

## PLANNING COMMITTEE

MINUTES of a meeting held on 18<sup>th</sup> October, 2006.

Present: Councillor A.D. Dobbinson (Councillor); Councillor Ms. R.M. Birch (Vice-Chairman); Councillors R.J. Bertin, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, Mrs. M. Kelly Owen, G.C. Kemp, Mrs. M. Randall and M.R. Wilson.

Also present: Councillor K.R. Stockdale.

### 421 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, F.T. Johnson, A.G. Powell, Mrs. A.J. Preston, W.C. Vaughan, S.T. Wiliam and A.J. Williams.

### 422 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 27<sup>th</sup> September, 2006 be approved as a correct record.

### 423 DECLARATIONS OF INTEREST -

Councillors G.A. Cox, M.R. Harvey and G.C. Kemp	Planning Applications: 2006/00816/RG3 and 2006/00817/RG3 (Cabinet Members)
Councillor G.A. Cox	Agenda Item No. 5 - Listed Buildings Conditions Survey - Member of Cowbridge Town Council and wife is a trustee of Cowbridge Charter Trust.
Councillor Mrs. V.M. Hartrey	Agenda Item No. 13 (iii) - Quarry Monitoring Programme.
Councillor M.R. Harvey	Agenda Item No. 13 (iii) - Quarry Monitoring Programme.
Councillor Mrs. M. Kelly Owen	Agenda Item No. 5 - Listed Buildings Conditions Surveys - an owner of a listed building (albeit not named in the report).

## 424 PLANNING FEES FOR CHILDMINDERS (REF) -

The Planning Committee had on 27<sup>th</sup> September, 2006 considered draft proposals which had been received from the Welsh Assembly Government in respect of reducing the fees for the submission of planning applications relating to childminding and consideration had been given to formulating the Council's response. The Welsh Assembly Government had canvassed views in respect of whether planning application fees for changes of use and Certificates of Lawful Development for childminders working from their own homes should be reduced by 50%, there being some concern that the current fee payable could act as a barrier to some would-be childminders.

Members had been advised that planning permission was not required where the number of children looked after were 6 or fewer and that the number of such applications received annually were not many.

In order to allow full consideration of such issues including other potential ways in which the Council and its partners could provide incentives to attract additional child care provision the Planning Committee

**RESOLVED - T H A T** the report and the appendices thereto be referred to both the Scrutiny Committee (Community Wellbeing and Safety) and to the Cabinet for consideration prior to the Planning Committee formulating a response (in respect only of the proposed changes to the Planning Fees in Wales) in order that a rounded response could be forwarded to WAG by the due deadline of 10<sup>th</sup> November, 2006.

The Cabinet having considered the reference on 4<sup>th</sup> October, 2006

**RESOLVED - T H A T** the views expressed at the Planning Committee be endorsed.

and

The Scrutiny Committee (Community Wellbeing and Safety) on 2<sup>nd</sup> October, 2006 also having considered the resolution of the Planning Committee

**RECOMMENDED - T H A T** the proposals to reduce the fees for the submission of planning applications relating to childminding be supported.

Having considered the above, the Planning Committee Members felt that ad hoc tampering with the traditionally uniform planning fee structure could create a dangerous precedent and

**RESOLVED - T H A T** the proposals to reduce the fees for the submission of planning applications relating to child minding be rejected.

425 LISTED BUILDINGS CONDITION SURVEY - LISTED BUILDINGS "AT RISK" (REF) -

Cabinet had, on 4<sup>th</sup> October, 2006, been advised of the findings of a conditions survey of listed buildings in the Vale of Glamorgan and of the actions which may be progressed by the local authority in respect of those buildings identified as being in a vulnerable condition. The conditions survey had been based on a first hand assessment of the conditions of 18 critical building elements which had been weighted and scored in terms of their importance to the structural integrity/longevity of the buildings. From these findings, a statistical assessment of the overall condition of the building had been made and the structures considered as being most vulnerable identified. Of the 731 listed buildings surveyed, 77 had been identified as being at risk. Of the 77 buildings and structures that had been identified as being at risk, the critical element factor scores ranged from 9 to 90. Cabinet had been asked to consider authorising acute action in respect of 14 buildings at risk and

RESOLVED - T H A T subject to consultation with the Planning Committee

(1) the findings of the listed buildings conditions survey as summarised at Annex A to the report be endorsed;

(2) that all owners of buildings identified as being "at risk" be advised of the outcome of the survey by letter and encouraged to address the issues raised;

(3) that the further investigation of the merit of service of urgent works and repairs notices on the owners of those properties indicated in the report be endorsed and that further reports be produced for the Cabinet, including details of the likely implications, liabilities and options inherent in the service of such notices on each of the individual buildings concerned.

The Planning Committee, having considered the above,

RESOLVED - T H A T the report and Cabinet resolutions be noted.

(N.B. Councillor G.A. Cox vacated the room whilst this item was being considered).

426 NORTH AND WEST CARDIFF - AREA TRANSPORT STUDY (REF) -

Cabinet had been advised of the above group, which had been established by the Welsh Assembly Government. It had also been informed in January 2006 that the Welsh Assembly Government was to establish a working group to consider key traffic issues arising from a proposal to develop an internal business park on land north of junction 34 of the M4. In response to the proposals and as a consequence of the likely impact that the development could have in the wider highway network, WAG had commissioned consultants to advise them on the transport issues that would be likely to be

associated with the proposal. WAG had also established a working group to ensure that neighbouring authorities (Cardiff, Rhondda Cynon Taff and the Vale of Glamorgan) were made aware of the work being undertaken by Halcrow Group Limited, consultants appointed by WAG. Since February 2006 four meetings had been held and a copy of the conclusions and recommendations of Halcrow Group Limited's report were appended at Appendix A to the report. The key findings of the Halcrow Group report which had been undertaken on behalf of WAG and related to the Vale of Glamorgan were detailed as below:

1. The need to assess existing traffic demand at key junctions in the sub-region, including the operation of four key functions mainly on the M4 i.e. J32, J33 and J34 and the Culverhouse Cross interchange.
2. The need to include traffic impacts of other key existing and proposed developments with particular emphasis on the Sports Village and Cardiff City Football Club and associated retail developments in Leckwith, when assessing existing traffic conditions and future demand on the network.
3. A detailed analysis of the impact of the business park proposal on the operation at Culverhouse Cross would be required, and this analysis has to include a consideration of issues relating to access to Cardiff International Airport.

As a result of the report, Cabinet made the following resolutions

- “(1) T H A T the content of this report and of the Halcrow Group Limited report produced on behalf of the Welsh Assembly Government be noted with great concern particularly with regard to the far-reaching implications of the proposal and the serious implications for the Vale of Glamorgan.
- (2) T H A T any further works undertaken in assessing the transportation impact of the proposed developments of the international business park at land to the north of J33 of the M4 must take into full account the impact on J33 of the M4, the A4232 Ely Link, Culverhouse Cross interchange and approaches to it, as well as the impact on J34 and approaches to this junction from the Vale of Glamorgan.
- (3) T H A T a copy of the report be referred to the Planning Committee and to Sewta for information.
- (4) T H A T Halcrow Group Limited and relevant officers be invited to update Cabinet Members on the proposal.
- (5) T H A T the WAG be informed of the serious concerns of the Council of the potential impact of the proposals on the strategic access into the Vale of Glamorgan. Furthermore, that WAG be reminded of the impact of previous proposals at Culverhouse Cross, Leckwith Junction and Cogan Junction on strategic access to the Vale of Glamorgan and that in the light of this, WAG be

informed that this Council will be requesting that any planning application be "called in" for determination by the Assembly.

(6) T H A T a letter be sent to all Assembly Members and relevant MPs outlining the Council's concerns at these proposals."

In consideration of the reference from Cabinet, and it being noted that the junction referred to in the report should have read 33 and not 34 the Planning Committee.

RESOLVED -

(1) T H A T the report and Cabinet resolutions 1, 2, 3, 5, and 6 be noted.

(2) T H A T Cabinet be requested in respect of resolution 4 to invite Members of the Planning Committee to a meeting when Cabinet Members are updated on the proposal by the Halcrow Group Limited.

427 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 5<sup>th</sup> October, 2006 was submitted:

Present: Mr. A.H. Jones (Barry Preservation Society), Mrs. P. Goodwin (Pride in Barry), Mr. G. Robertson (Penarth Society) and Mr. R. Simpson (Campaign for the Protection of Rural Wales).

Officers: Mrs. J. Crofts, Mr. N. Lloyd and Mr. C. Hope.

(a) Apologies for absence -

*These were received from Councillors Ms. R.M. Birch and A.D. Dobbinson (Vale of Glamorgan), Mrs. J. Williams (The Victorian Society), Mrs. E. Jervis (The Wenvoe History Group) and Mr. P. Graham -Woollard (Colwinston Community Council).*

(b) Chairman -

*In the unavoidable absence of both the Chairman and Vice-Chairman, Mr. R. Simpson was appointed Chairman for the meeting and took the Chair.*

(c) Minutes -

*AGREED - T H A T the minutes of the meeting held on 31<sup>st</sup> August, 2006 be agreed.*

(d) Information Feedback -

There was no information feedback.

(e) Applications in Conservation Areas(i) Colwinston

**2006/01124/FUL** Received on 8 August 2006

Mr. C. Edwards, Ty Maen Farm, Colwinston, Vale of Glamorgan, CF71 7NL  
Harmers Limited, 39 Lambourne Crescent, Cardiff Business Park, Llanishen,  
Cardiff, CF14 5GG

**Land Adjacent To Ty Maen Farm, Colwinston**

Construction of two dwellings.

The Group were advised of the contents of an e-mail received from Councillor P. Graham-Woollard:

*"Please record the undermentioned observations:*

*First the site plan omits the terrace of three new properties immediately opposite St. Michael's Close.*

*Second, it is the unanimously recorded view of the Community Council that the proposed development 'represents an over development of an infill site resulting in inadequate off-road parking. As a result it would be likely to create a road safety hazard particularly bearing in mind the narrowness of the lane opposite and a blind bend immediately adjacent. Equally the inadequate amenity space and the contemporary design would not be in keeping with the rural location with one Grade I and two Grade II listed buildings in the immediate vicinity'. The Community Council would however have no objection to a single dwelling of a similar design to Apple Tree Cottage recently built on the adjacent plot.*

*I trust that these observations will contribute to the Committee's deliberations and that you will update me on the outcome in due course".*

**RECOMMENDED - REFUSAL** - *The Group felt that the application should be refused on the grounds that the form and design was inappropriate for the Conservation Area and also represented an overdevelopment of the site.*

(ii) Penarth

**2006/01074/FUL** Received on 27 July 2006

*John and Sian Colderly, 73a Stanwell Road, Penarth, Vale of Glamorgan, CF64 3HJ*

*David Hill, Lyon and Co. Architects, 21 Victoria Road, Penarth, Vale of Glamorgan, CF64 3EG*

**73a Stanwell Road, Penarth**

*2 storey extension to side of existing building.*

**RECOMMENDED - APPROVAL.**

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RESOLVED - T H A T the report be noted.

**428 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -**

RESOLVED -

(1) T H A T the determination of building regulation applications as listed in the report be noted.

(2) T H A T the service of notices under the Building (Approved Inspectors etc.) Regulations 2000, as listed in the report, be noted.

**429 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -**

RESOLVED - T H A T the report on the following applications as determined under delegated powers be noted:

**Decision Codes**

A - Approved	B - No observations (OBS)
C - Unclear if permitted (PN)	E - Split Decision
F - Prior approval required (PN)	G - Approved the further information following "F" above (PN)
H - Allowed : Agricultural Condition Imposed : Appeals	N - Non permittal (OBS - objections)
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	V - Variation of condition(s) approved
O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)	

2006/00450/FUL	A	2, Llanblethian House, Cowbridge	New four bedroom dwelling and access bridge
2006/00451/FUL	R	12, Min Y Mor, Barry	Vary a condition (condition 3 of 05/01519/FUL)
2006/00697/FUL	A	Plot 1, Highlight Farm, Highlight Lane, Barry	Re-design of new detached dwelling and garage (approval 05/01297/RES)
2006/00794/FUL	A	143, Colcot Road, Barry	Proposed kitchen and first floor bedroom/bathroom extension
2006/00938/FUL	A	Headlands School. 2, St. Augustine's Road, Penarth	Retention of existing prefabricated science classroom building
2006/00974/FUL	A	17, Fferm Goch, Llangan	Demolish original kitchen, extend new building as kitchen/diner
2006/00979/FUL	A	Llantwit Major Fire Station, Llanmaes Road, Llantwit Major	Single storey extension to provide accommodation for maritime and coastguard agency auxiliary team. Aerial on fire service training tower.
2006/00992/FUL	A	36, Eastgate, Cowbridge	Part demolition of existing single storey extension and restoration of remaining house
2006/01002/FUL	A	Sefton Bungalow, Penmark	Removal of existing porch and replace with new
2006/01005/FUL	A	31, Heol Tre Forys, Penarth	Rear single storey extension to enlarge kitchen and living room
2006/01007/FUL	A	Penbury, Welsh St. Donats	External alterations to provide new roof to single storey area



2006/01014/FUL	A	Manor Cottage, St. Hilary	Minor amendment to application 05/01967/FUL - Amendment to layout of office, utility room and external covered store and adjustment to door and windows
2006/01016/FUL	A	Wenvoe Quarry, Wenvoe	Variation of Condition 3 of planning permission 0452 to allow continued extended operation hours for Wenvoe coating plants
2006/01017/FUL	A	14, Elm Grove Lane, Dinas Powys	First floor front extension
2006/01019/FUL	A	13/15, Tennyson Road, Penarth	Change of use to community arts venue
2006/01022/FUL	A	Old Lodging House, Burton Hill, East Aberthaw	Retention of existing porch and erection of detached garage and sunroom.
2006/01023/FUL	A	35, Heol Merioneth, Boverton, Llantwit Major	Demolish existing conservatory and replace with a larger conservatory
2006/01029/FUL	R	10, Illtyd Avenue, Llantwit Major	New semi-detached house connected to No. 10, Illtyd Avenue
2006/01036/FUL	A	10, Clos y Fulfran, Bryn Llongwr, Nells Point, Barry	Rear conservatory
2006/01039/FUL	A	Ty Gwyn, Llanmaes	Single storey extension and roofed patio
2006/01046/OUT	A	Tonwena, Nant Isaf, Wenvoe	Renewal of application no. 03/01249/OUT for detached dormer bungalow
2006/01047/FUL	A	Wick UAX, St. Brides Road, Wick	Re-roof existing timber shingle covering with Eternit non-fibrous cement corrugated roofing sheets
2006/01050/LBC	A	Barons Court, Penarth Road, Penarth	Replacement of existing signage to relay new brand

2006/01053/FUL	R	Plot adjacent to Southgate House, Town Mill Road, Cowbridge	Construction of a four bedroom detached house, double garage and parking (variation of permission 03/01126/FUL)
2006/01054/FUL	A	9, Boverton Brook, Llantwit Major	Amendments to 05/00870/FUL - Single storey extension to rear, porch to front and demolish existing outbuildings
2006/01061/FUL	A	The Old Orchard, 7, Merevale, Dinas Powys	New detached garage
2006/01066/FUL	A	45, Ludlow Street, Penarth	Single storey rear conservatory
2006/01067/FUL	A	Hollands Stables, Michaelston-le-Pit, Dinas Powys	Installation of hardwood double glazed conservatory to rear elevation
2006/01068/FUL	A	15, Benecrofte, Rhoose	Garage conversion
2006/01073/ADV	A	Tynewydd Road,(outside Library), Barry	2 advertising panels fully integrated into bus shelters (Landmark enclosed shelter)
2006/01080/FUL	A	4, Fforest View, Barry	New detached garage and conversion of existing integral garage to study
2006/01081/FUL	A	11, St. James Crescent, Barry	Conversion of an existing garage into a habitable room
2006/01095/FUL	A	3, Nailsea Court, Sully	Remove small conservatory and construct single storey bathroom extension, and single storey conservatory
2006/01118/FUL	A	5, Cowper Close, Penarth	Two storey side and rear extension
2006/01120/FUL	A	Manor Cottage, St. Hilary	Single storey extension (amendment to application 05/01967/FUL)

2006/01168/LAW	R	11, Lavernock Road, Penarth	Demolish existing sub standard single storey rear extension comprising kitchen, bathroom, outside toilet and coal store and replace with single storey extension with single pitched slate roof, drainage through existing drains
2006/01175/PNA	F	Llwynrhyddid Farm, Hensol, Pontyclun	Hardcored track with gravel finish
2006/01188/PNA	F	Llwynrhyddid Farm, Hensol	Hay and machinery storage
2006/01206/OBS	P	Land adjacent to Maesteg RFC, Llynfi Road, Maesteg	Erection of foodstore and associated car parking, access road, footpaths, landscape works and replacement car parking for rugby club
2006/01209/OBS	B	Land north of Glynogwr, Blackmill, Bridgend	Proposed erection of 6 wind turbines with associated sub station, tracks, masts and new access from the A4093
2006/00300/FUL	A	Pen Yr Heol House, Bonvilston	Proposed two storey extension to create a granny annexe
2006/00789/OUT	R	13, Ashgrove, Dinas Powys	New dormer bungalow to include disabled facilities
2006/00802/FUL	R	4, Maendy Ganol, Maendy	Two storey rear extension and relocate conservatory
2006/00819/OUT	R	Land to the rear of 115 and 117, Port Road East, Barry	Demolition of existing garage and erection of one detached dwelling
2006/00829/FUL	A	R.A.F. St. Athan	To create nine freshwater ponds (3m x 5m) to support a population of protected great crested newts

2006/00905/FUL	A	28, Ivy Street, Penarth	Loft conversion into bedroom & ensuit. Full width rear dormer
2006/00912/FUL	A	2, Woodford House, Colhugh Street, Llantwit Major	Kitchen extension
2006/01003/FUL	A	11, Gibbonsdown Close, Barry	Two storey and single storey extensions
2006/01009/FUL	R	1, Cliff Street, Penarth	Replacement of workshop and store to form a one-bedroom house
2006/01024/OBS	S	Cog Moors, Sully	Diversion of the Cardiff West/Penarth 33kv overhead line between pole 76 and pole 1 of the Brynhill Tee 33kv overhead line
2006/01031/FUL	A	Cherry Cottage, Colwinston	Granny flat extension to existing dwelling and replacement garage
2006/01033/FUL	A	Brynhyfryd, Bonvilston	Replacement dwelling
2006/01037/FUL	A	Woodgate House, 34, Fonmon Road, Rhoose	Installation of rear conservatory
2006/01041/FUL	A	78, Lavernock Road, Penarth	Rear roof extension and single storey rear extension
2006/01042/FUL	A	Unit 2, 81-85, Holton Road, Barry	Shop front installation
2006/01048/FUL	A	HTV Television Centre, Culverhouse Cross, Cardiff	Convert Social Club into a children's day nursery
2006/01057/FUL	A	37-39 Holton Road, Barry	Change of use of ground floor of 37-39 Holton Road to Use Class A3 (Cafe and Take-away)
2006/01060/FUL	R	13, Britway Road, Dinas Powys	Side carport, bedroom and attic extension

2006/01062/FUL	A	Chigwell House, St. Hilary	Demolish existing conservatory and construct new single storey garden room on same footprint
2006/01063/FUL	A	86, Westward Rise, Barry	Rear PVCu conservatory
2006/01064/FUL	E	Baron's Court, Penarth	Signs C-K & M
2006/01065/FUL	A	147, Lavernock Road, Penarth	3.0m X 3.5m Edwardian Conservatory
2006/01082/FUL	A	51, Pontypridd Road, Barry	Front dormer pitched roofs, rear conservatory, drop kerb on pavement to double width
2006/01086/FUL	A	1, Earl Crescent, Barry Island	Single storey extension
2006/01087/FUL	A	39, Dudley Place, Barry	Dormer for loft conversion (amendment to refused application 06/00601/FUL)
2006/01093/FUL	A	11, Knowbury Avenue, Penarth	Build over existing garage to extend bedroom and bathroom and create ensuite
2006/01102/FUL	A	Cherry Trees, Cross Common Road, Dinas Powys	Retention of balcony
2006/01104/FUL	A	29, Colcot Road, Barry	Outbuilding comprising of workshop and storage to the rear
2006/01121/LBC	A	Manor Cottage, St. Hilary	Minor amendment to application 05/01997/LBC - Amendment to layout of office, utility room and external covered store and adjustment to door and windows
2006/00567/FUL	R	Llancarreg, Southerndown	Erection of detached chalet style dwelling
2006/00810/FUL	A	2, Coed Mawr, Highlight Park, Barry	Two storey side extension and porch to front

2006/00916/FUL	R	36, Harding Close, Boverton	Two storey extension
2006/00981/FUL	R	Tesco Store, Culverhouse Cross, Vale of Glamorgan.	Variation of Condition 11 of planning permission 05/01051/FUL to allow for delivery of construction materials and removal of demolition materials between 07.30 and 09.30 and 15.30 and 18.30 Monday to Friday.
2006/00995/FUL	A	Britannia House, 1B, Penny Lane, Cowbridge	Partial change of use to restaurant and to extend opening hours to 12 midnight on Thursdays, Fridays and Saturdays and to 2100 on Sundays and 2300 on Bank Holidays
2006/01040/FUL	R	278/280, Holton Road, Barry	Removal of existing glass shopfront and blocking up openings incorporating upvc windows at high level
2006/01069/FUL	A	4, St. Johns Close, Brookfield Park, Cowbridge	Single storey extension to rear
2006/01072/FUL	A	9, Wenvoe Close, Wenvoe	Demolition of existing garage and utility room. New 2 storey extension to provide additional bedroom, bathroom, dining room & utility
2006/01079/FUL	A	Field near Summit View, Pen y Lan Road, Aberthin	Retrospective application for manege in corner of field
2006/01089/FUL	A	87, Court Road, Barry	Change position of door to allow disabled access to shop
2006/01092/FUL	R	1, Greenway Court, Barry	Garage, dining room, conservatory, bedroom and bathroom extension

2006/01101/FUL	A	Coach House, Crossways	Conversion of existing garage/office outbuilding to link with main house - two bedrooms to first floor general purpose room, kitchen and bathroom to ground floor
2006/01108/FUL	A	1, Dyfrig Street, Barry Island	Two storey rear extension
2006/01109/FUL	A	21, Heol Sant Bridget, St. Brides Major	Detached Side Double Garage
2006/01112/FUL	A	16, Ceri Avenue, Rhoose	Demolish existing garage and single storey stores and w.c. Construct new single storey garage, kitchen, cloakroom & utility extension.
2006/01117/FUL	A	Parkmount, Park Road, Dinas Powys	Ground floor extension to form larger kitchen and breakfast area, first floor extension to existing bedroom and over garage to form new master suite
2006/01125/FUL	A	26, Heol Pearetree, Rhoose Point, Rhoose	Single storey rear extension
2006/01132/FUL	A	13, Hickman Road, Penarth	Retention of re-surface drive & install turning space in lieu of front garden
2006/01140/FUL	A	Rhoose Point, Rhoose	Retention of maintenance track to manholes
2006/01162/FUL	A	85, Plymouth Road, Penarth	Repaint front windows and door and frame
2006/01167/FUL	A	9, Greenway Close, Llandough	L shaped Edwardian conservatory
2006/01174/FUL	A	90, Colcot Road, Barry	Rear single storey extension and detached single storey garage

2006/01179/FUL	R	Pond Farm, Llampha, Ewenny	Covered underground pool, double garage with granddads flat over
2006/00737/FUL	R	Lyndongrove, Llanblethian	Extension to existing stables and construction of perimeter walkways and corner infill to existing barns
2006/00766/OUT	R	Gwen y Mor, Old Barry Road, Penarth	Proposed 2 storey 2/3 bedroom house
2006/00818/FUL	R	Land east of Chequers, East Aberthaw	Erection of 2 no. dwellings
2006/00862/FUL	R	Court House, Flemingston, St. Athan	Proposed first floor extensions over existing kitchen/breakfast, utility room and double garage
2006/00930/FUL	A	Unit 33, Vale Business Park, Llandow	Retention of use for sale of caravans, ancillary goods and equipment and repair and maintenance of caravans
2006/00963/FUL	A	9, Lon-Yr-Eglwys, St. Brides Major	Amendment to previous approval - change pitched roof to flat roof with balustrading
2006/00978/FUL	A	58, Fonmon Park Road, Rhose	Rear and side extension with alteration to garage roof
2006/00987/FUL	A	3, Victoria Avenue, Penarth	Creation of vehicular access (gates to open inwards)
2006/00988/FUL	A	Tesco Store, Culverhouse Cross	Variation of condition 14 of planning permission 05/01051/FUL to allow construction activities to take place on Saturday afternoons, Sundays and Bank Holidays
2006/01012/FUL	R	Paradwys, Llanquian Road, Aberthin	Extension of an existing house



2006/01058/LEG	R	Vale Holiday Homes Ltd., Llwyn Nwydog Farm, Cowbridge Road, Talygarn	Variation of item 2 of schedule of S.106 agreement signed on 2nd October, 1996 to either remove the restriction on letting or to amend the maximum letting period to 6 months
2006/01070/FUL	R	124, Windsor Road, Penarth	Internal alteration to provide additional flat (resubmission of application 05/01608/FUL)
2006/01085/FUL	A	Sunnyview, St. Brides Major	Detached garage/car port with store room over & conservatory to north side of house
2006/01094/FUL	A	Tadwick Cottage, Llanblethian	Alterations and ground floor extension
2006/01119/FUL	A	9, Windsor Terrace, Penarth	Replacement front entrance door and frame
2006/01127/FUL	A	Argos, Unit 3, Waterfront Retail Park, Barry	Variation of condition 13 of consent 94/00144/OUT- to provide more retail floorspace and internal and external alterations.
2006/01129/FUL	A	Hexion Specialty Chemicals, Sully Moors Road, Sully	Erect steel-framed, steel clad building for storage of dry chemicals
2006/01135/FUL	A	Ty-Luke, Wenvoe	First floor bedroom extension and new pool room at ground floor
2006/01136/FUL	A	Amberley House, Llantwit Road, Wick	Rear ground floor extension to existing dwelling
2006/01137/FUL	A	51, Brockhill Way, Penarth	Proposed single and two storey extensions
2006/01139/FUL	A	Awel-y-Wynt, 3A, Rhoose Road, Rhoose,	Construction of a pitched roof extension to an existing first floor rear bedroom

2006/01141/FUL	A	35, Gwenfo Drive, Wenvoe	Form new roof construction over existing kitchen and garage area
2006/01143/FUL	A	Express By Holiday Inn, Port Road, Rhoose	Provide new glazed entrance canopy over existing entrance to hotel
2006/01144/ADV	A	Express By Holiday Inn, Port Road, Rhoose	Static box sign fixed to front face of new entrance canopy
2006/01145/FUL	A	Rear of 6, Merevale, Dinas Powys	Refurbishment of the gardeners cottage to form a granny annexe
2006/01146/FUL	A	60, Romilly Park Road, Barry	Demolition and reconstruction of garage following fire damage
2006/01149/FUL	A	2, Wordsworth Avenue, Penarth	Single storey rear extension
2006/01151/FUL	R	27, Heol Pearetree, Rhoose Point, Rhoose	New front boundary wall and gates
2006/01152/LAW	A	Raycroft, Cross Common Road, Dinas Powys	Continued use of land as garden curtilage
2006/01166/ADV	R	Side of 105, Broad Street, Barry	Wall mounted advertising board
2006/01185/FUL	A	4, Clos Yr Wylan, Nells Point, Barry	Traditional built cavity wall construction lean-to extension, including repositioning of existing garage access

#### 430 APPEALS (DEER) -

#### RESOLVED -

(1) T H A T the list of appeals received and decisions concerning appeals arising from the refusal of the Council to grant planning permission or in respect of enforcement action as detailed in the report be noted.

(2) T H A T the statistics relating to appeals for April 2006 to March 2007 and the list of forthcoming hearings and public inquiries as detailed in the report be noted.

(3) T H A T on receipt of appeal decisions by the Council the Planning Committee Members be electronically informed of the decisions.

431 TREES (DEER) -

RESOLVED - T H A T the report on the following applications determined by the Director under delegated powers be noted:

**Decision Codes**

A - Approved  
E Split Decision

R - Refused

2006/01230/TCA	A	39 Westward Rise, Barry	Works to ash tree.
2006/01268/TCA	A	Clive House, Bradford House, Penarth	Work to trees in a conservation area
2006/01178/TCA	A	The Tower, Tower Hill Avenue, Penarth	Work to trees
2006/01225/TCA	A	Homeside House, Bradford Place, Penarth	Work to trees

432 ENFORCEMENT ACTION (DEER) -

(i) Redwood Lodge, Llysworney: Overheight Boundary Fence -

Authorisation was sought for the service of an Enforcement Notice in respect of the unauthorised fence at Redwood Lodge, Llysworney.

The Planning Committee was advised that the primary issue of concern was the visual impact of the fence on the appearance and character of the Llysworney conservation area. The site had been inspected and it had been found that the fence had been erected and that when taking into account the raised height of the land, it had created an enclosure of approximately 2 metres in height from the highway. Communications had been entered into with the owner of the property who had been advised that planning permission was required for the fence and that the local planning authority had concerns in relation to the appearance of the fence as it stood and its impact on the character of the conservation area. The owner was written to in respect of the above matter but no response had been received. The owner was also written to in April 2006 advising that planning permission was required and that failure to attempt to regularise the development would necessitate the consideration of formal enforcement action.

The Planning Committee, having considered the above

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action including action under Section 174 of the Town and Country Planning Act 1990 to ensure

- (i) the removal of the section of the fence that bounds the front garden of the property
- (ii) the staining of the remainder of the fence in a colour to be specified by the Local Planning Authority.

Reasons for decisions

(i & ii) In the interests of local visual amenities and the wider character of the conservation area.

(ii) OS Field Parcel 1370, Pendoylan: Unauthorised Engineering Operations -

An Enforcement Notice in respect of unauthorised engineering operations in field parcel OS1370, Pendoylan was sought from the Planning Committee. The report noted that the primary issue in relation to the above was considered to be the impact of development on the appearance and character of the countryside and the justification for development. In terms of the impact on the countryside, the site was a prominent location which was visible from public views and whilst not from within the Ely Valley Special Landscape Area, was located sufficiently close to have an impact on its special character. The owner of the land had also previously attempted to provide an agricultural justification for developing the land but no formal development had ever been approved. Therefore, at present, no justification existed for the unauthorised engineering operations that had been carried out. As a result of the above, it was considered that the unauthorised engineering operations constituted an unacceptable and unjustified form of development in the open countryside, which adversely affected the visual amenities of the rural location and the wider character of the adjacent Ely Valley Special Landscape Area.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Sections 174 and 183 of the Town and Country Planning Act 1990, including the service of a stop notice if necessary, to ensure:

- (i) the cessation of the unauthorised engineering operations, excavations and earthworks
- (ii) the re-instatement of the land to its former level and condition.

Reason for decision

(i & ii) In order to protect the visual amenities of the rural location.

## 433 GENERAL PLANNING MATTERS (DEER) -

(i) Consultation on EIA Guidance Documents

Members of the Planning Committee were advised of the draft proposals from the Welsh Assembly Government in respect of two publications on the subject of Environmental Impact Assessment (EIA).

- (i) proposed amendments to Circular 11/99 on EIA and
- (ii) new draft EIA procedural and good practice guidance to replace the current departmental publication "EIA A Guide to Procedures".

## RESOLVED -

- (1) T H A T the contents of the report be noted.
- (2) T H A T the report be endorsed and formally issued to the Welsh Assembly Government as forming the Council's response to the Consultation Paper.

Reasons for decisions

- (1) The report provided information of the Welsh Assembly Government's proposed changes to Circular 11/99 EIA.
- (2) The report formed the Council's response to the proposed changes.

(ii) Consultation on Draft Ministerial Interim Planning Policy Statement on "Planning Health and Wellbeing" (DMIPPS 02/2006) -

The report advised the Planning Committee of the above publication by WAG and sought endorsement of the Council's formal response to the consultative draft document which was provided at paragraph 6 of the report attached at Appendix A. A copy of the draft MIPPS was also attached at Appendix B to the report for information. WAG had requested responses by 27<sup>th</sup> October, 2006.

## RESOLVED -

- (1) T H A T Cabinet be informed that the Planning Committee endorsed the Council's formal response to the Welsh Assembly Government's Consultation Draft MIPPS "Planning, Health and Wellbeing" as at Appendix A to the report.
- (2) T H A T Cabinet be further advised that the Planning Committee endorse the recommendation that once the MIPPS had been formally adopted

by the Welsh Assembly Government a further report be presented to Cabinet for information.

Reasons for decisions

- (1) To advise Members of the consultation exercise together with the Council's representations that had been made to the Welsh Assembly Government.
- (2) To ensure that Members are kept informed of developments in national planning policy.

(iii) Quarry Monitoring Programme: Annual Report on Quarrying Activity 2005/2006 -

The report outlined the developments in the minerals industry locally that had taken place during the last 12 months. The report highlighted the matters that had been dealt with during the year and any problems that had arisen at each site with a concluding section on output trends, reserves and wider minerals planning issues that had arisen during the year. Actual production figures of all sites were commercially confidential but general comments on trends were provided.

Aberthaw Quarry (active) East Aberthaw Lafarge Cement Ltd.

Workable reserves of stone in the area to the north of Port Road were close to exhaustion and quarrying would have to transfer to the permitted area of approximately 100 hectares to the south of the road in the near future. Work was almost complete on a temporary diversion of Port Road to allow the construction of a bridge over a cutting to be excavated between the two working areas, approved in December 2002.

In September 2006 planning permission had been granted for the infill of approximately half of the area to the north of Port Road with pulverised fuel ash from Aberthaw Power Station. Existing tipping space on the ash mound at the station was nearing exhaustion and the permission to tip in the quarry would secure a long term disposal site for the station and allow the agricultural restoration of the quarry at the surrounding ground level.

In June 2006 planning permission had been granted for the erection of a concrete batching plant in the bowl of the quarry for a temporary period of 18 months. The plant has to supply concrete to the major flue gas desulphurisation works that were being carried out at Aberthaw Power Station.

All quarried stone was supplied by conveyor to the adjoining cement works. Production in 2005 decreased by 5% compared to 2004, and remained less than 40% of the 183 peak. The cement works was the only such site in South Wales and with recent substantial investments in updating the works it was likely to remain an important industry in the Vale for the long term.

Ewenny Quarry (active) Ewenny Minimix Ltd.

Following approval of a revised scheme of working conditions in November 2005, the quarry crushing plant was relocated to the new quarry bowl in August 2006. The move triggered a temporary increase in the output limit from 200,000 to 325,000 tonnes for a three year trial period. Preliminary investigations indicated that the relocation of the plant had reduced noise levels at the closest dwellings in Kings Wood Close by some 6dB.

The replacement concrete batching plant approved in September 2005 had been constructed and the old plant had been removed.

Production in 2005 reduced by 29% from 2004, but was still above the former permitted limit. Complaints about the site had reduced considerably over the past 12 months and it was hoped that the relocation of the noisiest part of the plant to the new bowl, with increased screening, would continue to make the operation of the quarry more acceptable to residents.

Forest Wood Quarry (active) Llanharry Hanson Aggregates Ltd.

No further work had been carried out in the Vale of Glamorgan part of the quarry since the completion of stone extraction in that part of the site in 2003. Due to the limited extent of the area involved, restoration could not be carried out except as part of the scheme for the whole quarry, the remainder of which lay within Rhondda Cynon Taff's area.

Garwa Farm Quarry (quarrying resumed 2006) St, Mary Hill Lafarge Cement Ltd.

Production of stone resumed for a short period from January to September 2006 to overcome a face stability issue on the north side of the quarry. The stone produced was crushed on site and exported as aggregate to Lafarge/Minimix's concrete plants. This was the first time the high quality stone from the site has been used as aggregate, as it was normally held in reserve for cement production. There was also no planning restrictions on the end-use.

The opportunity was taken to update the Council's blast monitoring records, which indicated that the short period of working did not cause any unreasonable nuisance from blasting. It was understood that the quarry company had recently purchased the closest dwelling, Craig yr Eos.

Lithalun Quarry (active) Ewenny Aggregates Ltd.

Stone extraction was well advanced in the extension area approved in December 2002. All blasting operations in the new area were monitored to ensure no adverse effects occurred at Flemingsdown reservoir or at the closest dwelling, and despite occasional complaints of excessive vibration appeared to be well controlled to date. Despite the extensive reserves in the 2002 extension area, production had fallen by 50% compared to 2004.

Longlands Quarry (active) Corntown Green Circle Ltd.

Output at the site had fallen by 35% in 2005, and was currently less than 50% of the maximum permitted of 214,000 tonnes per year. The concrete batching plant and dust storage shed approved in September 2002 had not yet been constructed.

An appeal against the refusal of permission to make the temporary maximum explosive charge of 85kg permanent was allowed in March, but only insofar as a revised charge of 75kg was permitted over most of the site for an extended trial period expiring in September 2007. With the low production at this site, blasting was infrequent and only two further blasts had been monitored at the time of writing the report. A further planning application would have to be submitted in 2007 to make a further amendment to the controls, or else blasting would revert to the original limit of 45kg.

Pant Quarry (active) St. Brides Major Tarmac Ltd/ Pant Recycling Ltd.

Most of the stone from the site supplied the cement works at Aberthaw, replacing stone from the mothballed Garwa Farm Quarry, with smaller quantities being sold on the general aggregates market. Output increased by 7% in 2005 and it was now one of the busier sites in the Vale.

Determination of the application for updated working conditions for the quarry as required by the Environment Act, submitted in October 1999, had been deferred pending the submission of an Environmental Statement in respect of important ground water issues. Despite regular reminders no progress had been made, and it may be that the site would be affected by pending legislation which would require working to be suspended if the Environmental Statement was not provided within a set period.

The recycling plant in the quarry, run by a separate company, continued in operation and concern continued to be expressed about the number of skip lorries travelling through Corntown to and from the plant, but it could not be controlled by planning permission.

Pantffynnon Quarry (active) Bonvilston Seth Hill & Son Ltd.

Working continued but as reserves near exhaustion production continued at a low level, it was the smallest active site in the Vale in terms of output. Additional resources to the south of the quarry were protected by the minerals policy of the Unitary Development Plan, but the quarry operator had been unable to acquire them.

Wenvoe Quarry (active) Cemex Ltd.

The planning application for an extension to the quarry, including a haul road and conveyor crossing of Cwm Slade to a new working area to the south, submitted in May 2003, had not yet been determined. Consultations had identified several significant issues which required detailed analysis, and



discussions with the applicants and relevant consultees was continuing. The application had attracted substantial local opposition, with over 800 letters of objection having been received at the time of writing the report.

The proposed extension area was allocated for mineral extraction in Policy MIN 2 of the Unitary Development Plan, and if permitted would extend the life of the quarry by some eight years at recent extraction rates, or rather less if the permitted maximum output of 1 million tonnes per year were regained. Whilst Wenvoe Quarry was a major regional supplier of aggregates, concrete and tarmacadam, with the highest annual output of any Vale site, it has to be realised that no further areas had been identified as suitable for extensions and that even if the present proposal was approved the life of the site was limited.

Production in 2005 had fallen by 5% compared to 2004 but remained twice as high as any other Vale site.

#### Dormant sites

There had been no renewed interest in resuming mineral extraction during the past year at Argoed Isha, Beaupre, Cosmeston, Cnap Twt, Downswood, Ely Brickworks, Ruthin, Lavernock, St. Andrews or Southerndown Road quarries, all of which had been dormant since at least the mid-1980s and some for much longer. All the sites had valid planning permissions, but applications for updated working conditions under the Planning and Compensation Act 1991 and/or the Environment Act 1995 would be necessary before quarrying could resume.

#### Level of Activity in the Vale

Information on output of individual quarries was commercially confidential, but it was helpful to assess total output and trends to ensure that the adopted Unitary Development Plan policies were providing for anticipated demand.

Total aggregate production in 2005, at 1.49 million tonnes, was 16% below the 2004 figure (which represented a peak in recent years). Output at all the sites that produced stone only for aggregate purposes had fallen when compared to 2004, in some cases by substantial amounts. The reasons for this were not immediately clear and would need to be examined in the wider regional context when the Regional Aggregates Working Party's report for 2005 was published, but it reversed the upward trend of recent years. Production was nevertheless still above the 2001 "low" of 1.40 mt.

With permitted reserves at active aggregates sites of 22.4 mt (estimated figure based on 2004 data and 2005 production) the current reserves situation appeared satisfactory, but with an uneven distribution of those reserves greater pressure could develop to increase production at the site with greater reserves as the smaller sites were depleted. Non-aggregate production, predominantly for cement manufacture, had remained relatively static for some years.

## National Policy Issues

As part of the policy framework for aggregates supply set out in Minerals Technical Advice Note 1: Aggregates (MTAN1), published by the Welsh Assembly Government in March 2004, work was continuing by a sub-committee of the regional Aggregates Working Party on the preparation of the Regional Technical Statement on aggregates. This had been due to be completed in mid 2006, but had been delayed partly due to the concerns over confidentiality referred to earlier, and were expected to be completed in mid-2007. When complete, that Statement would form a framework for the future supply of aggregates in south Wales, and would make particular reference to the role of secondary and recycled aggregates and to the capacity of areas to contribute to regional demand. This Council was represented by the Senior Planner-Minerals on the sub-committee and by Councillor A.J. Williams on the guiding Members' Forum.

The Planning Committee, having considered the report

RESOLVED -

- (1) T H A T copies of the Annual Quarry Monitoring Report be sent to Cardiff County Council, Bridgend County Borough Council and Rhondda Cynon Taff County Borough Council for their information.
- (2) T H A T the Committee Members receive a presentation on the impact of dredging on the environment in due course.

### Reason for decision

To inform adjoining Mineral Planning Authorities of trends in mineral activity in the Vale during the past year.

#### (iv) Broad Street, Barry: Proposed Amendment to No Waiting At Any Time Order -

Members approval was sought to introduce an amendment to the No Waiting at Anytime Traffic Regulation Order in Broad Street, Barry.

The proposal before the Committee was to remove the short section of double yellow lines without reducing the overall effect of the Order and the proposal would provide an additional five to six parking space for general unrestricted parking. It was therefore considered appropriate to amend the existing Traffic Regulation Order to reflect these proposals. The Committee was also apprised of the fact that the former bus depot was due to open as a bus museum.

RESOLVED -

- (1) T H A T subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's

intention to make a Traffic Regulation Order the effect of which would be shown at Appendix A to the report.

(2) T H A T in the event of no objections being received the Order be granted.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

434 PLANNING APPLICATIONS (DEER) -

Having considered the following applications for planning permission and where necessary the observations of interested parties, it was

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

**2005/00860/OUT** Received on 12 April 2006

(P.76)

Dreameze Beds Ltd. (Newco), C/o 256, Holton Road, Barry, Vale of Glamorgan. CF63 4HL

CDC Westlea, 9, Burnham Avenue, Sully, Vale of Glamorgan. , CF64 5SU

**Site north west of Bendrick Road currently accessed off Wimborne Road, Barry Docks**

Proposed 10,000 ft2 assembly/manufacturing unit and 12 three bedroom residential units

DEFERRED at the request of the applicant to allow a flood assessment to take place - to be submitted within 60 days.

**2005/01442/FUL** Received on 12 September 2005

(P.80)

Mr. Nigel Beere, C/O Agents

Chichester Nunns Partnership, Rawden House, 65, Cowbridge Road East, Cardiff. CF1 9AE

**Land at Bendricks Road, Barry**

Proposed residential development (4 number houses)

**REFUSED** (written representations)

1. The proposal would represent residential development within a Zone C2 Flood Risk Area and the applicants have failed to provide any assessment of flooding consequences. The development is therefore considered to be contrary to advice contained in Planning Policy Wales (2002), TAN15 `Development and Flood Risk` and Policy ENV27 `Desing of New Developments` criteria iv of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.

**2005/01955/FUL**

Received on 20 June 2006

(P.85)

Iolo Prestige Developments, Enterprise House, 82, Whitchurch Road, Cardiff.  
CF14 3LX

Carhys Developments Ltd, Yr Hen Felin, St. Donats, Vale of Glamorgan. ,  
CF61 1ZB

**Former Post Office Sorting Offices, Llanmaes Road, Llantwit Major**

5 No. townhouses

**REFUSED** (written representations)

1. The proposed development, by reason of its siting, layout and design of the proposed dwellings, would represent an insensitive over development of the site, which would fail to preserve or enhance the character and appearance of the Llantwit Major Conservation Area, or to protect the amenities of future occupants. As a consequence, the proposal is contrary to Policies ENV27 (Design of New Developments), HOUS8 (Residential Development Criteria) HOUS2 (Settlements), ENV17 (Protection of Built and Historic Environment) and ENV20 (Development in Conservation Areas) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Supplementary Planning Guidance on 'Amenity Standards'.
2. The proposed development, by virtue of the access, parking and manoeuvring arrangements within the site, would fail to provide for safe vehicular access, to the detriment of highway and pedestrian safety in the locality. The proposal would therefore fail to accord with Policies HOUS8 (Residential Development Criteria), HOUS2 (Settlements), ENV27 (Design of New Developments) and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's approved Parking Guidelines.

**2006/00021/FUL**

Received on 10 January 2006

(P.89)

Mr. Michael Pellegrotti, Celtic House, Wick, Vale of Glamorgan.

Martin Healer Dev. Services, Nodor House, South Road, Bridgend Industrial Estate, Bridgend. CF31 3SY

**Land adjacent to The Star Inn, Ewenny Road, Wick**

Retention of new dwelling, new vehicular and pedestrian access from St. Brides Road

APPROVED subject to the following condition(s):

1. The additional works to the front elevation as indicated on the approved plans shall be completed in accordance with those details before the first beneficial occupation of the dwellinghouse hereby approved.

Reason:

In the interests of the visual amenity and to accord with Policy ENV27 of the Unitary Development Plan.

2. The on-site car parking and turning facilities indicated on Drawing No. 3198-14 shall be completed before the first beneficial occupation of the dwelling hereby approved and shall thereafter be retained and maintained at all times for the parking and manoeuvring of vehicles in connection with the use of the dwellinghouse.

Reason:

In the interests of highway safety and to accord with Policy ENV27 of the Unitary Development Plan.

3. No beneficial occupation of the dwelling hereby approved shall take place until works to complete the access and car parking to the adjacent public house have been undertaken. These include the realignment of the existing kerb line in accordance with the stopping up of Highway Order dated 26 September 2006 and the permanent marking of the parking bays to the public house car park.

Reason:

In the interests of highway safety and to accord with Policy ENV27 of the Unitary Development Plan.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no pedestrian or vehicular access to the dwelling hereby approved shall be obtained other than via the new vehicular access onto the cul-de-sac off St. Brides Road.

Reason:

In the interests of highway safety.

5. The double garage hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garages shall be

available at all times for the parking of private motor vehicles associated with the dwellinghouse.

Reason:

To ensure that adequate off-street parking and garaging facilities are retained for the dwellinghouse.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for the purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. No additional windows shall be inserted in the rear and side elevations of the dwelling hereby approved without first obtaining the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. The rendered blockwork walls to the north and south boundary, as indicated on Drawing No. 3198-10, shall be completed before the first beneficial occupation of the dwellinghouse hereby approved. Any variation to the boundary treatment must be first agreed in writing with the Local Planning Authority.

Reason:

In the interests of privacy and visual amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

**2006/00326/FUL**

Received on 8 March 2006

(P.98)

Meirion Evans, Southerndown House, South Terrace, Southerndown, Vale of Glamorgan , CF32 0RN

Meirion Evans, Southerndown House, South Terrace, Southerndown, Vale of Glamorgan , CF32 0RN

**The Coach House, South Terrace, Southerndown**

Sub-division of property to create separate unit of residential accommodation

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to require the cessation of the use of the coach house as a separate residential unit.

**REFUSED** (written representations)

1. The proposed conversion is considered unacceptable by virtue of the siting of the property, within a restricted plot that fails to provide acceptable standards of parking and amenity space for the prospective occupants, and causes significant impact upon the privacy and private amenities of the adjoining dwelling, Southerndown House. The proposal is therefore considered contrary to Policies HOUS8 - Residential Development Criteria, HOUS2 - Additional Residential Development, HOUS11- Residential Privacy and Space and ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance contained within the adopted 'Amenity Standards' Supplementary Planning Guidance and Planning Policy Wales (March 2002).

**2006/00441/FUL**

Received on 28 March 2006

(P.102)

JCW (Construction) Limited, The Jays, 7, Wick Road, Ewenny, Bridgend. , CF35 5BL

CDN Planning Limited, 77, Herbert Street, Pontardawe, Swansea. , SA8 4ED,

**Garage building at Little West, Southerndown**

Alterations and extensions to provide three residential apartments and associated parking space

**REFUSED** (written representations)

1. The proposal represents an unacceptable form of residential development in the countryside without an agricultural or forestry

justification, to the detriment of the rural coastal environment of this part of the Heritage Coast. The proposal is therefore considered contrary to Policies ENV1 'Development in the Countryside'; ENV5 'Glamorgan Heritage Coast' and HOUS3 'Dwellings on the Countryside' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

**2006/00764/FUL**

Received on 26 May 2006

(P.106)

M. Howell Adams, Cross Farm, Pentre Meyrick, Vale of Glamorgan.

C. J. Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan., CF63 4LA

**Land at Cross Farm, Pentre Meyrick**

Retention of detached garage and games room

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to ensure the removal of the dormer windows to the existing front elevation of the approved garage.

**APPROVED subject to the following condition(s):**

1. This consent shall only relate to the amended plans reference 0601-001 Rev A, 0601-002 Rev A, 0601-003 Rev A, 0601-004 Rev A, 0601-005 Rev A received on 8 September 2006 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking, amending or re-enacting that Order) the double garage hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

In order to control the scale of the approved garage.

3. The double garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Cross Farm.

Reason:



To avoid the creation of a separate unit of residential accommodation.

4. Notwithstanding the amended plans as referenced in Condition No. 1, the dormer windows as shown in superseded plans received on 19 May 2006 Drawing Ref. 0601-001, 0601-003, 0601-004 hatched in green shall be removed within three months of the approval date.

Reason:

To protect the visual amenities of the surrounding area and to ensure the garage is developed in accordance with the approved plans.

5. Any first floor created above the garage hereby approved shall not be used for any residential accommodation purposes and should only be available for ancillary and incidental use associated with the adjoining dwelling.

Reason:

To ensure that no part of the building is used for independent residential accommodation.

6. Notwithstanding the submitted plans, the residential curtilage of the dwelling associated with the garage building hereby approved shall be submitted to the Local Planning Authority within 2 months of the date of this consent and this curtilage shall be properly defined on site with an agreed boundary treatment within 3 months of the date of this consent.

Reason:

To ensure the residential curtilage of the property is properly defined and to comply with the terms of Policies ENV1 and ENV27 of the Unitary Development Plan.

**2006/00882/FUL**  
(P.111)

Received on 21 June 2006

Mr. and Mrs. J. R. J. Thomas, Gileston Farm, Gileston, Vale of Glamorgan.,  
CF62 4HX

Mr. R. Fuller, Seafield, Village Farm, Bonvilston, Vale of Glamorgan., CF5  
6TY

**The Cot, Gileston Farm, Gileston**

Replacement of run down farm workers cottage

**REFUSED** (written representations)

1. The proposed dwelling is not required for any functional need of the agricultural holding and therefore there is no agricultural justification for

the dwelling. The development therefore falls to be considered as a replacement dwelling in the countryside. Having regard to the scale, design and external appearance of the dwelling, which is disproportionate to the size of the original dwelling and which is also considered to detract from the rural character and setting of this part of the Heritage Coast the development is unacceptable. The development is therefore considered to be contrary to Policies ENV1 'Development in the Countryside', ENV5 'The Heritage Coast' ENV10 'Conservation of the Countryside' ENV27 'Design of New Developments' HOUS3 'Dwellings in the Countryside and HOUS7 'Replacement and Extension of Dwellings in the Countryside' as contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and contrary to national policy guidance as contained in Planning Policy Wales (2002) and Technical Advice Notes 6 'Agricultural and Rural Development' and 12 'Design'.

**2006/01015/FUL**

Received on 19 July 2006

(P.114)

JCW Construction, 7, Wick Road, Ewenny, Vale of Glamorgan., CF35 5BL  
Quorum Associates, 89, Eastgate, Cowbridge, Vale of Glamorgan., CF71 7AA

**Little West, Southerndown**

Conversion of existing building and construction of eight apartments

**APPROVED subject to the following condition(s):**

1. The car parking areas, access and bin and bicycle storage area and structures as detailed on Drawing No. 2500/SP registered on 19 July 2006 shall be fully implemented on site, in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority, prior to the first beneficial use of the development hereby approved and shall thereafter be so retained on site at all times to serve the development hereby approved.

Reason:

To ensure the provision of on site parking, safe access and storage of refuse areas in the interests of highway safety and the visual amenities of the area and to meet the terms of Policies ENV27 - Design of New Developments, TRAN10 - Parking and ENV5 - The Glamorgan Heritage Coast.

2. All means of enclosure and gates on the site shall be in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority and the approved means of enclosure and any gates shall be fully implemented on site prior to the first beneficial occupation of the development and shall thereafter be so maintained at all times.

Reason:

In the interests of the visual amenities of the Glamorgan Heritage Coast and to meet the requirements of Policies ENV27 - Design of New Developments and ENV5 - The Glamorgan Heritage Coast.

3. No external lighting or floodlighting shall be installed or operated within the curtilage of the building, or on the building without the prior written consent of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the Glamorgan Heritage Coast and to meet the requirements of Policies ENV27 - Design of New Developments and ENV5 - The Glamorgan Heritage Coast.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no fence, wall or gate or other means of enclosure other than as approved in respect of Condition No. 2 above shall be erected, placed or constructed on the site without the prior consent of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the Glamorgan Heritage Coast and to meet the requirements of Policies ENV27 - Design of New Developments and ENV5 - The Glamorgan Heritage Coast.

5. The windows excluding the patio doors on the front and side elevations and the dormer detailing to these elevations shall be installed and constructed as detailed on Drawings Reference 2500/09B received on 8 September 2006 and Drawing No. 2500/10A and those windows currently installed shall be removed from the building within 2 months of the date of this consent.

Reason:

To ensure that the development will not detract from the character and setting of the Glamorgan Heritage Coast and to meet the requirements of Policies ENV27 - Design of New Developments and ENV5 - The Glamorgan Heritage Coast.

**2006/01051/FUL**  
(P.120)

Received on 25 July 2006

Leslie Powell, The Larks, Marcross, Llantwit Major, Vale of Glamorgan, CF61 1ZG

Leslie Powell, The Larks, Marcross, Llantwit Major, Vale of Glamorgan, CF61 1ZG

## **The Larks, Marcross, Llantwit Major**

Erection of a WT6000 - 6 Kw wind turbine within a field, located approximately 150m from the owner's dwelling and approximately half a mile from the nearest neighbour

### APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

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

2. Notwithstanding the submitted plans, the head and tower of the turbine shall be painted light grey and a sample panel of the proposed colour shall be submitted to and approved in writing by the Local Planning Authority and the turbine shall be finished in the approved colour prior to its erection on site and shall thereafter be maintained at all times.

Reason:

In the interests of visual amenities of the area and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

3. Notwithstanding the submitted plans the concrete base for the turbine shall be a distance of 4.25 metres from the edge of the hedgerow.

Reason:

To reduce any impact on bats and birds in flight and to ensure compliance with Policy Comm 4 of the Unitary Development Plan.

4. Any site clearance and site works shall be carried out outside the nesting season (March to August inclusive), unless it can be demonstrated by way of a report which shall be submitted to the Local Planning Authority for consideration, that nesting birds will not be disturbed.

Reason:

Under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built.

5. Within three months of the wind turbine hereby approved becoming redundant, the turbine and any concrete foundations shall be removed from the land and the site shall be restored to its former condition.

Reason:

In the interests of the visual amenities of the area, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

**2006/01075/FUL** Received on 27 July 2006

(P.127)

Mr. G. Crandon, The Barn, Llysworney, Vale of Glamorgan., CF71 7NQ  
Buckle Chamberlain Partnership Ltd., Mill House, Llancayo Court, Llancayo,  
Usk, Monmouthshire., NP15 1HY

**Land adjacent to Llangan Primary School, Llangan**

Proposed conversion of redundant stables to offices and associated works

DEFERRED to the next meeting of the Committee to allow applicant to amend proposals.

**2006/01090/OUT** Received on 31 July 2006

(P.135)

Newydd Housing Association (1974) Ltd., 5, Village Way, Tongwylais, Cardiff.  
F15 7NE

Boyer Planning Limited, 33 - 35, Cathedral Road, Cardiff., CF11 9HB

**Vacant land at the corner of Vere Street and Harvey Street, Barry**

Development of eleven 1/2 bedroom flats, with associated gardens and parking area

WITHDRAWN

**2006/00816/RG3** Received on 6 June 2006

(P.138)

Chris Fray, Head of Economic Development and Leisure, Vale of Glamorgan  
Council, Subway Road, Barry, Vale of Glamorgan., CF63 4RT

Mr. C. Fray, Head of Economic Development and Leisure, Vale of Glamorgan  
Council, Subway Road, Barry, Vale of Glamorgan., CF63 4RT

**Kings Square, Central Park and Holton Road Pedestrian Area, Barry  
Town Centre, Barry**

Operation of a market between 0600 and 2100 hrs for periods not exceeding 7 days on 5 occasions per year.

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development hereby permitted shall be begun before the

expiration of five years from the date of this permission.

Reason:

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

2. The site shall only operate as a market for periods not exceeding 7 days on a maximum of 5 occasions per year between the hours of 09.00 hrs and 20:00 hrs.

Reason:

In order to protect nearby residential amenity and to ensure compliance with the terms of Policy Shop 2 of the Unitary Development Plan.

3. No stalls or associated goods, materials or equipment shall be installed on the site prior to 07:00 hrs on the first day of the market and no stalls, associated goods, materials or equipment or waste resulting from the market shall be left on the site after 21:00 hours on the final day of the market on Mondays to Saturdays. Where the first day of the market falls on a Sunday no stalls or associated goods, materials or equipment shall be installed on the site prior to 08:00 hrs.

Reason:

In order to protect nearby residential amenity and to ensure compliance with the terms of Policy Shop 2 of the Unitary Development Plan.

4. Prior to the first operation of the market hereby approved, a method statement which shall include formal agreements between the Council and the local traders in relation to the operation of the market and agreed service arrangements, shall be submitted to and approved in writing by the Local Planning Authority and the operation of all future markets shall be carried out in full accordance with the agreed method statement.

Reason:

In order to ensure that the operation of the market does not prejudice the existing retail function and to ensure compliance with the terms of Strategic Policy 9 of the Unitary Development Plan.

**2006/00817/RG3**  
(P.146)

Received on 6 June 2006

Chris Fray, Head of Economic Development and Leisure, Vale of Glamorgan Council, Subway Road, Barry, Vale of Glamorgan., CF63 4RT  
Mr. C. Fray, Head of Economic Development and Leisure, Vale of Glamorgan Council, Subway Road, Barry, Vale of Glamorgan., CF63 4RT

**Kings Square, Central Park and Holton Road Pedestrian Area, Barry Town Centre, Barry**

Operation of a market of up to 100 stalls, between 0600 and 1800 hrs on Tuesday and Friday of each week

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

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

2. The site shall only operate as a market on Tuesday and Friday each week between the hours of 09.00 hrs and 18:00 hrs up to a maximum of 100 stalls.

Reason:

In order to protect nearby residential amenity and to ensure compliance with the terms of Policy Shop 2 of the Unitary Development Plan.

3. No stalls or associated goods, materials or equipment shall be installed on the site prior to 07:00 hrs and no stalls, associated goods, materials or equipment or waste resulting from the market shall be left on the site after 21:00 hours.

Reason:

In order to protect nearby residential amenity and to ensure compliance with the terms of Policy Shop 2 of the Unitary Development Plan.

4. Prior to the first operation of the market hereby approved, a method statement which shall include formal agreements between the Council and the local traders in relation to the operation of the market and agreed service arrangements, shall be submitted to and approved in writing by the Local Planning Authority and the operation of all future markets shall be carried out in full accordance with the agreed method statement.

Reason:

In order to ensure that the operation of the market does not prejudice the existing retail function and to ensure compliance with the terms of Strategic Policy 9 of the Unitary Development Plan.

(N.B. Councillors G.A. Cox, M.R. Harvey and G.C. Kemp vacated the room whilst application numbers: 2006/00816/RG3 and 2006/00817/RG3 were being considered.