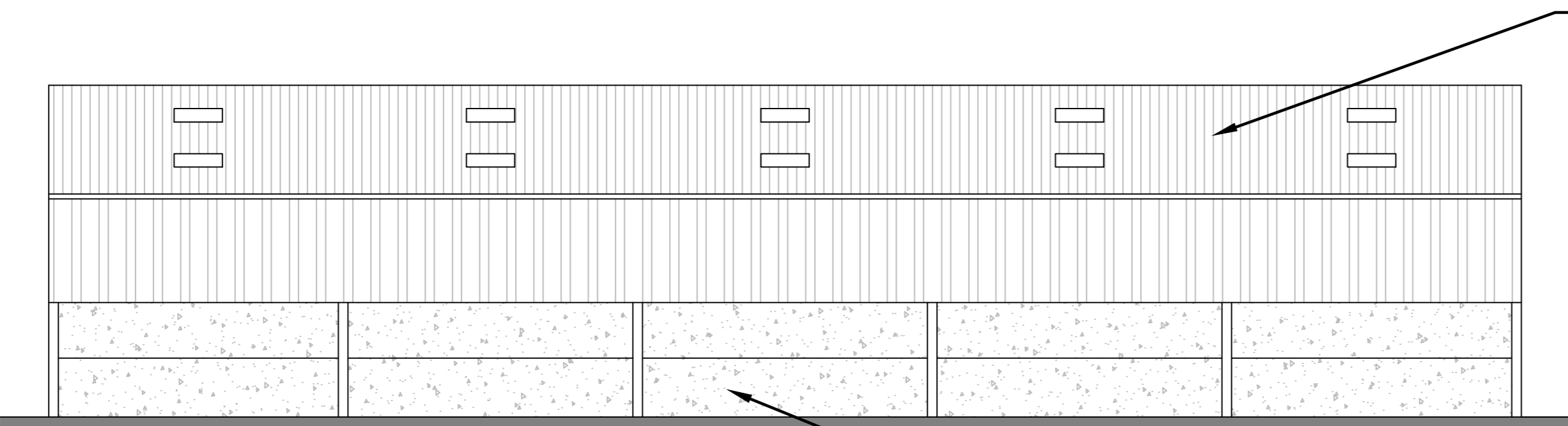
Ownership Boundary 

Do not scale from drawing. Not for construction. Sketch only. Issued as draft for information only. While every effort has been made to ensure accuracy, a site survey and full data disclosure from a parties would be required to ensure accuracy beyond a reasonable level of acceptability. The applicant & their agents accepts no responsibility for any discrepancy in this regard.





West Elevation

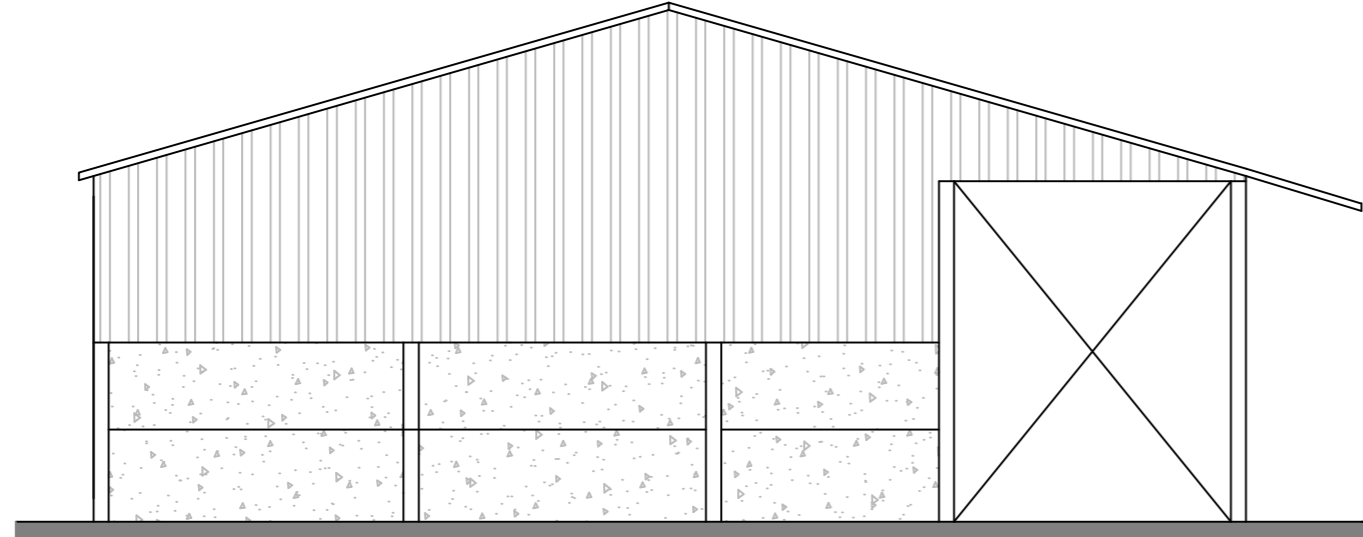


East Elevation

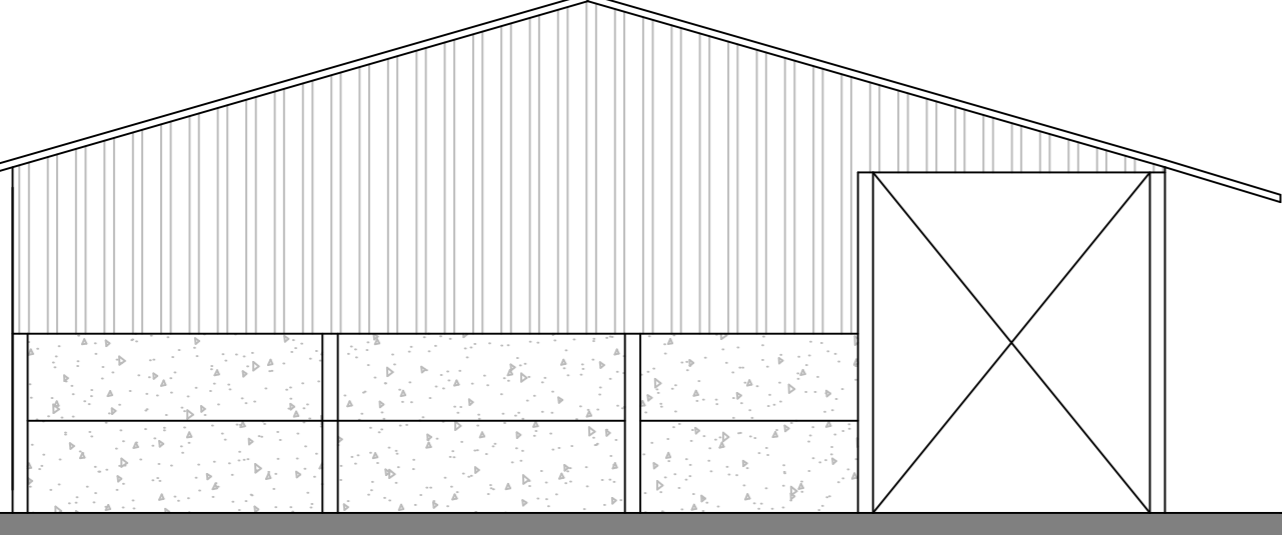
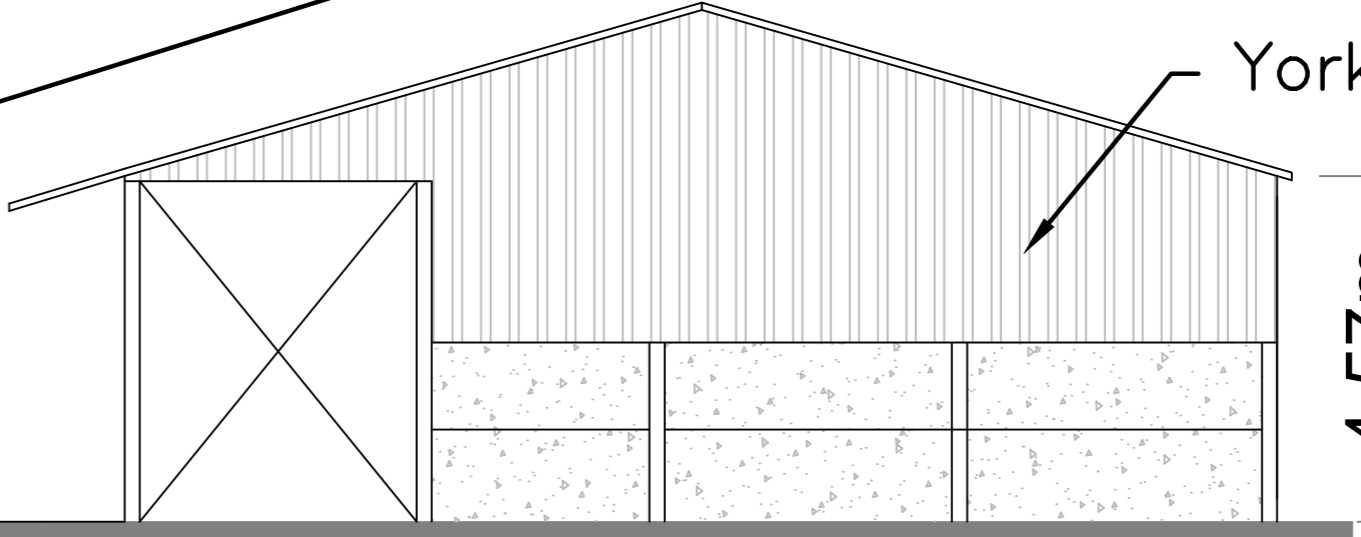
Natural grey fibre cement sheeting

Concrete panels

Feed passage



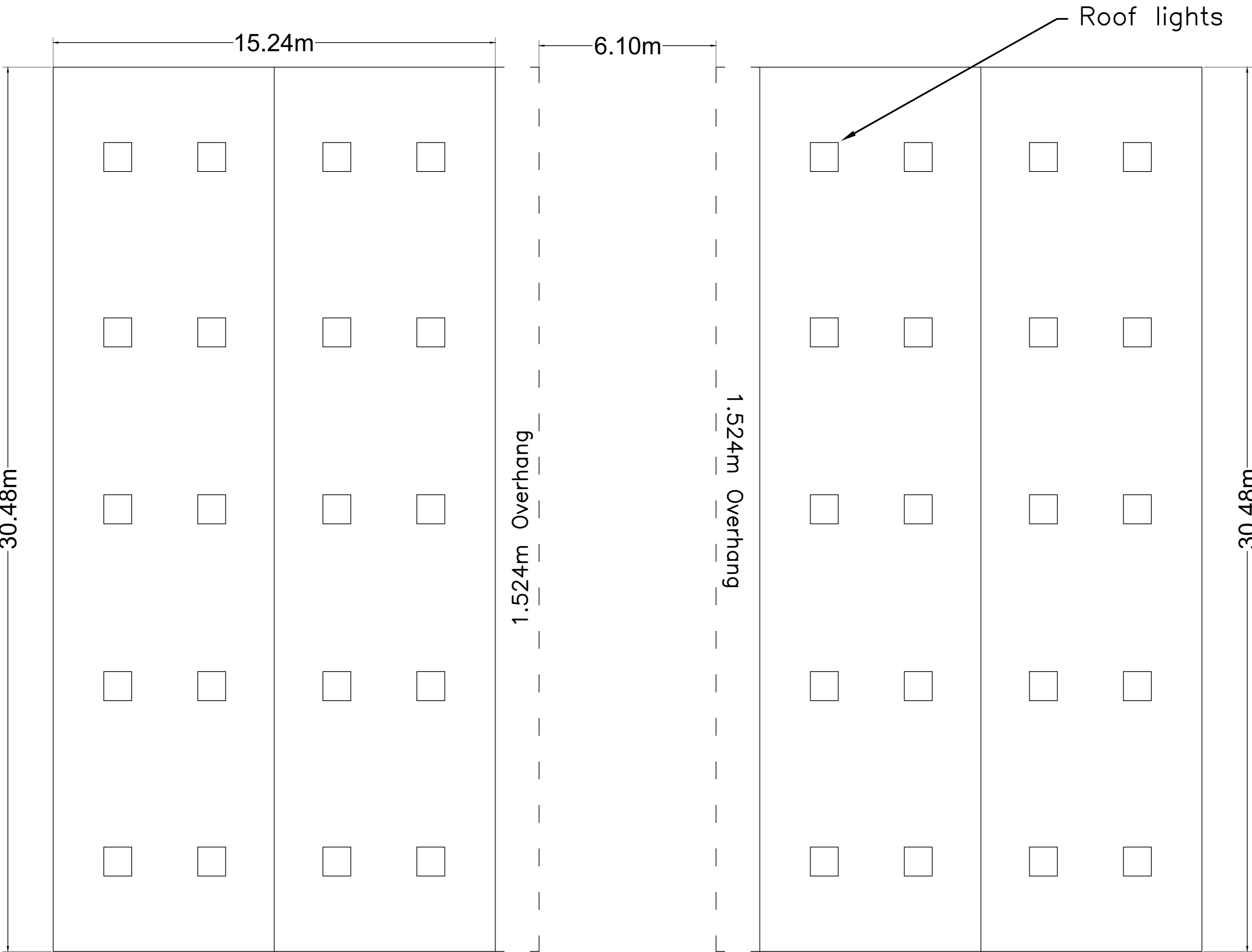
North Elevation



South Elevation

Yorkshire boarding

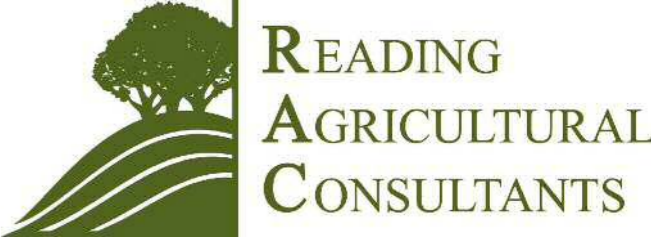
4.57m



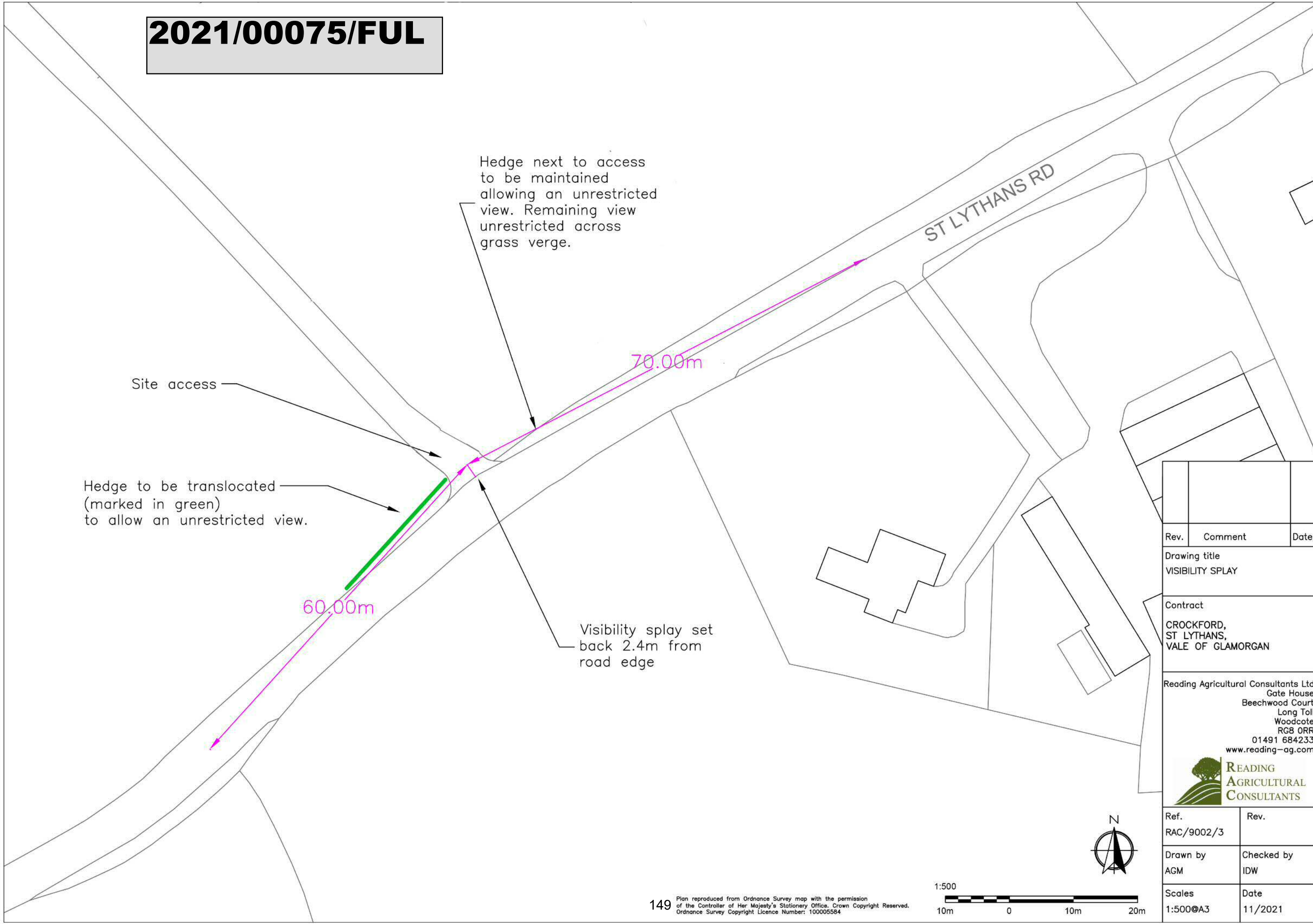
Roof plan

Drawing title LIVESTOCK BUILDINGS ELEVATIONS AND LAYOUT	Ref. RAC/9002/1	Rev.	Rev.	Comment	Date
	Contract CROCKFORD, ST LYTHANS, VALE OF GLAMORGAN	Drawn by AGM, HTD			
	Scales 1:100@A1	Date Oct 2023			

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684233
www.reading-ag.com



2021/00075/FUL



Rev.	Comment	Date
------	---------	------

Drawing title
VISIBILITY SPLAY

Contract
CROCKFORD,
ST LYTHANS,
VALE OF GLAMORGAN

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RGB ORR
01491 684233
www.reading-ag.com

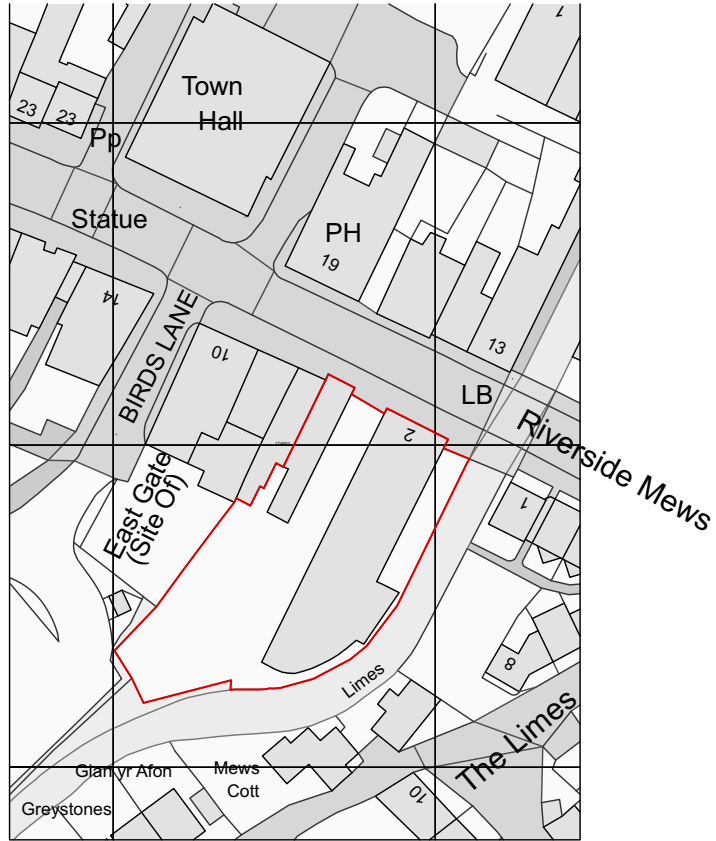


Ref. RAC/9002/3	Rev.
Drawn by AGM	Checked by IDW
Scales 1:500@A3	Date 11/2021



2 High Street: Proposed ground floor extension and external alterations to Filco Foodstore.

4 High Street: Proposed conversion and extension of redundant 1st floor retail storage space into office accommodation (with rear external stair access) and New Shop Front.



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DRAWING INDEX

JOB NO.	REV	DRAWING TITLE	SCALE	SHEET SIZE	STAGE	REV. NOTE
17460	PL G 00 101	DRAWING INDEX - SITE LOCATION PLAN	1:1250	A3	PLANNING APP	2024 07 18
17460	PL F 00 110	PROPOSED SITE & GROUND FLOOR	1:200	A3	PLANNING APP	2024 03 18
17460	PL E 00 111	PROPOSED FIRST FLOOR	1:200	A3	PLANNING APP	2024 05 14
17460	PL E 70 111	PROPOSED FIRST FLOOR LEVEL 1:100	1:100	A3	PLANNING APP	2024 05 14
17460	PL D 00 115	PROPOSED ROOF PLAN	1:200	A3	PLANNING APP	2024 05 14
17460	PL D 00 131	PROPOSED SECTION A-A	1:100	A3	PLANNING APP	2024 05 14
17460	PL J 00 141	PROPOSED SIDE ELEVATION EV 01	1:100	A3	PLANNING APP	2024 07 18
17460	PL G 00 142	PROPOSED FRONT ELEVATION EV 02	1:100	A3	PLANNING APP	2024 07 18
17460	PL E 00 143	PROPOSED REAR ELEVATION EV 03	1:100	A3	PLANNING APP	2022 05 14
17460	PL E 00 144	PROPOSED SIDE ELEVATION EV 04	1:100	A3	PLANNING APP	2024 05 14
17460	PL B 20 401	EXTENSION FACADE - SECTION PROFILES	1:25	A3	PLANNING APP	2024 03 18

2021/00852/FUL



REV. G - 20240718 - INDEX UPDATE

2021/00852/FUL



PROPOSED TERRACE AND FLAT ENTRANCE:

WALLS:
 Rough cast render painted white
FIRST FLOOR WALL: Rough cast render painted 'Heritage' white
PARAPET & BALUSTRADE Metal railing, powder coated finish - colour: Black.

WINDOWS:
 Sliding sash timber windows, painted 'Heritage' white.
 Cill: Yorkstone cill at front and rear

ROOF:
 Replace all rainwater goods matching the existing (colour and material)

PROPOSED ARCHED ENTRANCE TO CAR PARK:

WALLS:
 Yorkstone cladding. Yorkstone cornice (where shown)
FIRST FLOOR WALL: Rough cast render finish, painted white.

WINDOWS:
 Sliding sash timber windows, painted 'Heritage' white.
 Cill: Yorkstone cill

ROOF LIGHT:
 Conservation style roof light (to provide view from room at head height)

ROOF:
NEW PITCHED ROOF: Natural slate roof with parapet wall at the front with Yorkstone coping piece.

EXISTING RETAINING RIVER WALL
COPING: Replacing the existing coping piece for Yorkstone coping

RAILINGS: 1100mm high dark grey metal railings (where shown)

NEW FACADE - 2 HIGH ST.

WALLS:
 Vertical timber cladding infill panels within exposed timber frame structure.
 Facia: Horizontal timber cladding.

ROOF:
FLAT ROOF: Single ply membrane.
FASCIA CAPPING: Dark grey pressed metal profile.



EV 04 | 1:100

REV. E 20240514 - TEXT KEY UPDATED

PROPOSED EXTERNAL FINISHES

FRONT AND CORNER RETAIL EXTENSION
(No. 2 HIGH STREET)

- WALLS:**
 PLINTH: Yorkstone stone cladding
 GROUND FLOOR WALL: Rough cast render, painted - Colour 'Cream' Yorkstone cornice (where shown)
 FIRST FLOOR WALL: Rough cast render painted 'Heritage' White.
 SHOPFRONT: New and replacement shop fronts: double glazed powder coated aluminium shopfront
- WINDOWS:**
 New and replacement double glazed UPVC windows 'Heritage' Style. Colour: 'Heritage' White. Cill (Where shown): Yorkstone cill
- DOORS:**
 OFFICE ENTRANCE DOOR: Aluminium frame door with powder coated finish. Colour: White
 RETAIL No. 2: Sliding door white. Glass panel obscure finish.
- ROOFS:**
 NEW PITCHED ROOF: Natural slate roof
 FLAT ROOF: Single ply membrane
 FASCIA: Dark grey press metal profile shaping the elevation and Yorkstone cornice (where shown)

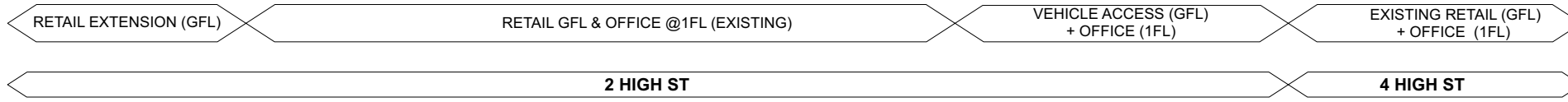
PROPOSED ARCHED ENTRANCE TO CAR PARK:

- WALLS:**
 Yorkstone cladding. Yorkstone cornice (where shown)
 FIRST FLOOR WALL: Rough cast render finish, painted 'Heritage' White.
- WINDOWS:**
 Double glazed timber sliding sash windows in 'Heritage' White. Cill: Yorkstone cill
- ROOF:**
 NEW PITCHED ROOF: Natural slate roof with parapet wall at the front with York Stone coping piece.

No. 4: EXISTING BUILDING

- WALLS:**
 Plinth: York Stone cladding
 Ground Floor Wall: Rough cast render finish, painted 'Heritage' White.
 York Stone cornice (where shown)
 First Floor Wall: Rough cast render finish, painted 'Heritage' White
- SHOPFRONT:**
 Traditional Hardwood Shop Front, painted finish (Colour to be conditioned)
- SHOP SIGNAGE:**
 Signage: Separate Planning Application
- WINDOWS:**
 Replaced existing windows first floor: double glazed timber sliding sash windows (front elevation only). Painted Heritage White.
- DOORS:**
 Retail No. 4: New Traditional Shop Front, hardwood frames, painted. (Colour to be conditioned)
- ROOFS:**
 Fascia and Roof: Made good existing .
 York Stone cornice (where shown)

2021/00852/FUL



EV 02 | 1:100

REV. F - 20240709 - 4 HIGH ST. SHOP FRONT GLAZING ADJUSTED

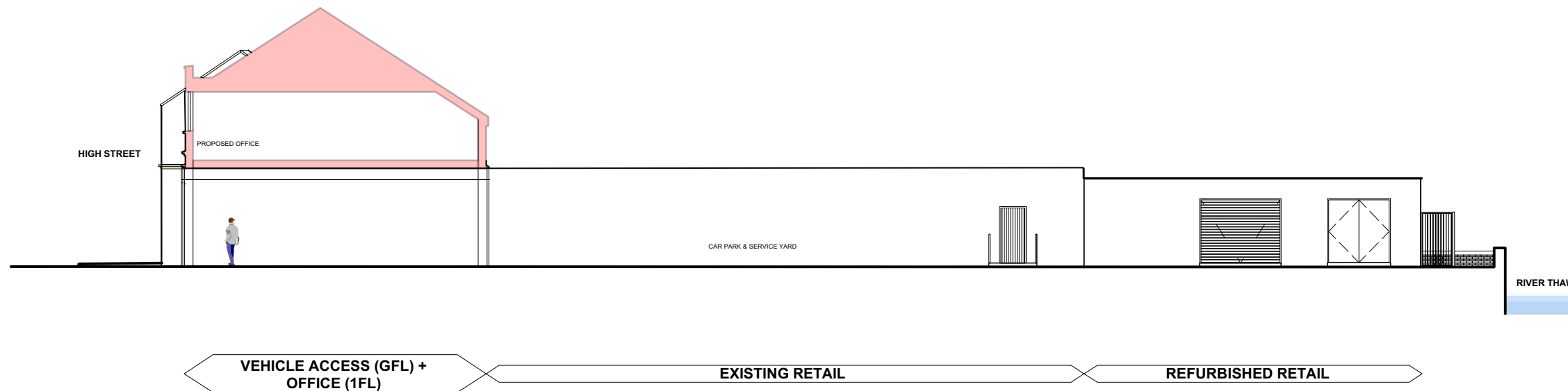
REV. G - 20240718 - TTL BLOCK - PROPOSED FRONT ELEVATION

2021/00852/FUL

SIDE ELEVATION 03

- WALLS:**
Remedial work to existing walls : Rough cast re-render painted 'Heritage' white.
- DOORS:**
FIRE EXIT TO RETAIL UNIT (Filco): Opaque (dark grey) metal door

STORE DOOR: Dark grey metal door
BIN STORE DOOR: Dark grey metal door
FIRE EXIT GATE: Dark grey painted metal gate
- ROOFS:**
FLAT ROOF: Single ply membrane, with black upvc fascia
- EXISTING RETAINING RIVER WALL**
- COPING:**
Replacing the existing coping piece for Yorkstone coping piece
- RAILINGS:**
1100mm high dark grey metal railings (where shown)
- PROPOSED ARCHED ENTRANCE TO CAR PARK:**
- WALLS:**
Yorkstone cladding. Yorkstone cornice (where shown)
FIRST FLOOR WALL: Rough cast render finish, painted 'Heritage' white.
- WINDOWS:**
Double glazed hardwood windows painted 'Heritage' white
Cill: Yorkstone cill
- ROOF:**
NEW PITCHED ROOF: Natural slate roof with parapet wall at the front with Yorkstone coping piece.



EV 03 | 1:200

REV. E 20240514 - TEXT KEY UPDATED



Drawing Copyright

P J L ARCHITECT LIMITED

t: 01656 660004 | www.pjl-a.com | 2 Court Road, Bridgend CF31 1BN

PROPOSED DEVELOPMENT AT 2 & 4 HIGH STREET, COWBRIDGE CF71 7RA

PROPOSED REAR ELEVATION | EV 03

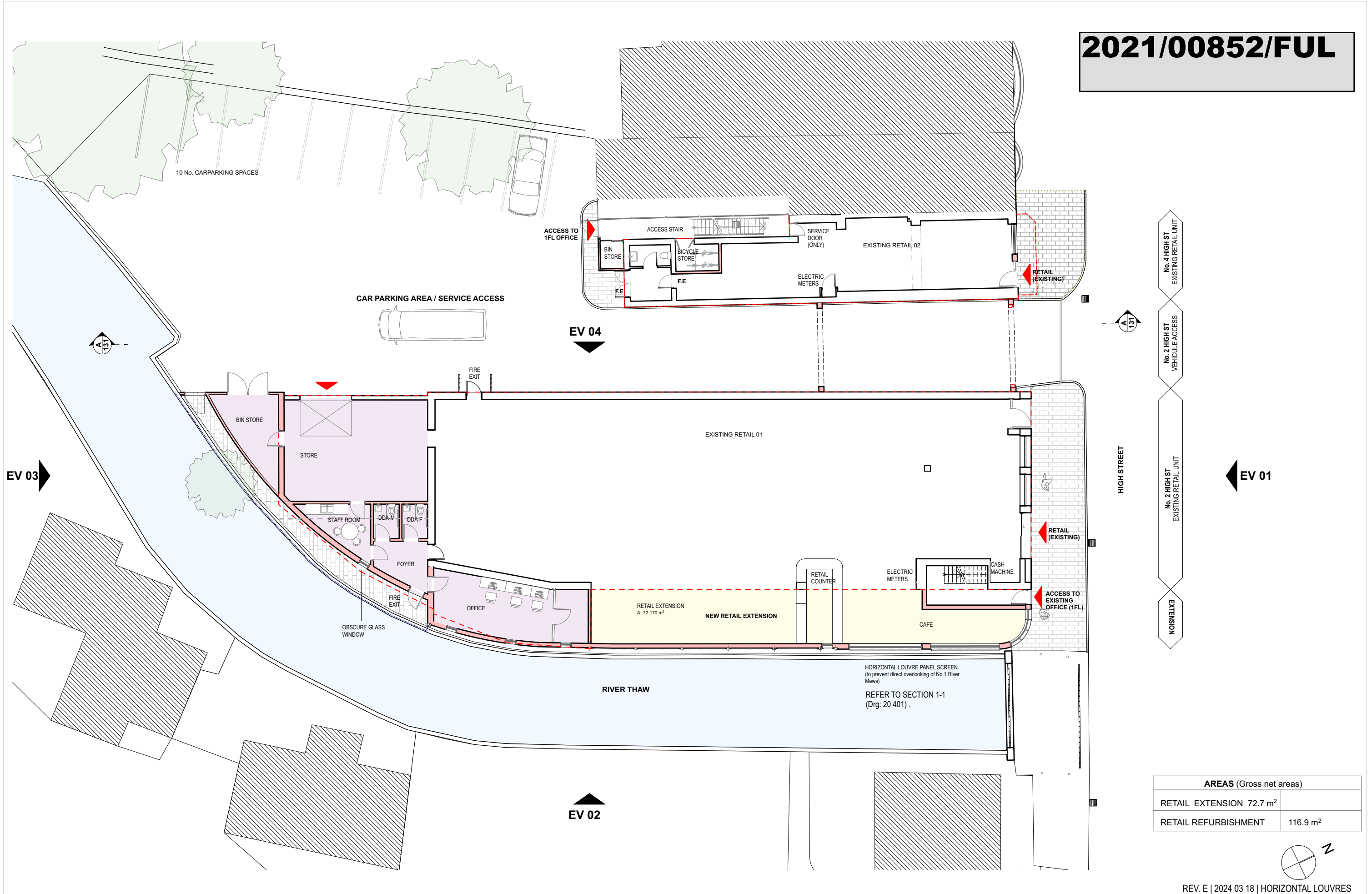
14/05/2024 | 1:100 @ A3

17460 PL

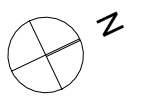
STATUS: PLANNING APP

PJLA

00 143 E



AREAS (Gross net areas)	
RETAIL EXTENSION	72.7 m ²
RETAIL REFURBISHMENT	116.9 m ²



REV. E | 2024 03 18 | HORIZONTAL LOUVRES

FRONT AND CORNER RETAIL EXTENSION

WALLS:
 PLINTH: Yorkstone stone cladding
 GROUND FLOOR WALL: Rough cast render, painted - Colour 'Cream' Yorkstone cornice (where shown)
 FIRST FLOOR WALL: Rough cast render painted white
SHOPFRONT:
 New and replacement shop fronts: double glazed powder coated aluminium shopfront

WINDOWS:
 New and replacement double glazed timber frame windows 'Heritage' Style. Colour: 'Heritage' White.
 Cill (Where shown): Yorkstone cill

DOORS:
 OFFICE ENTRANCE DOOR: Aluminium frame door with powder coated finish. Colour: White
 RETAIL No. 2: Sliding door white. Glass panel obscure finish.

ROOFS:
 NEW PITCHED ROOF: Natural slate roof
 FLAT ROOF: Single ply membrane
 FASCIA: Dark grey press metal profile coping. Yorkstone cornice (where shown)

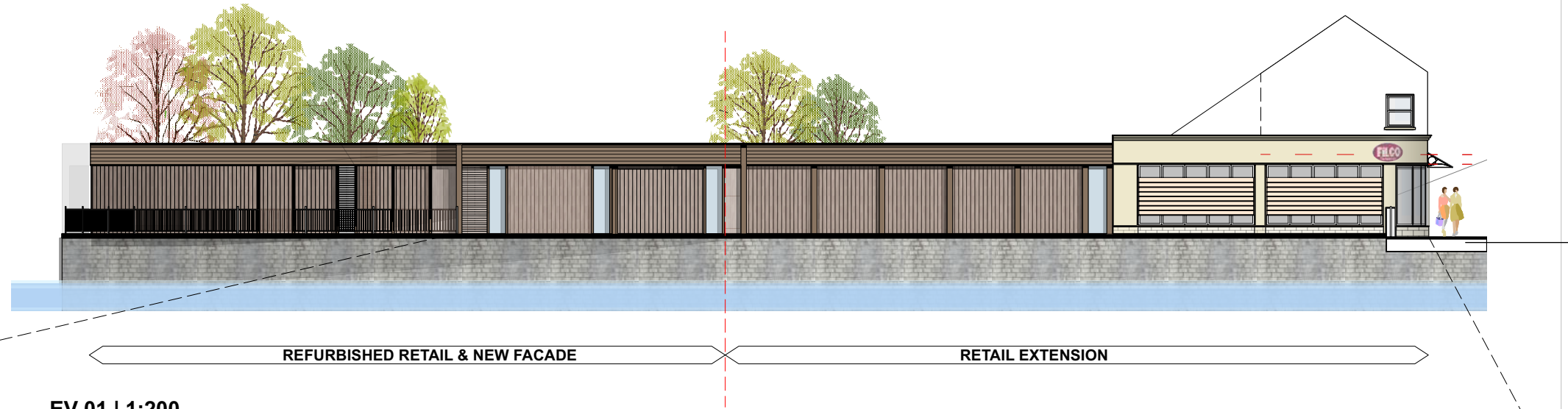
EXISTING RETAINING RIVER WALL

COPING: Existing coping to be replaced with Yorkstone.
 RAILINGS: 1100mm high dark grey metal railings (where shown).

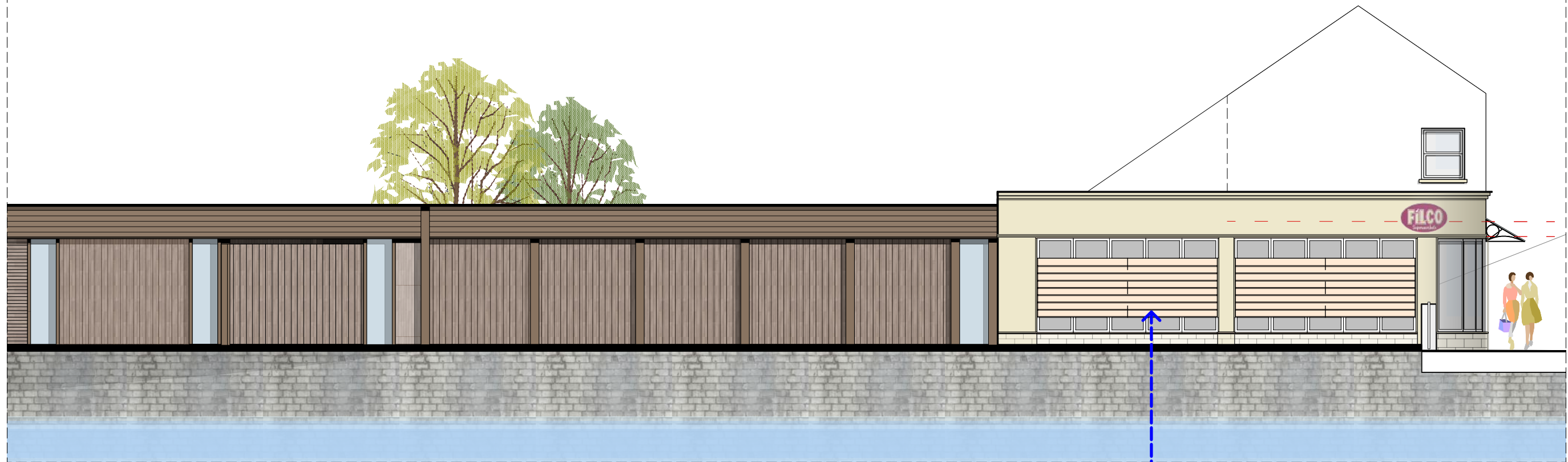
NEW FACADE

WALLS:
 Vertical timber cladding infill panels within exposed timber frame structure. Horizontal timber panels cladding in between posts.

ROOF:
 FLAT ROOF: Single ply membrane
 FASCIA COPING: Dark grey press metal profile coping.



EV 01 | 1:200



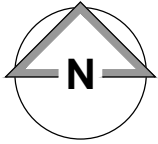
Horizontal Timber Panel Louvres

REV.G 2024 03 24 - HORIZONTAL LOUVRES ADDED.

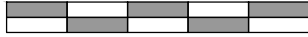
REV. H 20240514 - UPDATED TO KEY - TEXT

REV. J - 20240718 - TTL BLOCK - PROPOSED SIDE ELEVATION

EV 01 | 1:100



0 10 20 30 40 50m



Scale 1:1250

2024/00832/FUL

NOTES

AEWTP046

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
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- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **At Annual Review Meeting**
Principal Designer: **Bernard Sims Associates**

Unless noted below, all known hazards have been highlighted on the drawing:

Application Boundary Indicated Thus: ———

Application Area	325.0m ²
------------------	---------------------



OS Reference: Crown Copyright and database rights 2024. OS AC0000814278 National Map Centre. Purchased 08/08/2024 1 year licence.

-	21/08/2024	GH	AL
Initial issue			

REV	Date	Drawn by: -	Checked by: -
-----	------	-------------	---------------

Status	Purpose of Issue
--------	------------------

S2	For Approval
-----------	---------------------

drawing stage	Stage 2a - Change of Use
---------------	---------------------------------

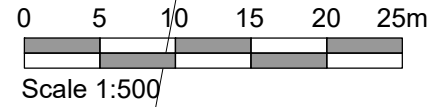
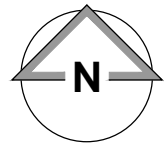
client
Private Client

project	store
9 Boverton Rd, Llantwit Major, CF61 1XZ	PJ006011

drawing title
Location Plan

date	21/08/2024	drawn	GH
scale@A4	1:1250	checked	AL

Location Plan



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CDM 2015

Client notified of duties: **At Annual Design Review**
Principal Designer: **Bernard Sims Associates**

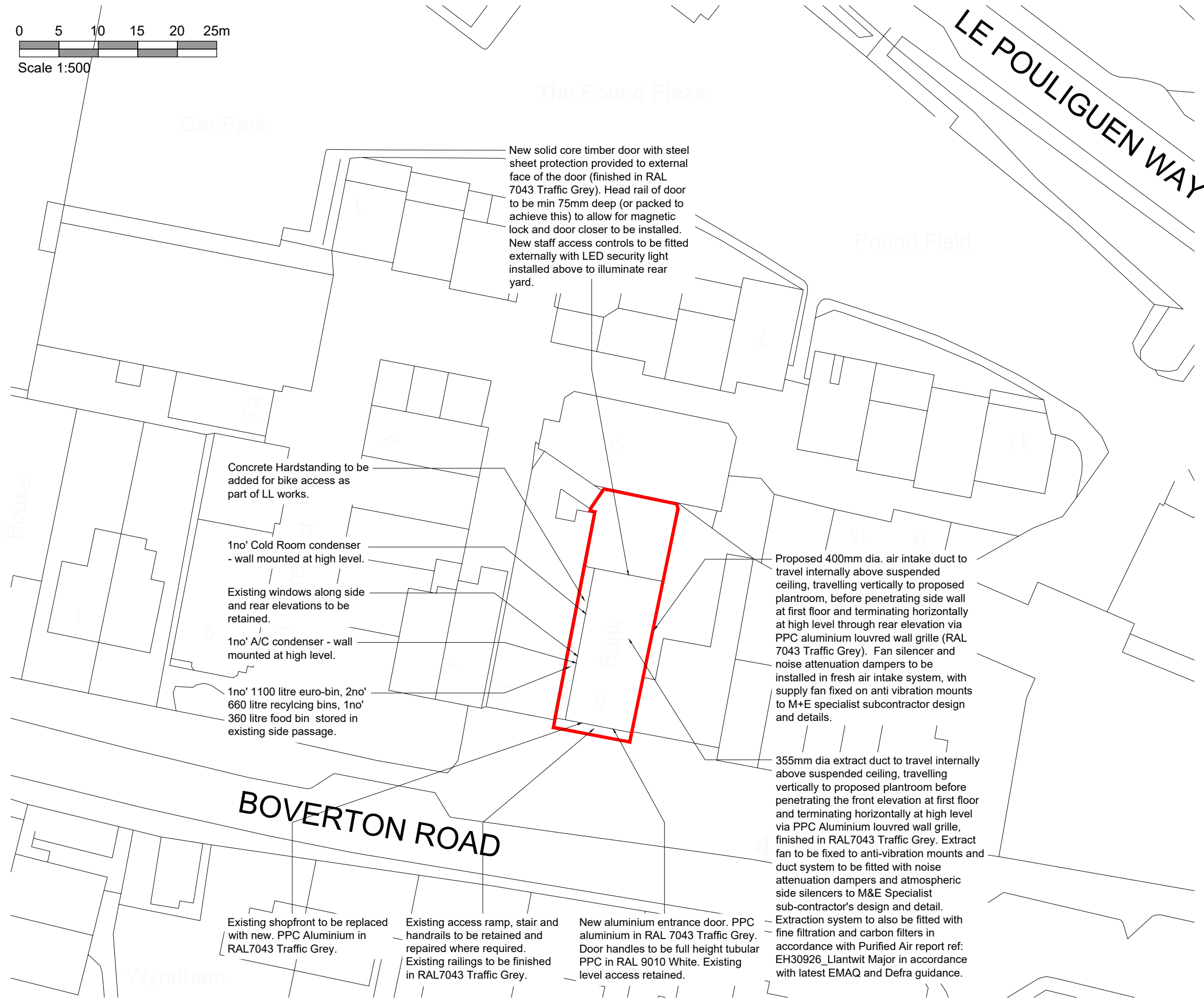
Unless noted below, all known hazards have been highlighted on the drawing:

- This drawing is based on Green Hatch Survey Solutions drawing 19803-255_01-02_PES (dated 24/05/2024).
- Asbestos survey report required prior to fit out works.
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Refer to Purified Air report reference EH30926_Llantwit Major for oven extract system odour abatement details and specification.
- Proposed removal of internal walls and alterations to load bearing structure subject to structural survey. Where walls are found to be load bearing, removal subject to structural engineer's design and detail.

Application Boundary Indicated Thus:

Application Area	325.0m ²
------------------	---------------------

2024/00832/FUL



New solid core timber door with steel sheet protection provided to external face of the door (finished in RAL 7043 Traffic Grey). Head rail of door to be min 75mm deep (or packed to achieve this) to allow for magnetic lock and door closer to be installed. New staff access controls to be fitted externally with LED security light installed above to illuminate rear yard.

Concrete Hardstanding to be added for bike access as part of LL works.

1no' Cold Room condenser - wall mounted at high level.

Existing windows along side and rear elevations to be retained.

1no' A/C condenser - wall mounted at high level.

1no' 1100 litre euro-bin, 2no' 660 litre recycling bins, 1no' 360 litre food bin stored in existing side passage.

Proposed 400mm dia. air intake duct to travel internally above suspended ceiling, travelling vertically to proposed plantroom, before penetrating side wall at first floor and terminating horizontally at high level through rear elevation via PPC aluminium louvred wall grille (RAL 7043 Traffic Grey). Fan silencer and noise attenuation dampers to be installed in fresh air intake system, with supply fan fixed on anti vibration mounts to M+E specialist subcontractor design and details.

355mm dia extract duct to travel internally above suspended ceiling, travelling vertically to proposed plantroom before penetrating the front elevation at first floor and terminating horizontally at high level via PPC Aluminium louvred wall grille, finished in RAL7043 Traffic Grey. Extract fan to be fixed to anti-vibration mounts and duct system to be fitted with noise attenuation dampers and atmospheric side silencers to M&E Specialist sub-contractor's design and detail.

Extraction system to also be fitted with fine filtration and carbon filters in accordance with Purified Air report ref: EH30926_Llantwit Major in accordance with latest EMAQ and Defra guidance.

Existing shopfront to be replaced with new. PPC Aluminium in RAL7043 Traffic Grey.

Existing access ramp, stair and handrails to be retained and repaired where required. Existing railings to be finished in RAL7043 Traffic Grey.

New aluminium entrance door. PPC aluminium in RAL 7043 Traffic Grey. Door handles to be full height tubular PPC in RAL 9010 White. Existing level access retained.

OS Reference: Crown Copyright and database rights 2024. OS AC0000814278 National Map Centre. Purchased 08/08/2024 1 year licence.

Block Plan

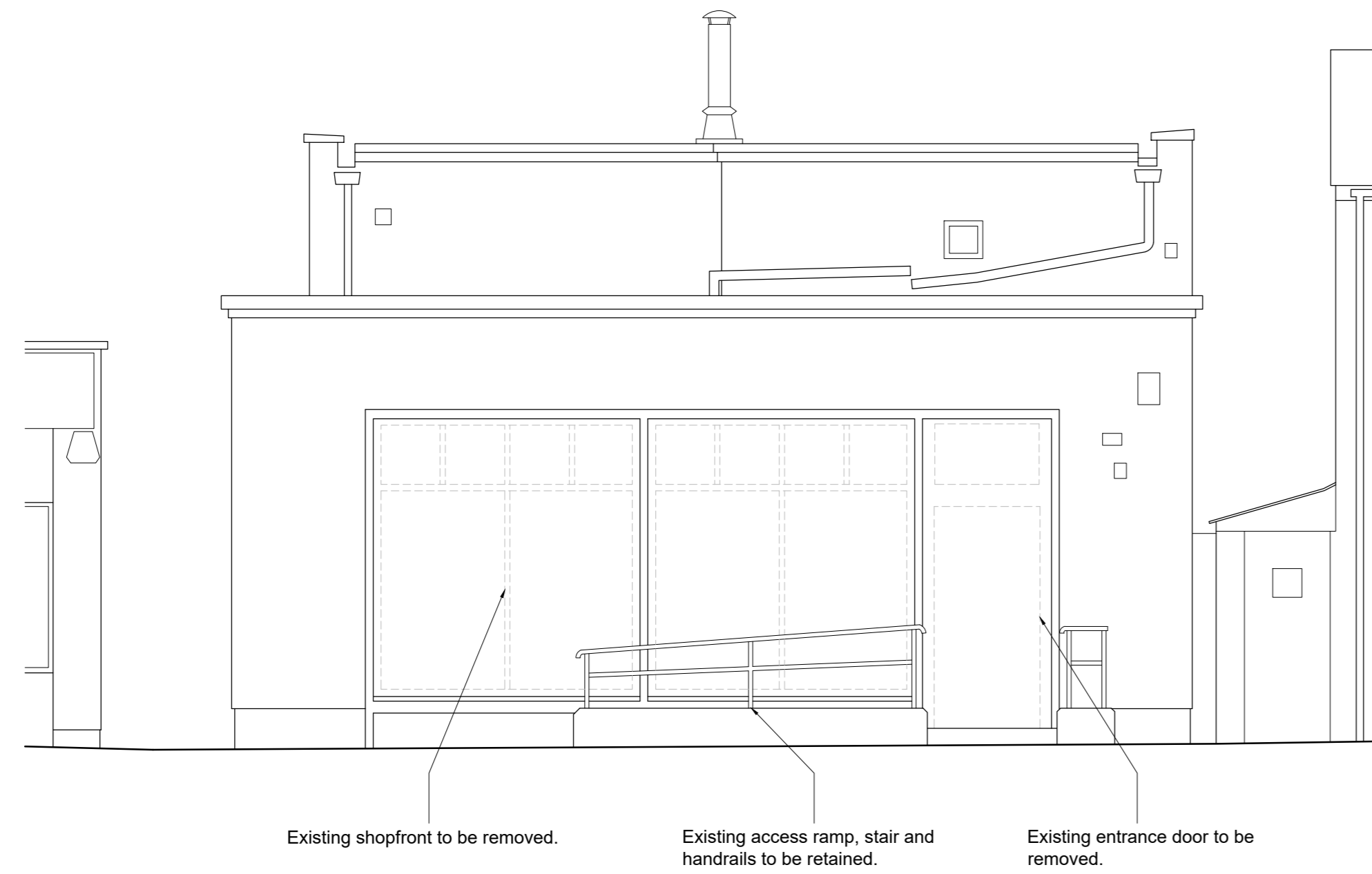
Initial issue	21/08/2024	GH	AL
REV	Date	Drawn by	Checked by
Status	Purpose of Issue		
S2	For Approval		
drawing stage	Stage 2a - Change of Use		
client	Private Client		
project	9 Boverton Rd, Llantwit Major, CF61 1XZ	store	PJ006011
drawing title	Block Plan		
date	21/08/2024	drawn	GH
scale@A3	1:500	checked	AL

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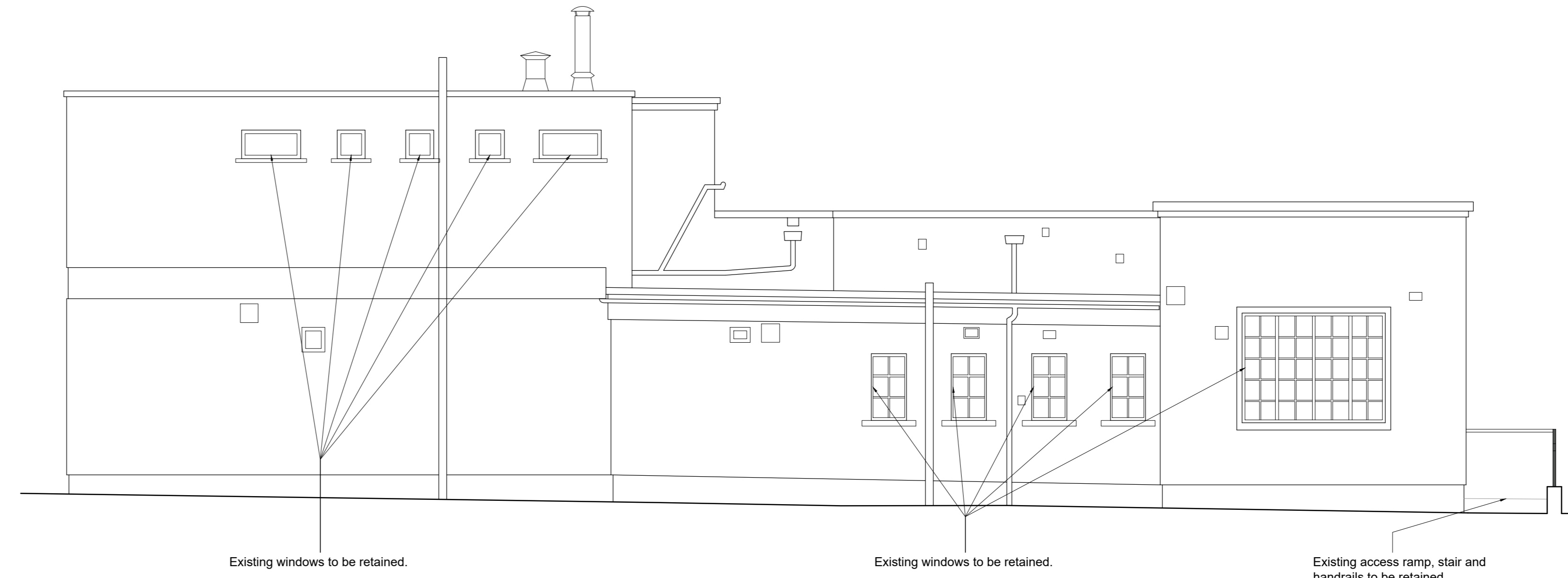
CDM 2015

Client notified of duties: At Annual Design Review
Principal Designer: Bernard Sims Associates
Unless noted below, all known hazards have been highlighted on the drawing:

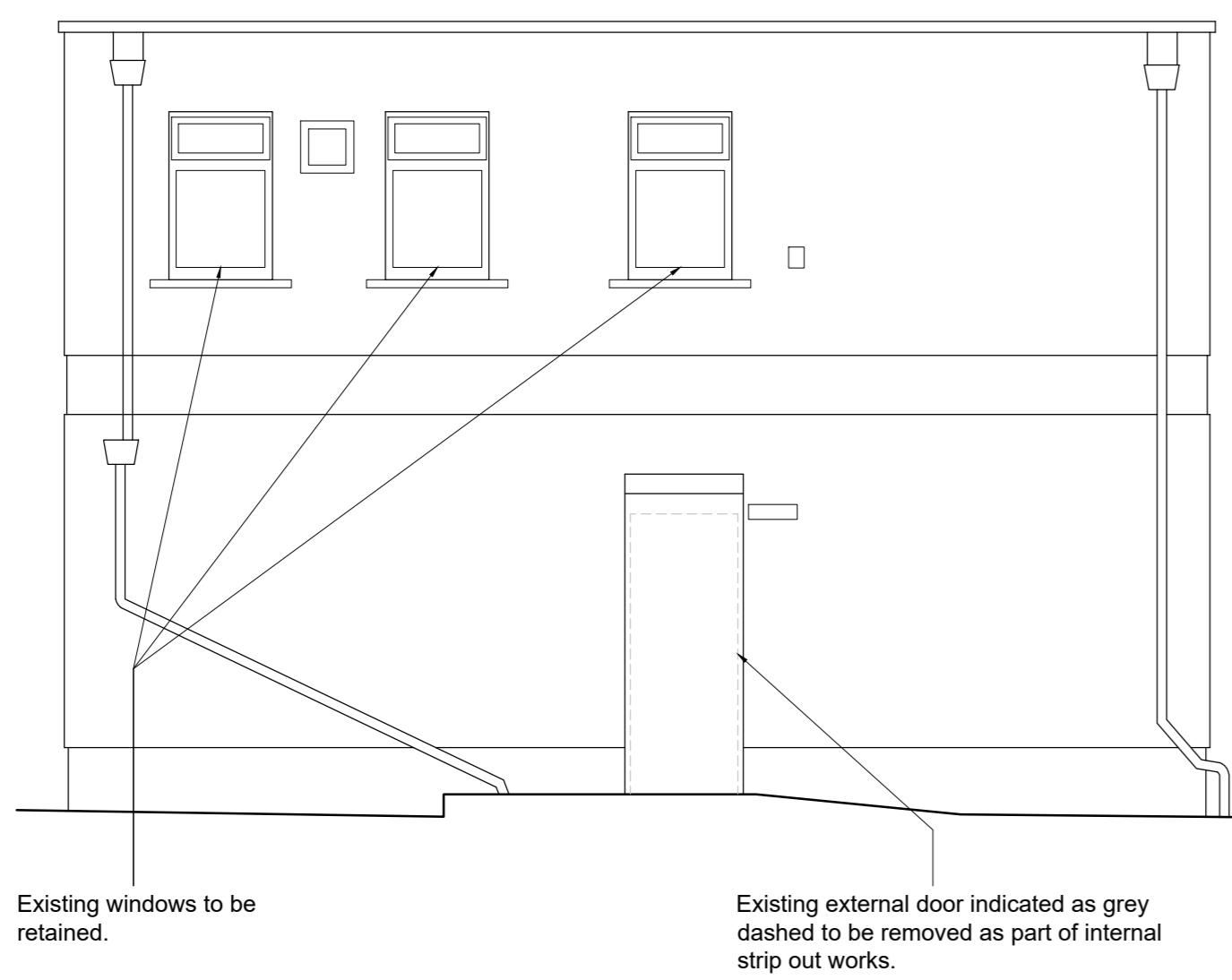
- This drawing is based on Green Hatch Survey Solutions drawing 1903-225_01-02_PES dated 04/05/2024.
- Elevation D shown indicatively using survey photos as reference. To be confirmed on site prior to fit out works.
- Asbestos survey report required prior to fit out works.
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Refer to Purified Air report reference FH32020, Limited Major for over extract system odour abatement details and specification.
- Proposed removal of internal walls and alterations to load bearing structure subject to structural survey. Where walls are found to be load bearing, removal subject to structural engineer's design and detail.
- Existing walls to be removed. Any structural walls identified to be removed subject to Structural Engineers design & details.
- Existing overhead structural beams / bulkheads. Any structural work to existing beams TBC by Structural Engineers.



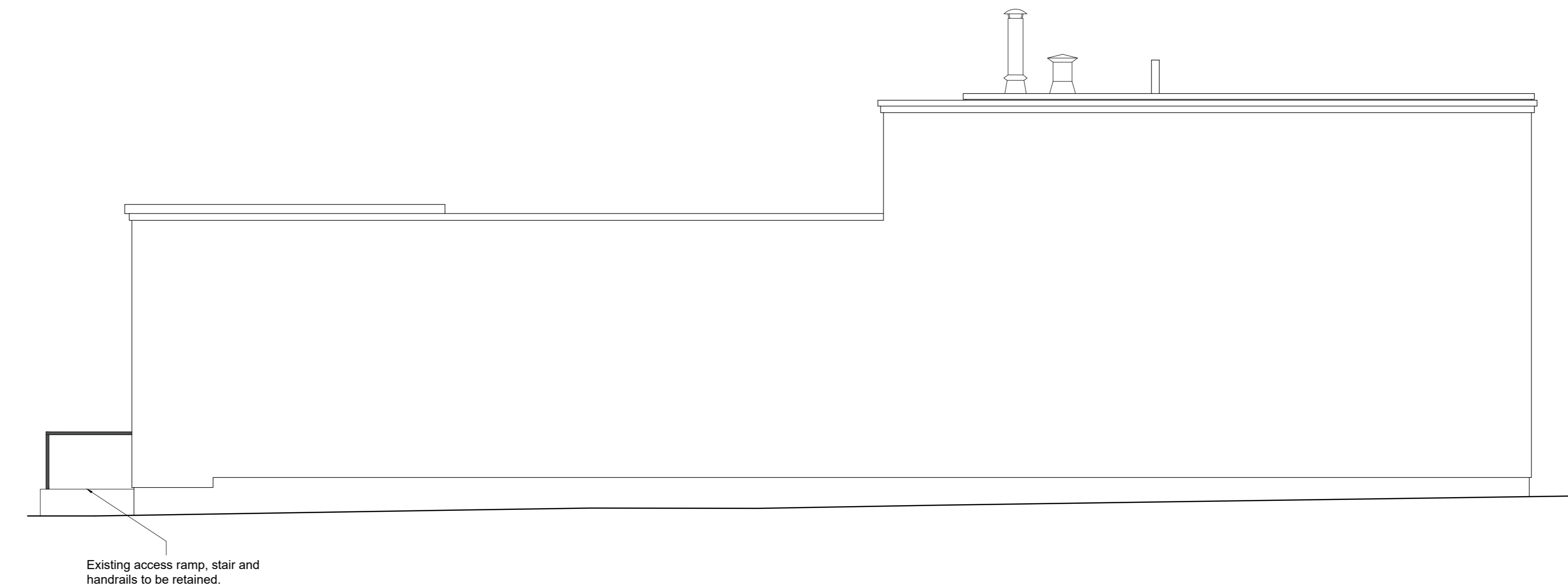
Existing Elevation A
Scale @ 1:50



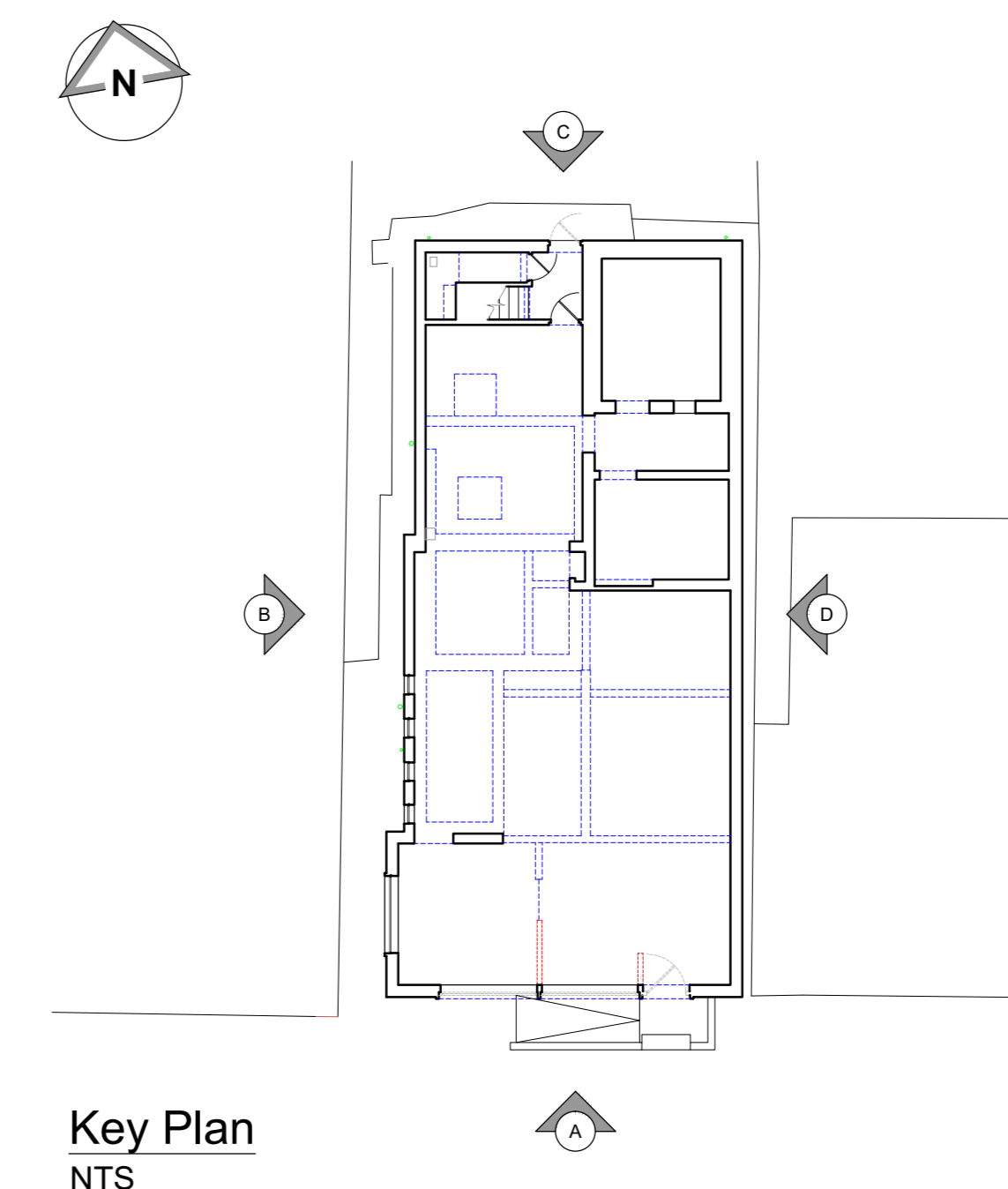
Existing Elevation B
Scale @ 1:50



Existing Elevation C
Scale @ 1:50

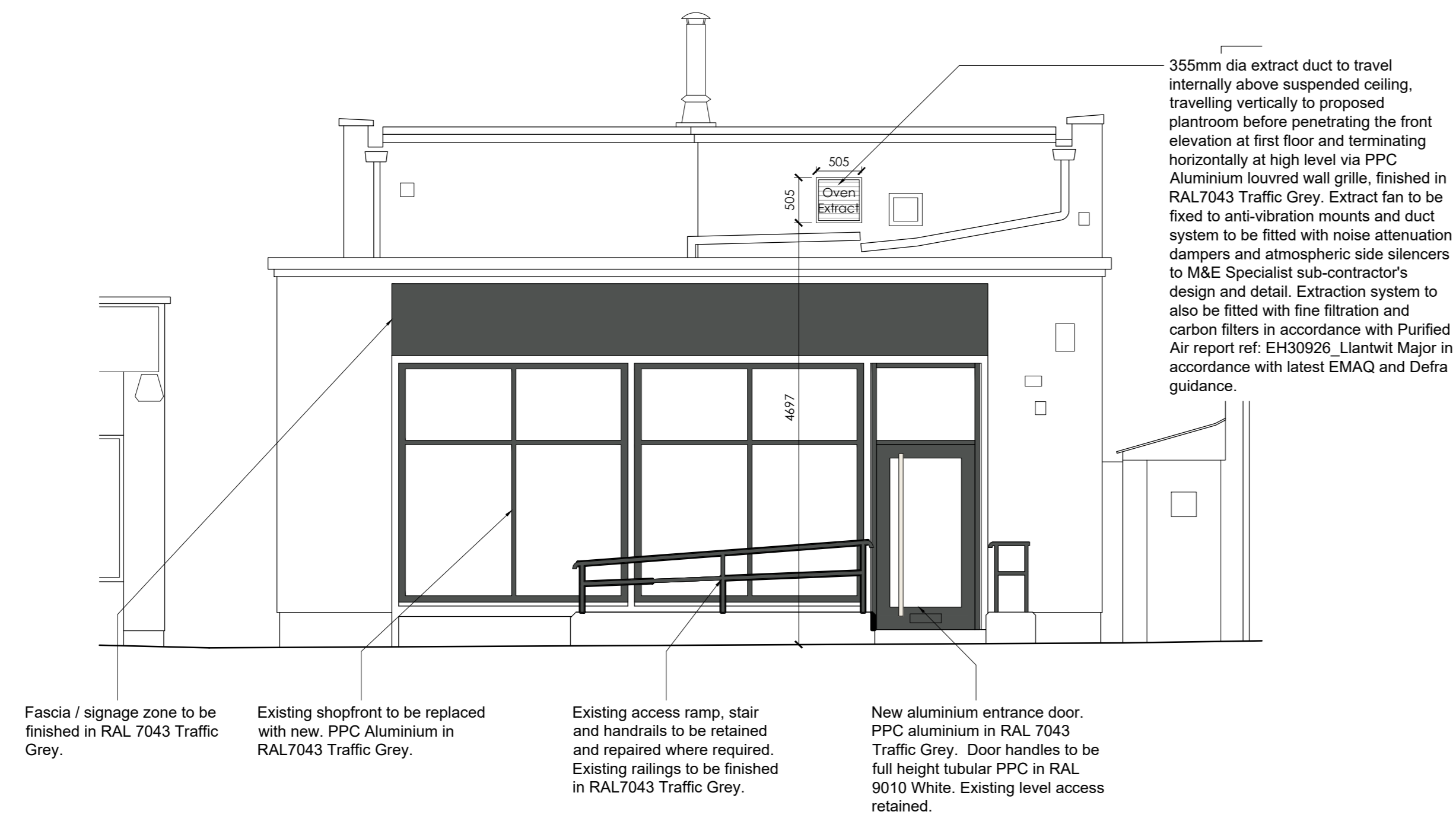
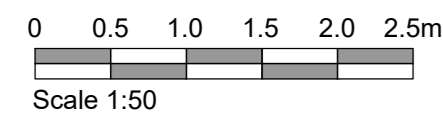


Existing Elevation D
Scale @ 1:50

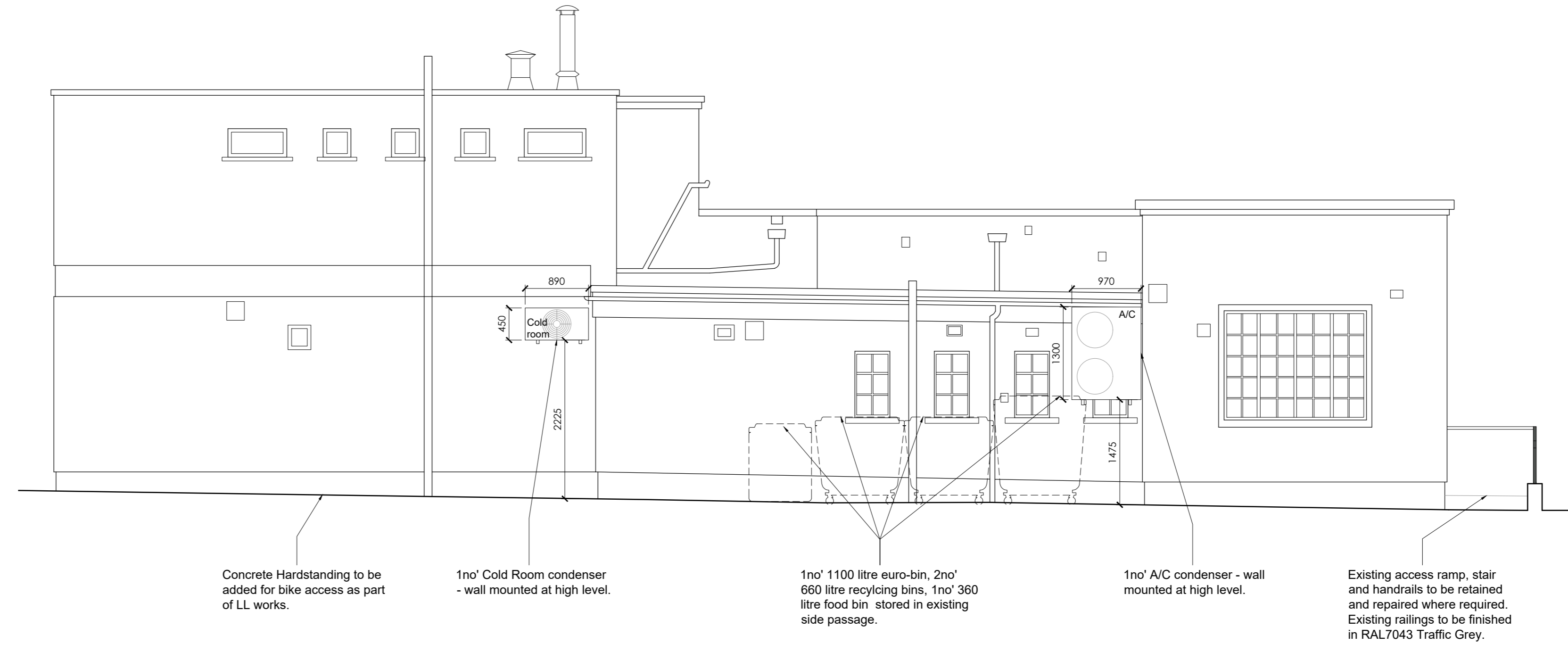


Key Plan
NTS

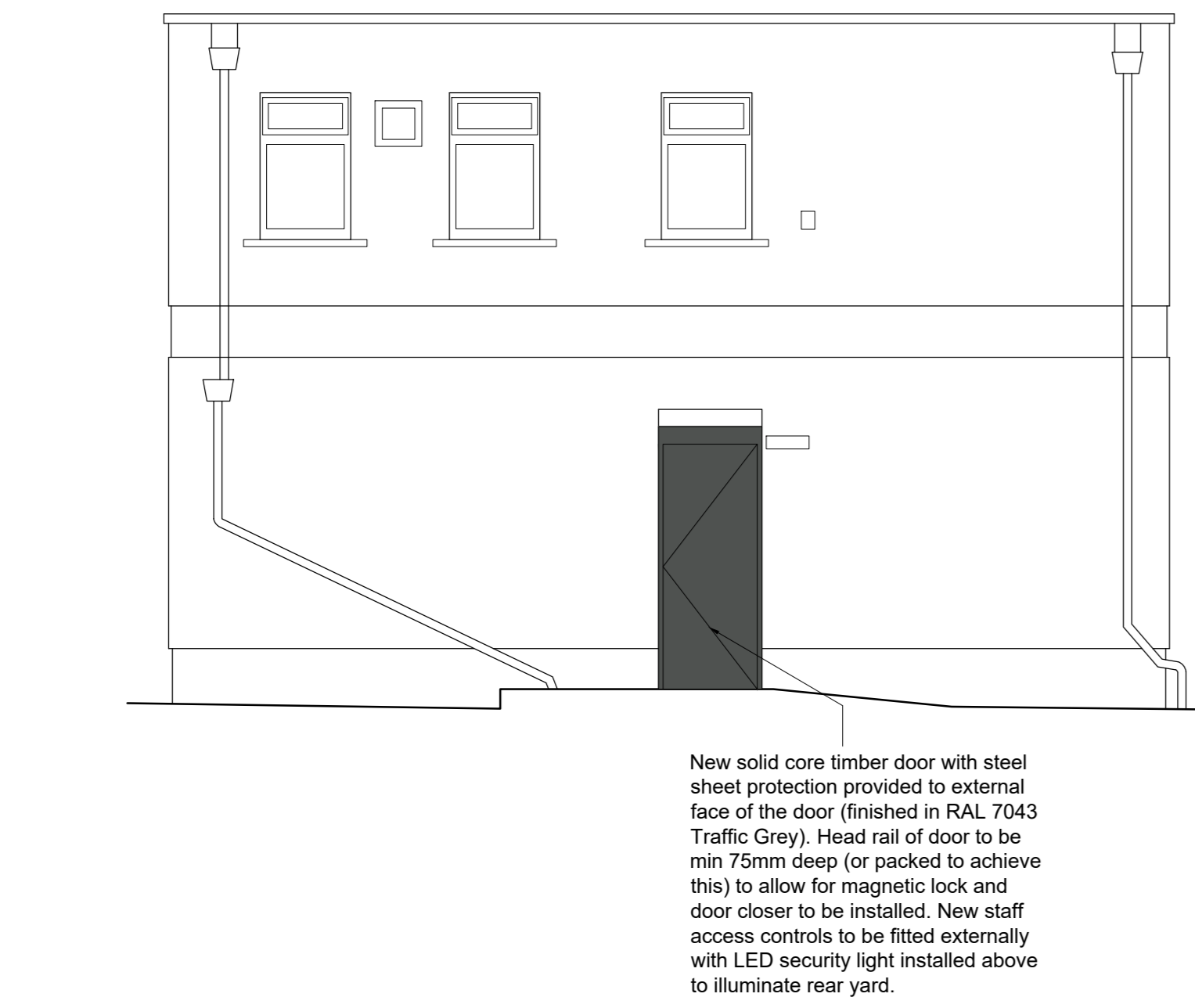
Initial Issue	21/08/24	GH	AL
REV	Date	Drawn by:	Checked by:
S2		For Approval	
drawing stage	Stage 2a - Change of Use		
client	Private Client		
project	9 Boverton Rd, Llantwit Major, CF61 1XZ	store	PJ006011
drawing title	Existing Elevations		
date	21/08/2024	drawn	GH
scale@A0	1:50	checked	AL



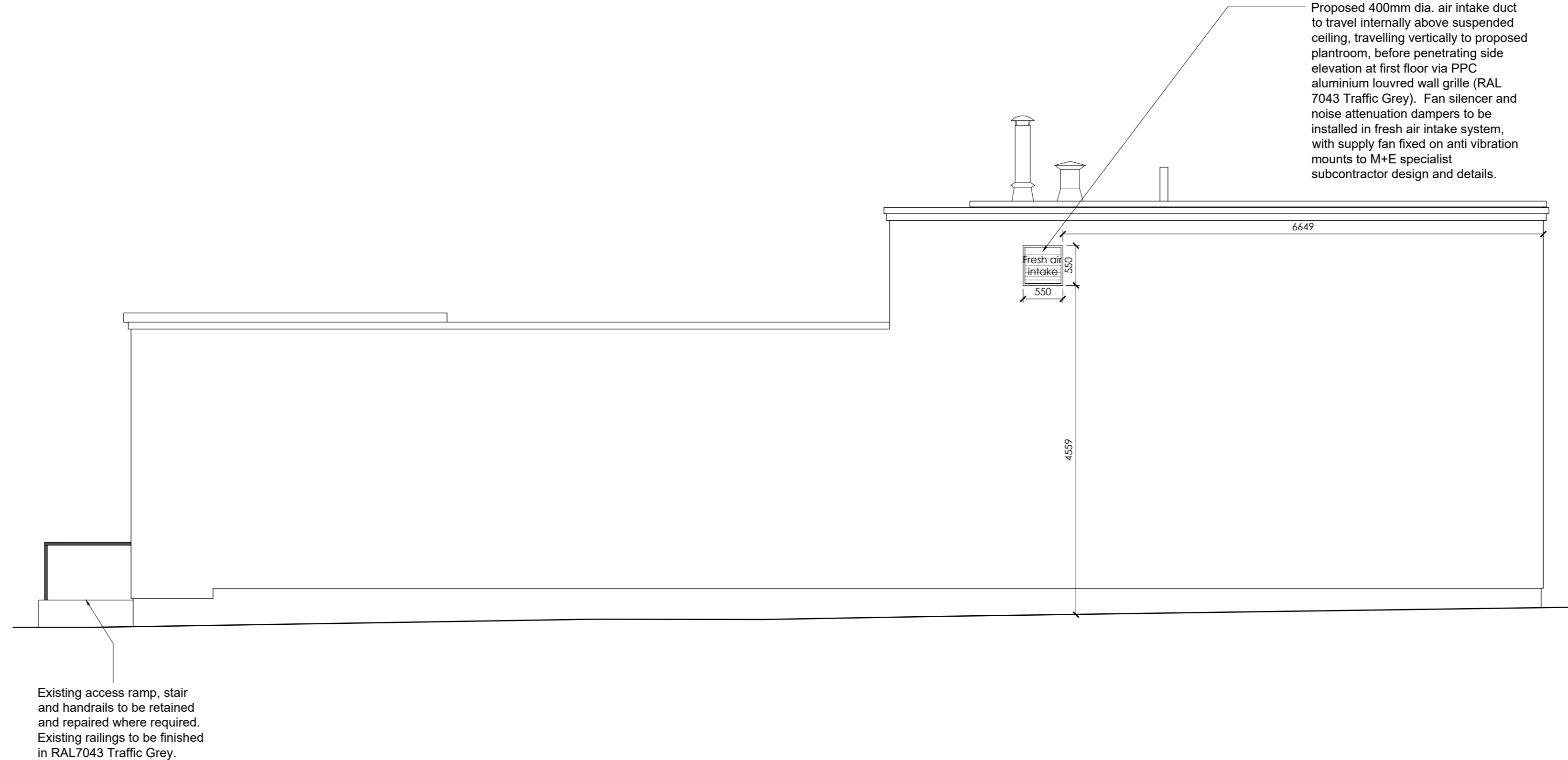
Proposed Elevation A
Scale @ 1:50



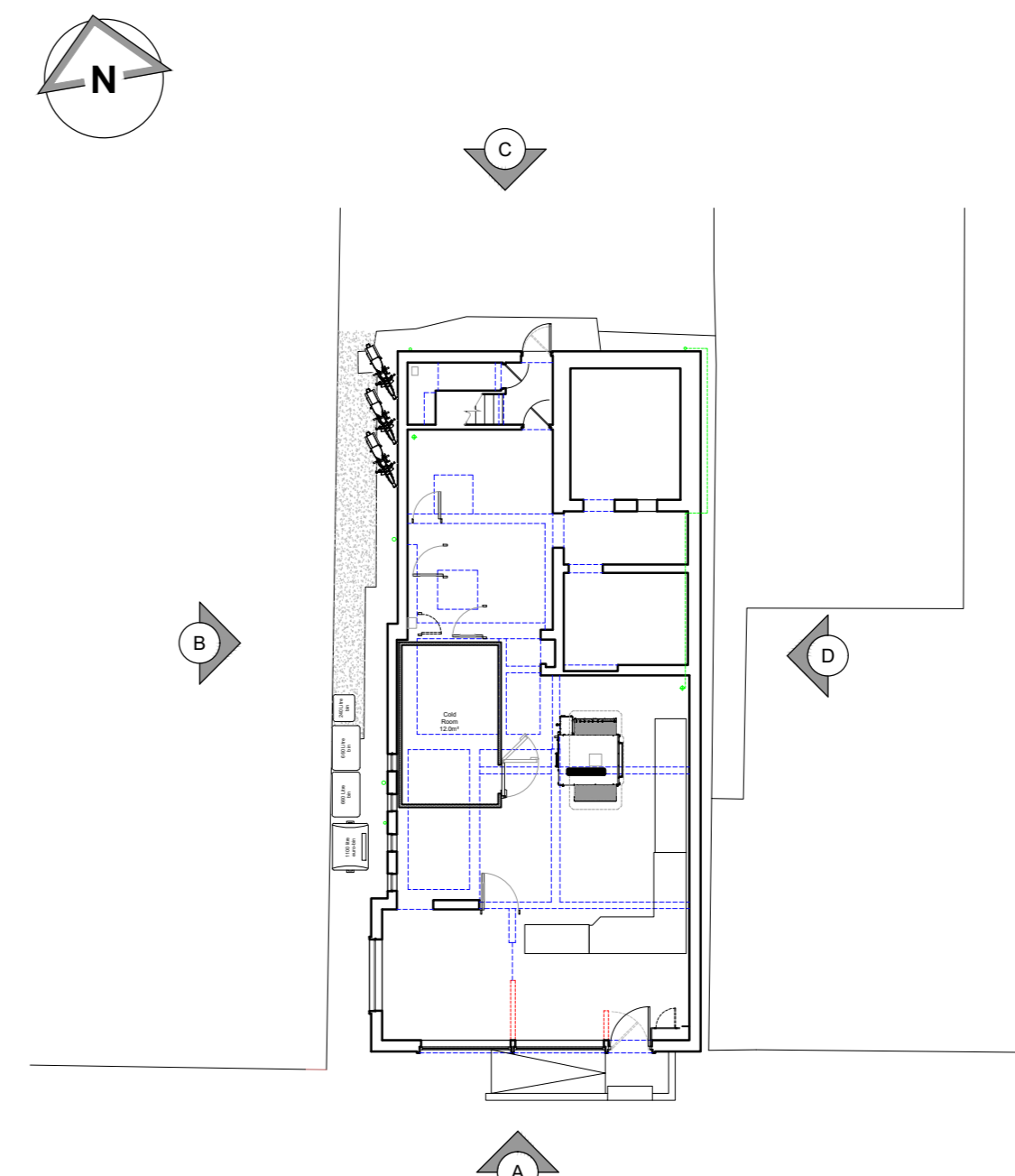
Proposed Elevation B
Scale @ 1:50



Proposed Elevation C
Scale @ 1:50



Proposed Elevation D
Scale @ 1:50



Key Plan
NTS

NOTES AEWTP037

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- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: At Annual Design Review
Principal Designer: Bernard Sims Associates

Unless noted below, all known hazards have been highlighted on the drawing:

- This drawing is based on Green Hatch Survey Solutions drawing 19863-255_01-02_PES (dated 24/05/2024).
- Elevation D shown inductively using survey photos as reference. To be confirmed on site prior to fit out works.
- Asbestos survey report required prior to fit out works.
- Proposed layout subject to Building Control approval of the strategy and access arrangements.
- Refer to Purified Air report reference EH30026. Lüftwit Major for oven extract system occlusion abatement details and specification.
- Proposed removal of internal walls and alterations to load bearing structure subject to structural survey. Where walls are found to be load bearing, removal subject to structural engineer's design and detail.
- Existing walls to be removed. Any structural walls identified to be removed subject to Structural Engineers design & details.
- Existing overhead structural beams / bulkheads. Any structural work to existing beams TBC by Structural Engineers.

2024/00832/FUL

Issue	21/08/24	GH	AL
Initial Issue			
REV	Date	Drawn by	Checked by
S2			
Status	For Approval		
Drawing Stage	Stage 2a - Change of Use		
Client	Private Client		
Project	9 Boverton Rd, Llantwit Major, CF61 1XZ	Store	PJ006011
Drawing Title	Proposed Elevations		
Date	21/08/2024	Drawn	GH
Scale	1:50	Checked	AL