

PLANNING COMMITTEE

MINUTES of a meeting held on 15th November, 2006.

Present: Councillor A.D. Dobbinson (Chairman); Councillors R.J. Bertin, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, F.T. Johnson, Mrs. M. Kelly Owen, G.C. Kemp, Mrs. A.J. Preston, Mrs. M. Randall, W.C. Vaughan and A.J. Williams.

510 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch and G.A. Cox.

511 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 18th October, 2006 be approved as a correct record.

512 DECLARATIONS OF INTEREST -

The following Members declared interests as indicated below:

Councillor G.C. Kemp	Planning Application 2006/00752/FUL (applicant personally known)
Councillors A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams	Planning Applications: 2006/01126/RG3 2006/01251/RG3 2006/01440/RG3 (Cabinet Members)

The above Members vacated the room during the consideration of the said applications.

513 CONSULTATION ON REVISION OF TECHNICAL ADVICE NOTE (TAN) 13 - TOURISM (REF - MINUTE NO. C2726) -

Cabinet had, on 25th October, 2006 considered the report which outlined officers' views in respect of the above consultation. In summary, the revised draft TAN

- provided updated guidance and advice on sources of legislation relevant to various tourism topics which could be encountered by local planning authorities
- provided updated guidance for use in development control decisions

- provided guidance for the preparation of Local Development Plans.

In general, Cabinet had considered that the draft TAN provided useful guidance on planning for tourism and tourism related developments and was generally to be welcomed, as was the WAG's commitment to the promotion of more sustainable forms of tourism. Also welcomed was the acceptance that tourism related development proposals, even after mitigation measures, which resulted in significant adverse impacts upon the environment should be refused planning permission. Cabinet had, subject to consultation with this Committee, resolved that the report be endorsed as the Council's formal response to the WAG consultation draft of TAN 13 - Tourism.

Attention was drawn in particular to the proposal within the TAN that local planning authorities should undertake an assessment of the level and nature of the local tourism sector, and to the fact that the requirements of the TAN went far beyond the assessment that would be undertaken as part of the draft Tourism Strategy. Were that element of the TAN to remain, resourcing would be a major issue.

RESOLVED - T H A T the resolutions of Cabinet as contained in Minute No. C2726 be endorsed.

514 CONSULTATION ON REVISION OF TECHNICAL ADVICE NOTE (TAN) 16 - SPORT, RECREATION AND OPEN SPACE (REF - MINUTE NO. C2727) -

Cabinet had, on 25th October, 2006 considered the report which outlined officers' views in respect of the above consultation. In summary, the revised TAN

- set out the key principles in Sport and Recreation and the relationship between the TAN and other national strategy documents
- provide guidance on the development of an Open Space Assessment for Sport and Recreation
- provided guidance on the preparation of Local Development Plans
- addressed development control procedures relating to Sport, Recreation and Open Space
- proposed standards of best practice in policy development and planning decisions relating to Sport, Recreation and Open Space
- aimed to integrate further the links between health and wellbeing, sport and recreational activity and sustainable development in Wales through the development of land use planning guidance in accordance with the policies set out in Planning Policy for Wales (PPW).

Cabinet had considered that the draft TAN 16 was generally clear and set out the WAG's integrated approach to sport and recreation, showing how an active and healthy population could contribute to economic development, community regeneration and social inclusion. The Cabinet had, subject to consultation with this Committee, endorsed the report as the Council's formal

response to the WAG consultation draft of TAN 16 - Sport, Recreation and Open Space.

Attention was drawn in particular to the indication within the TAN that the objectives set out in the PPW could only realistically be achieved by undertaking local assessments of need and an audit of existing provision. As indicated in the consideration of TAN13, were that element of the TAN to remain, resourcing would be a major issue.

RESOLVED - T H A T the resolutions of Cabinet as contained in Minute No. C2727 be endorsed.

515 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 18th October, 2006 be noted:

(a) Garage Building at Little West, Southerndown.	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston and Mrs. M. Randall.
(b) Little West, Southerndown	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston and Mrs. M. Randall.

516 PLANNING RELATED PROSECUTIONS (DLRS) -

Details were presented of the planning related prosecutions undertaken by the Legal Services Department in the Magistrates/Crown Court from October 2004 to September 2006.

Discussion then ensued on the practicalities of instituting enforcement action in respect of a vehicle displaying advertisements in a lay-by on the public highway, concerning which officers from the Planning and Transportation Department agreed to investigate further.

RESOLVED - T H A T the position be noted.

517 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 listed in the report be noted.

(2) T H A T the service of notices under the Building (Approved Inspectors etc.) Regulations 2000 and under Section 32 of the Building Act 1984, as listed in the report, be noted.

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

RESOLVED - T H A T the report on the following applications 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)	

2005/01571/FUL	A	Rectory Lodge, Leckwith Road, Llandough	Reconstruction of dwelling
2005/01947/FUL	A	34, Merthyr Dyfan Road, Barry	Double storey side and front extension and rear conservatory

2006/00511/FUL	A	St. Davids Church In Wales Primary School, Colwinston	New car parking spaces, 19 no. staff, 1 no. disabled, 4 no. visitors, wider access drive and ancillary works
2006/00701/FUL	R	Meadow View, Crossways, Cowbridge	New building for the storage of machines and equipment associated with the adjacent vineyard and food produce business
2006/00892/FUL	A	Tyn y Caeau, Primrose Hill, Cowbridge	Formation of two tracks
2006/00903/FUL	A	19, The Broadshoard, Cowbridge	Two storey side extension with lean-to porch. New lean-to conservatory blocking up 2 no. doorways and enlarging 1 no. window
2006/00946/LAW	A	Glenburnie, Port Road, Wenvoe	Non-compliance with the agricultural condition
2006/00962/FUL	A	Land to side of 22, Kenilworth Road, Barry	Pair of three bedroom semi-detached two storey houses including four parking spaces
2006/00975/FUL	R	House adjacent to New Breach Farm, Cowbridge	Living room, porch, utility room, study and porch extension
2006/01043/FUL	A	98, South Road, Sully	Rear ground floor extension and side garage
2006/01055/FUL	A	67, Romilly Road, Barry	Conservatory to front of house
2006/01076/LBC	A	Nant Bran Farm, St. Nicholas	Two storey rear extension
2006/01077/FUL	A	Nant Bran Farm, St. Nicholas	Two storey extension to rear of property.
2006/01122/FUL	A	Gigman Mews, St. Mary Church	Change of use from stores to living area

2006/01134/FUL	A	Burdons Farm, Wenvoe	Conversion of barn complex into five bedroom dwelling
2006/01148/FUL	A	61, Arlington Road, Sully	Revision to elevations of currently approved two storey extension to rear
2006/01153/FUL	A	72, Kingsland Crescent, Barry	Ground floor kitchen extension, first floor bedroom extension over kitchen & internal alterations to convert front bedroom to two
2006/01171/FUL	A	17, Paget Road, Penarth	Demolition of existing rear extension and construction of 3 storey rear extension and provision of new wrought iron balustrading to first floor balcony
2006/01182/FUL	A	5, Caer Ty Clwyd, Llantwit Major, Vale of Glamorgan	Proposed two storey extension and alterations
2006/01186/FUL	A	Stables adjacent to Aberogwrn Farm, Llanbethery	Proposed third bay extension to existing stables at Aberogwrn Farm
2006/01190/FUL	A	Pen y Bryn Bottom Farm, Llanmaes	New hay and machinery storage and sheep in-wintering building
2006/01192/FUL	A	17, Mountbatten Road, Barry	Single storey extension to side and rear of property
2006/01205/FUL	A	Sheepcourt Farm, Bonvilston	Proposed single storey conservatory and minor alterations
2006/01207/FUL	A	4, Highlight Lane, Barry	Single storey rear extension and side dormer window to roof space with a new ground level garage
2006/01221/FUL	A	The Stables, St. Donats	Single storey extension and alterations

2006/01224/FUL	A	17, Elm Grove, St. Athan	Rear extension to provide day room and cloaks at ground floor and bedroom with en-suite at first floor
2006/01231/FUL	A	25, Tynwydd Road, Barry	Partial change of use to beauty therapy business
2006/01263/FUL	A	38, Tydfil Street, Barry	Single storey utility extension with wc
2006/01264/FUL	A	10, Geraints Way, Cowbridge	Extension to house
2006/01291/PNA	F	Crofta Farm, Ystradowen	New building
2006/01298/PNA	R	Argae House Stables, St. Andrews Major	Hay/straw storage building
2005/01745/FUL	A	4, Bradenham Place, Penarth	Replacement windows
2005/01993/FUL	A	171, Cardiff Road, Dinas Powys	Application for formal approval of ancillary accommodation use of Coach House at 171, Cardiff Road, Dinas Powys
2006/00922/LAW	R	Recycleitdot.com Limited, Ty Verlon Industrial Estate, Cardiff Road, Barry	Change of use from commercial garage workshop to premises for recycling cardboard, paper, plastics and aluminium cans
2006/01001/FUL	A	Stable/Coach House rear of 6, Wine Street, Llantwit Major	Renewal of application 01/01035/FUL - Alterations to convert Coach House/Stable to single bedroom dwellinghouse
2006/01071/FUL	A	6, Friars Road, Barry Island	Extension to rear of no. 6, removal of existing fire escape, stair and alterations (removal, addition and replacement) of existing windows and doors

2006/01113/FUL	A	4, Goscombe Drive, Penarth	Conservatory to rear of property
2006/01128/FUL	A	170, Port Road East, Barry	Single storey extension and extra bedroom on 1st floor
2006/01138/FUL	A	27, Cae'r Odyn, Southra Park, Dinas Powys	Conservatory to rear elevation
2006/01150/FUL	A	Nouveau, Highwalls Road, Dinas Powys	Erection of first floor rear extension
2006/01164/FUL	A	102, Cornerswell Road, Penarth	Conversion of roof space to form seating area and en-suite shower room. Proposed flat roofed dormer window to rear of property
2006/01170/FUL	A	9, Heol Fioled, Pencoedre Village, Barry	Conservatory to side of property
2006/01173/FUL	A	Caer Castell, Porth y Green, Cowbridge	Install solar panels on South facing roof at rear of property
2006/01176/FUL	A	Land adjoining 41, Nant Talwg Way, Barry	Erection of a dwellinghouse
2006/01193/FUL	A	6, St. Brannocks Close, Barry	Porch, half brick/half glass to side of property to use as entrance into kitchen
2006/01200/FUL	A	9, Whiteways, Llantwit Major	Lean-to conservatory
2006/01201/FUL	A	47, Westbourne Road, Penarth	Loft conversion into bedroom/en-suite rear apex dormer
2006/01202/FUL	A	Monkton Lodge, Holmesdale Place, Penarth	Minor amendment to garage roof
2006/01203/FUL	A	Spar, 1, Fontygary Road, Rhoose	Installation of a cash machine (ATM) and anti ram-raid bollards

2006/01208/FUL	A	7, Shakespeare Drive, Llantwit Major	Retention/extension of conservatory
2006/01211/FUL	A	The Coach House, Michaelston-le-Pit	Equine manege
2006/01212/FUL	A	218, Gladstone Road, Barry	Single storey detached garage
2006/01214/FUL	A	62, Llanmead Gardens, Rhoose	Conservatory to rear
2006/01215/FUL	A	246, Gladstone Road, Barry	Single storey extension to side
2006/01216/FUL	A	77, Wordsworth Avenue, Penarth	Single storey extension to rear
2006/01219/FUL	R	Pen-y-Bryn, Penylan Road, St. Brides Major	Extensions to dwelling
2006/01222/FUL	A	13, Cannington Close, Sully	Conservatory to rear elevation
2006/01223/FUL	A	27, Boverton Brook, Llantwit Major	Single storey extension to rear of bungalow to provide family room
2006/01226/FUL	R	68, Plymouth Road, Penarth	Conversion of existing garage into storage room with new first floor side extension over
2006/01227/FUL	A	Cliffe Cottage, Southra, Dinas Powys	Ground floor shower room
2006/01229/FUL	A	62, Coldbrook Road East, Barry	Demolish existing single store extension and rebuild extension to provide level access shower facilities for disabled person
2006/01233/FUL	A	22B, Fontygary Road, Rhoose	Dormer roof extension in existing first floor of dwelling

2006/01239/FUL	A	The Nook, Corntown Road, Ewenny	Proposed conservatory extension to front and side, new dormer to garage roof and alterations internally, materials to match existing dwelling
2006/01242/PNT	A	Highways land on Cliff Parade, Penarth	1 no. 10 m. high timber telegraph pole supporting a 3G tri-sector antenna concealed within a GRP shroud, together with 1 no. RBS radio equipment cabinet
2006/01250/FUL	A	Lavernock Point Holiday Village, Fort Road, Penarth	New reception building
2006/01252/LAW	A	Llanmihangel Farmhouse, Llanmihangel	Building within garden curtilage
2006/01274/FUL	A	5, Wick Road, Ewenny	Ground and first floor rear extension
2005/01488/FUL	A	West House, 32, Westgate, Cowbridge	Amendment to application 05/00165/FUL - Gym and steam room relocated on ground floor and provision of games/storage room and toilet at first floor
2006/00788/FUL	R	Seagulls View Bungalows, adjacent to The Manor House, The Spinney, Beach Road, Swanbridge	Variation of application 04/01493/FUL - to allow occupation independent of The Manor House
2006/01130/RES	A	Land at Plot 2, adjacent Highlight Farm, Highlight Lane, Barry	Construction of one detached two storey dwelling, with integral garage
2006/01156/FUL	A	Unit 3, 81-85, Holton Road, Barry	Installation of new shopfront, air conditioning & internal alterations

2006/01163/FUL	R	Cartref, St. Hilary	Two storey rear extension providing day room, dining & utility at ground floor and main bedroom, en-suite, walk in wardrobe and extension of existing bedroom
2006/01184/FUL	R	Field east of Parkside and south of A48 at Lower Greenway Farm, Bonvilston	Retention of hardcore agricultural track from ex field entrance off A48 to field which is leased for stock rearing to avoid mud on the road and improve safety
2006/01220/FUL	A	3, Main Street, Cadoxton, Barry	Conversion of shop to 4 no. flats
2006/01234/FUL	A	43, Millbrook Road, Dinas Powys	Single storey rear and side extension
2006/01243/FUL	R	94, Dobbins Road, Barry	Roof over existing yard and change of use to builders yard
2006/01246/FUL	A	16, Gelyn-Y-Cler, Pencoedtre, Barry	First floor extension to form additional bedroom
2006/01253/FUL	A	46, Llanmead Gardens, Rhoose	Construction of two storey side extension
2006/01254/FUL	A	Hafod Wen, 27, Cae Rex, Cowbridge	2 storey extension to side of property and alteration to roof pitch to increase 1st floor floor area
2006/01255/FUL	A	30, Newlands Street, Barry	To convert the existing dwelling to 2 no. self contained flat with new pedestrian access to pavement
2006/00075/FUL	R	78, Winston Road, Barry	Two storey side single storey front and rear extension and loft conversion with dormer

2006/00969/FUL	R	Mediterraneo Restaurant, 10, The Esplanade, Penarth	Construction of roof-top apartment, relocation and screening of existing plant
2006/01020/FUL	A	Three Oaks, Llanblethian, Cowbridge	Demolish existing bungalow and replace with new dormer type four bedroom bungalow with double garage
2006/01133/FUL	R	71 & 72, High Street, Barry	Conversion of first and second floors to 5 no. flats with dormer extension
2006/01155/ADV	A	Unit 3, 81-85, Holton Road, Barry	2 fascia & 1 no. projecting signs
2006/01169/FUL	A	66, Porth y Castell, Barry	Single storey extension to provide shower facilities for disabled person
2006/01194/FUL	A	19, Clos yr Wylan, Barry	Conservatory to rear
2006/01196/HH	A	32, Sherbourne Close, Barry	High hedge
2006/01236/FUL	A	7, Cherry Close, Dinas Powys	Single storey front extension, new porch and rear facing dormer
2006/01237/FUL	A	5, Bittern Way, Lavernock Park, Penarth	Installation of PVCu conservatory to rear elevation
2006/01248/FUL	A	14, Elm Grove, Barry	Erection of a white PVCu lean-to conservatory to rear
2006/01249/FUL	A	Long Acre, Ash Hall Road, Ystradowen, Cowbridge	Conservatory to rear of property
2006/01256/ADV	A	Spar, 1, Fontygary Road, Rhoose	Fascia panel to ATM
2006/01261/FUL	A	25, Windsor Terrace, Penarth	Replacement of existing windows with similar design UPVC sash

2006/01297/FUL	R	64, Stanwell Road, Penarth	Form cross-over to car parking/hardstanding to front forecourt and remove garage and reinstate boundary wall to rear garden/lane boundary
2006/01309/FUL	A	15, Adenfield Way, Rhoose	Extension to kitchen at rear of dwelling
2006/01313/FUL	A	1, St. Martins Close, Penarth	Detached garage
2006/01316/FUL	A	4, Cwrt Edward, The Waterfront, Barry	Conservatory
2006/01430/OBS	S	Cambrian Marina, Ely Harbour, Ferry Road, Grangetown, Cardiff	Residential development, riverside footpath and revetment, access, car parking and landscaping.

519 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.

520 TREES (DEER) -

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

Decision Codes

A - Approved
E Split Decision

R - Refused

2006/01217/TPO	A	The Crosskeys, Colhugh Street, Llantwit Major	Crown lift 3 no. Horse Chestnut trees
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2006/01238/TCA	A	3, Clive Crescent, Penarth	Work to trees
2006/01269/TCA	A	Nouveau, Highwalls End, Dinas Powys	Work to trees in a conservation area
2006/01330/TCA	A	Orchard Cottage, Llysworney	Clear fell one semi mature Ash tree and works to small Ash and Sycamore trees
2006/01177/TPO	A	St. Nicholas Church, St. Nicholas	Crownlifting of tree in south east corner of churchyard
2006/01371/TCA	A	1, White House, Barry	Removal of Scots Pine
2006/01384/TPO	A	Oxendon, Rectory Drive, St. Nicholas	Removal of Larch in front garden.

521 ENFORCEMENT ACTION - OS FIELD 5300, MOULTON: CHANGE OF USE TO RACE TRACK FOR QUAD BIKES AND MOTORCYCLES (DEER) -

Authority was sought to take enforcement action in respect of the unauthorised development and change of use in respect of the above. The site related to an agricultural field located opposite the Three Horseshoes Public House in Moulton. The subject field had been laid out as a track or course as evidenced by earth-mounded jumps, hollows and other man-made obstacles, and the surrounding ground showed clear signs of heavy use by tyred vehicles although it was accepted that the level or frequency of use was not known.

Having regard to the impact of the use on neighbouring residential property in terms of noise and disturbance, the extensive earthworks and the obstruction to a public right of way, the location of the field in open countryside and, indeed, within the Nant Llancarfan Special Landscape Area, it was

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:

- the permanent removal from the land of all man-made obstacles, jumps, barriers, fences and tyres associated with the unauthorised use of the land as a motorcycle, quad bike or motor vehicle race course or track, to include also the re-grading down to natural ground level of all earth-mounded jumps, cambered embankments or other earth works similarly associated with the unauthorised use of the land
- cessation of the use of the land for the purposes of motorcycle, quad bike or motor vehicle racing, practice or trials of speed
- thereafter the sowing and seeding of the cleared land so as to return the land to grass.

Reason for decision

In the opinion of the Local Planning Authority, the material change of use of the land for the purposes of motorcycle, quad bike and motor vehicle racing, practice or trials of speed is neither justified for the purposes of agriculture or forestry and also represents an un-neighbourly form of development by virtue of noise, dust and smell. As such, the use is considered contrary to Policy ENV1: Development in the Open Countryside; Policy ENV4: Special Landscape Areas; and Policy ENV29: Protection of Environmental Quality of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.

522 GENERAL PLANNING MATTERS (DEER) -

(i) Vale Of Glamorgan Local Development Plan (LDP): Adoption of Delivery Agreement and Commencement of Sustainability Appraisal Scoping Exercise -

Following Council approval of the final draft DA in July, 2006 it had been submitted to the WAG and approved by them on 23rd August, 2006, subject to some minor changes which had now been incorporated into the published version in accordance with Cabinet Minute No. C2489. In accordance with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, the Local Planning Authority published the final version of the DA in August 2006. Attention was drawn to the fact that the Council now had a duty to meet the commitments set down in the DA in terms of LDP preparation. In accordance with the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004, the LDP would need to be the subject of a Strategic Environmental Assessment. WAG guidance recommended that that was carried out as part of a Sustainability Appraisal (SA) of the Plan, so that environmental impacts were considered alongside social and economic impacts. The Council had employed specialist consultants Hyder Consulting to assist and provide expert advice in respect of the SA, the first stage in the process of which was to prepare a Scoping Report which would include the following elements:

- a review of relevant policies, plans and programmes
- gathering baseline data to get a 'snap shot' of the environmental, social and economic issues in the Vale of Glamorgan
- identification of the main sustainability issues for the Vale of Glamorgan
- drafting sustainability objectives against which the LDP's policies and proposals could be assessed.

A stakeholder workshop had been held to identify possible sustainability issues and objectives, the outcome of which - as well as discussion with internal officers - would be incorporated into the draft Scoping Report which would be reported to the Cabinet and relevant Committees in January/February 2007. Once agreed, the draft Scoping Report would be the subject of a five week consultation exercise, following which the Scoping

Report would be adopted and would form the SA framework against which the LDP would be assessed prior to its preparation.

Cabinet had, on 8th November, 2006, resolved that subject to consideration of the views of the Planning Committee and the Scrutiny Committee (Economy and Environment),

- the adoption and publication of DA be noted
- that paper and CD copies of the DA be made available in English, Welsh or bilingually, on request free of charge
- that a further report be presented to Cabinet, the Planning Committee and the Scrutiny Committee (Economy and Environment) in due course outlining the findings of the Sustainability Appraisal stakeholder workshop alongside the draft Scoping Report. (Minute No. C2745).

RESOLVED - T H A T the resolutions of Cabinet on 8th November, 2006 as shown above be supported.

Reason for decision

In order to advise Cabinet of the Planning Committee's stance in this matter.

(ii) Conservation Area Management in the Vale of Glamorgan -

The Council had appointed a specialist consultant (The Conservation Studio) to independently and critically appraise the current system relating to conservation area management. The consultant would consider the following two broad areas

- conservation area coverage
- internal structures, processes and attitudes to managing conservation area legislation.

In terms of the former, the review would cover an overview of the extent/validity of conservation area design, and the potential for new designation/removal of designation; the potential for enhanced recognition of key building groups within a broader conservation area context and the policies which might be applied to such groups; the evaluatory framework which supported the above; and a review of current policy, supplementary planning guidance and recommendations for policies that might be included in the Local Development Plan (LDP). The review would also cover ways of improving integration in terms of management; the potential for improved outreach to stakeholders and the future role of the Conservation Advisory Group; the performance of development control, enforcement and day-to-day response to design issues; and the context of emerging legislation in the historic built environment. As part of the commission, the consultant would interview selected, key stakeholders and would facilitate a seminar to an extended meeting of the Conservation Advisory Group on 29th November, 2006. A further presentation would be made to this Committee on 13th December, 2006.

RESOLVED -

- (1) T H A T the appointment of consultants to review conservation area management in the Vale of Glamorgan, and the fact that a presentation would be made to a meeting of this Committee on 13th December, 2006 be noted.
- (2) T H A T the report be referred for consideration by the extended meeting of the Conservation Advisory Group to be held on 29th November, 2006.
- (3) T H A T a further report be submitted to a future meeting to present the consultant's findings and recommendations.

Reasons for decisions

- (1) In order to inform Committee of the appointment and the presentation to be made by the consultants.
- (2) For reference purposes to the Conservation Advisory Group.
- (3) In order to keep Members informed as to the conclusions of the study and future actions.

(iii) Spitzkop, Llantwit Major: Proposed Prohibition of Waiting Order -

In response to a request from a number of residents of Spitzkop, and following a survey of traffic in that area, consideration was given to measures to alleviate the difficulties caused by vehicles parking close to the junction with Colhugh Street.

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 as shown at Appendix A to the report.
- (2) T H A T, in the event of no objections being received, the Order be made.

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.

(iv) Barons Court Signalised Junction, Cogan, Penarth: Proposed Prohibition of Left Hand Turns and "U" Turns Orders -

It was recognised that whilst the new signalised junction did not have the capacity to accommodate all the peak hour traffic flow for all the committed and projected developments in the area, it would facilitate the management of traffic in a safe controlled manner and had the benefit of allowing full pedestrian movement across all arms together with cycling facilities which were not currently available. Consideration had also been given for the provision of a dedicated left-turn lane from Barry Road to Penarth Road to assist bus movements which would connect in an eastbound direction with a proposed bus lane to be provided by Cardiff County Council on Penarth Road. The Order was required to protect road user from the danger of unexpected vehicular turning movements at the new signalised junction.

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 an Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which would be as described in Appendix A to the report and shown on the accompanying plan no.T/06/215/MS.

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

Reasons for decisions

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

(2) To permit the proposed Traffic Regulation Order to be introduced.

523 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:

2005/01828/FUL Received on 29 September 2006
(P.68)

William Powell & Sons Limited, C/o Agent
Andrew Parker Architect, Studio 1 , The Great Barn, Lillypot, Bonvilston, Vale of Glam. CF5 6TR

Land adjacent to Bonvilston Village Hall, Bonvilston

Access improvements to village hall, and additional car parking.

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposal represents an unjustified intrusion of urban development into the countryside beyond the settlement boundary which would detract from the unspoilt rural landscape setting of the Nant Llancarfan Special Landscape Area and neither preserve nor enhance the character of the Bonvilston Conservation Area, an intrinsic element of which is the rural setting of the village, all contrary to Policies ENV1 - Development in the Countryside; ENV4 - Special Landscape Areas; ENV10 - Conservation of the Countryside; ENV11 - Protection of Landscape Features; ENV17 - Protection of Built and Historic Environment; ENV20 - Development in Conservation Areas; ENV27 - Design of New Development, of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011, Supplementary Planning Guidance on Conservation Areas in the Rural Vale and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

2006/00364/FUL Received on 15 June 2006

(P.77)

Gills of Maesteg, Llwydarth Road, Maesteg. , CF34 9EY

Bernard Clatworthy RIBA, 15, Denison Way, Earlswood, St. Fagans, Cardiff.
CF5 4SF

Upper House Garage, Turkey Street, Llantwit Major

Erection of apartments and house

The development/property is situated within the Llantwit Major Conservation Area.

REFUSED (written representations)

1. Notwithstanding the absence of a sufficient level of detail within the application, and particularly the lack of a Design Statement, it is the opinion of the Local Planning Authority, that the proposal would represent an insensitive and inappropriate form of development that would detract from the character and appearance of the Llantwit Major Conservation Area and the setting of the Grade II Listed outbuilding and adjacent Downcross House as well as the amenity of existing and prospective residents of the area. The proposal is therefore contrary to Policies HOUS2 and HOUS8 - Residential Development Criteria; HOUS11 - Residential Privacy and Space; ENV17 - Protection of Built and Historic Environment; ENV20 - Development in Conservation Areas; ENV21 - Demolition in Conservation Areas and ENV27 - Design of New Development of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on

Amenity Standards and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

2006/00581/FUL Received on 24 April 2006

(P.83)

Welsh Water Capital Alliance, Pentwn Road, Nelson, Treharris , CF46 6LY
Ove Arup & Partners Ltd., 4, Pierhead Street, Cardiff , CF10 4QP

Cog Moors Wastewater Treatment Works, Barry Road, Dinas Powys

Improvement and expansion of Wastewater Treatment Works

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. This consent shall only relate to plans reference 7002 Rev A1 and 7003 Rev A1 received on 12 April 2006 and to the amended plans reference 7001 Rev A4 received on 31 July 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.

3. Prior to the commencement of development, Mitigation/Environmental Action Plan (s) will be submitted to and agreed in writing with the Local Planning Authority, in consultation with the Countryside Council for Wales, covering the following items:

- A method and programme for the soils translocation, together with the subsequent management and maintenance of the receptor site.
- Creation, construction and management of proposed and existing hedgerows and ditches (reens), in the ownership and control of Welsh Water, to promote and enhance the interests of the SSSI.
- A programme for restoration and management of grazing land, in the ownership and control of Welsh Water, to promote and enhance the interests of the SSSI.

- A scheme and programme for the analysis and monitoring of agreed water parameters before, during and after construction.
- A scheme and programme for the audit, analysis, enhancement and management of habitats at Pop Hill, to promote the interest of priority species.
- Details of all species protection measures to be employed during site clearance works.

The measures detailed in these Action Plans shall thereafter be fully implemented in accordance with the agreed details.

Reason:

To enhance the ecological value of the land as compensation for the loss of part of the Site of Special Scientific Interest to ensure compliance with Policies ENV11 and ENV14 of the Unitary Development Plan.

4. Prior to the beneficial use of the development hereby approved, the flood compensation area shall be created in accordance with full details which shall have first been submitted to and agreed in writing with the Local Planning Authority.

Reason:

To prevent the increased risk of flooding and to ensure compliance with the terms of Policy ENV7 of the Unitary Development Plan.

5. A scheme for the provision of a surface water regulation system shall be implemented prior to the construction of any impermeable surface draining to the system in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

To prevent the increased risk of flooding and to ensure compliance with the terms of Policy ENV7 of the Unitary Development Plan.

6. Should contaminated material be observed (visual or olfactory) then the Environment Agency Wales must be contacted and a site investigation to determine the nature and extent of contamination will be required. In the event that contamination is confirmed, the developer must liaise with the Environment Agency Wales on measures required to protect surface water and groundwater interests. This may include undertaking a risk assessment and derivation of appropriate remedial targets.

Reason:

To protect the quality of controlled waters in the area and to ensure compliance with Policy ENV29 of the Unitary Development Plan.

7. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

8. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV11 and ENV27 of the Unitary Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

11. A scheme providing for the fencing of the trees and hedgerows to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

In order to avoid damage to trees and hedgerows on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

12. Prior to the beneficial use of the plant hereby approved, the odour control improvements and mitigation measures as detailed in Sections 6.6 and 6.8 of the Supporting Information document dated March 2006 prepared by Ove Arup and partners Ltd shall be fully implemented.

Reason:

To ensure that the amenities of nearby residents or other members of the public are not adversely affected by the development in accord with Policy ENV29 of the Unitary Development Plan.

13. Prior to the commencement of development details of the finished levels of the site in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenities of the area are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

14. Full details of all buildings, tanks and other structures shall be submitted to and agreed in writing prior to their construction and these structures shall be completed in full accordance with the approved details.

Reason:

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

2006/00706/FUL Received on 17 May 2006
(P.94)

Tony Apollonio, Glendale Hotel & Villa Napoli, 10, Plymouth Road, Penarth,
Vale of Glamorgan, CF64 3DH

Loyn & Co. Architects, 21, Victoria Road, Penarth, Vale of Glamorgan., CF64
3EG

Glendale Hotel, 10, Plymouth Road, Penarth

Minor internal alterations to toilets and storage in restaurant, conversion of Glendale Hotel on lower ground floor, rear coach house, 1st, 2nd and 3rd floors into residential apartments. 8 no. comprising of 7 no. 2 beds and 1 no. studio staff apartment

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. No development shall be carried out on the site which is the subject of this permission until a scheme of fume extraction has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the development hereby approved being brought into beneficial use and shall thereafter be so maintained at all times.

Reason:

To ensure that the amenities of residential properties are safeguarded and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

3. Prior to the commencement of development a scheme for noise attenuation between the bar/restaurant and the apartments shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of noise attenuation shall be fully implemented prior to the first beneficial occupation of the apartments.

Reason:

To safeguard the amenities of future and neighbouring occupiers, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

5. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial use of the apartments which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

7. The hours of operation, including for servicing, deliveries and opening hours to customers of the ground floor bar, lounge and restaurant area shall be confined to between 0830hrs and 2330hrs.

Reason:

To ensure that the amenities of future and neighbouring occupiers are preserved, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. The hours of use of the external commercial areas (including the balcony, conservatory and garden area) shall be confined to between 0900hrs and 2000hrs.

Reason:

To ensure that the amenities of future and neighbouring occupiers are preserved, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

2006/00752/FUL Received on 24 May 2006
(P.103)

Mr. Andrew Davies, Foxwood House, Garn Farm, St. Hilary, Vale of Glamorgan., CF71 7DP

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

Land and buildings to Garn Farm, St. Hilary

Change of use of agricultural buildings to 3 no. dwellings

RESOLVED - T H A T, subject to the applicant first entering into a Section 106 Legal Agreement to ensure that within 4 months of the commencement of development for the conversion of the barns to residential use that the use of the adjoining building and land as a dairy farm unit shall cease, planning permission be granted.

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. This consent shall relate to the plans registered on 24 May 2006 other than where amended by plans reference 402/01B, 03B, 04B, 05B received on 19 October 2006.

Reason:

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking

and re-enacting that Order) the dwellings 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.

4. 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 a purpose incidental to the enjoyment of a dwellinghouse shall be constructed, erected, or placed within the curtilage of the dwellings 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.

5. Notwithstanding the submitted details all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the first beneficial occupation of any part of the development hereby approved. The approved means of enclosure 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:

To safeguard the visual amenities of this Special Landscape Area and to meet the requirements of Policies ENV4, ENV8 and ENV27 of the Unitary Development Plan.

6. Notwithstanding the terms of the Town and Country (General Permitted Development) Order 1995 Schedule 2, Part 2, Class A, or any Order amending, revoking or re-enacting that Order only the means of enclosure as agreed in respect of Condition No. 5 above shall be constructed, erected or placed on site unless the Local Planning Authority gives formal consent to any variation.

Reason:

To safeguard the visual amenities of this Special Landscape Area and to meet the requirements of Policies ENV4, ENV8 and ENV27 of the Unitary Development Plan.

7. Prior to their installation on site full details, including sections, of the windows and doors and details of any flues, external pipes or vents shall be submitted to and approved in writing and the development shall thereafter be carried out in accordance with the agreed details.

Reason:

To safeguard the visual amenities of this Special Landscape Area and to meet the requirements of Policies ENV4, ENV8 and ENV27 of the Unitary Development Plan.

8. The access, turning and parking areas as detailed on Drawing No. 402/01B and subject to the requirements of Condition No. 9 below, shall be fully laid out on site in accordance with full details of surface finish and confirming the height of the wall within the visibility splay being no more than 0.9m which shall have been submitted to and approved in writing by the Local Planning Authority prior to the first beneficial occupation of the development hereby approved. The access, turning and parking areas shall thereafter be so maintained at all times to serve the development hereby approved.

Reason:

To ensure the provision of adequate and safe access, turning facilities and on-site parking are provided to serve the development and to meet the requirements of Policies ENV8 and ENV27 of the Unitary Development Plan.

9. The access serving the development shall serve the residential units only and details of the closing up of the access to serve the agricultural land and yard to the north of Barn 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial occupation of the development.

Reason:

To ensure the provision of adequate and safe access, turning facilities and on-site parking are provided to serve the development and to meet the requirements of Policies ENV8 and ENV27 of the Unitary Development Plan.

10. The milking parlour, dairy and collecting yard shall be demolished and cleared, and all resulting material shall be removed from the land within 3 months of the first beneficial occupation of the development hereby approved.

Reason:

To safeguard the amenities of the occupiers of the residential units and to meet the requirements of Policies ENV8 and ENV27 of the Unitary Development Plan.

2006/00813/LBC Received on 6 June 2006
(P.110)

Tony Apollonio, Glendale Hotel & Villa Napoli, 10, Plymouth Road, Penarth, Vale of Glamorgan., CF64 3DH

Loyn & Co. Architects, 21, Victoria Road, Penarth, Vale of Glamorgan., CF64 3EG

Glendale Hotel, 10, Plymouth Road, Penarth

Conversion of Glendale Hotel into residential apartments. 8 No. comprising of 7 No. 2 beds and 1 No. studio staff apartment On ground floor some minor internal alterations to existing restaurant, new frameless glass conservatory and new balcony at rear elevation

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This consent shall relate to the following schedule, drawings and documents:

0439/E02, E03, E04, E05, E06, E07, E08, E09, E10, S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11, S12.

Listed Building Brochure, August 2006.

Reason:

In order to confirm the schedule of drawings and documents which form part of this consent.

3. The Local Planning Authority shall be notified in writing by the developer or his agent of the proposed commencement date and the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.

Reason:

To ensure that all conditions relating to this consent are discharged appropriately and to ensure for the preservation of the special character of the building in this respect.

4. Prior to the commencement of development, details (at 1:1, 1:10, 1:20, as appropriate) and method statements to support the following elements of fabric repair and new construction shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) External joinery, including windows and doors.
 - (b) External stonework.
 - (c) The stained glass window to the stairwell on the southern elevation of the building.
 - (d) The stone building wall located between the rear garden and the public footpath.
 - (e) The new intermediate floor to the coach house.
 - (f) The new intermediate floor replacing the existing staircase to apartment No. 4.
 - (g) Conservation roof lights.

Reason:

In order to ensure that repairs and alterations to the fabric of the building are appropriately undertaken and in order to ensure the preservation of the special character of the building in this respect.

5. Notwithstanding the submitted details, (page 13 of the Listed Building Brochure), historic plasterwork to the existing brick party walls shall be retained.

Reason:

Insufficient information has been submitted to justify the removal of existing plasterwork and the Local Planning Authority is not satisfied that this intervention is necessary to achieve reasonable levels of acoustic separation between units.

2006/00890/CAC Received on 21 June 2006

(P.116)

Gills of Maesteg, Llwydarth Road, Maesteg., CF34 9EY

Bernard Clatworthy RIBA, 15, Denison Way, Earlswood, St. Fagans, Cardiff., CF5 4SF

Upper House Garage, Turkey Street, Llantwit Major

Demolition of existing buildings

REFUSED (written representations)

1. In the opinion of the Local Planning Authority, no justification has been submitted in support of the need for demolition and the application is lacking in detail as to the extent of the demolition works and while no acceptable scheme for the redevelopment of the site has been approved, the proposal is contrary to Policies ENV17 - Protection of Built and Historic Environment, ENV20 - Development in Conservation Areas and ENV21 - Demolition in Conservation Areas of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and National Guidance contained in Planning Policy Wales (March 2002) TAN12 - Design and Welsh Office Circular 61/96 `Planning and the Historic Environment : Historic Buildings and Conservation Areas`.

2006/01075/FUL Received on 27 July 2006
(P.120)

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

REFUSED (written representations)

1. The proposed conversion of the barn to office use would by virtue of the provision of a revised access, gates, car parking/turning area and enclosed grassed amenity areas, being located in a prominent location visible from the public highway, cause demonstrable harm to the character and setting of this rural building and result in an unacceptable and unjustified encroachment into the countryside detrimental to the rural character of the area. The proposal is therefore considered contrary to Policy ENV8 - Small Scale Rural Conversions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Conversion of Rural Buildings' Supplementary Planning Guidance and the guidance contained in Planning Policy Wales (March 2002).

2006/01258/FUL Received on 5 September 2006
(P.129)

Mr. & Mrs. T. Saunders, 21, Pembroke Close, Dinas Powys, Vale of Glamorgan,
Meridian Building Design, The Rise, 41a, Highwalls Avenue, Dinas Powys,
Vale of Glamorgan., CF64 4AQ

21, Pembroke Close, Dinas Powys

New detached dwelling to the side of no. 21, Pembroke Close

REFUSED (written representations)

1. The proposed dwelling, by virtue of its siting, scale and design, would comprise a cramped and discordant form of development that would be out of keeping with the character and pattern of development in the surrounding area, to the detriment of the visual amenities of the street scene. The proposal would therefore fail to accord with the aims and objectives of Policies HOUS8 'Residential Development Criteria', HOUS2 'Settlements' and ENV27 'Design of New Developments', of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's adopted Supplementary Planning Guidance on Amenity Standards.

2006/01265/OUT Received on 8 September 2006
(P.131)

Mr. A. Close, 12, Ivor Street, Barry, Vale of Glamorgan, CF62 5UL

Mr. R. Crockett, Redbrink Cottage, Redbrink Crescent, Barry Island, Vale of Glamorgan., CF62 5TT

12, Ivor Street, Barry

Outline application for one residential unit

REFUSED (written representations)

1. The proposed development is considered to constitute an overdevelopment of a restricted site that would appear as a contrived form of infill development, to the detriment of the amenities of the streetscene. The proposal is therefore considered contrary to the aims and objectives of Policies HOUS8 'Residential Development Criteria', HOUS2 'Settlements' and ENV27 'Design of New Developments' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's Supplementary Planning Guidance on Amenity Standards.

2006/01287/FUL Received on 15 September 2006
(P.134)

Mr. & Mrs. I Gaughan Southwinds, St. Lythans, Vale of Glamorgan., CF5 6BQ

Martin J. Plow 30 Clos Llysaen, Lisvane, Cardiff., CF14 0UP

Southwinds, St. Lythans

Single storey extension to side for elderly relatives accommodation

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. The proposed parking provision of four vehicle spaces shall be laid out in accordance with the Council's Parking Guidelines and shall be maintained and retained at all times for the purpose associated within the development site.

Reason:

To ensure that adequate parking is provided within the site in the interests of highway safety.

3. Notwithstanding the development hereby approved, the window on the east facing elevation does not form part of this planning permission, and the east facing elevation shall be finished in white render.

Reason:

For the avoidance of doubt and as per the email from the applicant dated 20th October, 2006.

4. The granny annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Southwinds, St. Lythans.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies ENV27 and HOUS11 of the Unitary Development Plan.

5. 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 a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling known as Southwinds 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.

2006/01332/OUT Received on 26 September 2006

(P.140)

Executors of the will of Mrs. M. E. Farrant and Mr. M. Howells, C/o Agent. Mr. Clive Farrant, 24, St. Johns Close, Cowbridge, Vale of Glamorgan., CF71 7HN,

1 and 2, Wern Fawr Bungalows, Ystradowen

Replacement of nos. 1 and 2, Wern Fawr Bungalows with 2 no. detached dwellings

APPROVED subject to the following conditions(s):

1. Approval of design, external appearance and landscaping (hereinafter called `the reserved matters`) shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission.

(b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Plans and particulars of the reserved matters referred to in Condition No. 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. The existing access points shall be closed up in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the proposed access and on-site turning and parking areas shall be laid out in accordance with the approved details prior to the first beneficial occupation of either dwelling and shall thereafter be so maintained at all times to serve the development hereby approved.

Reason:

To ensure the provision of a safe access and on-site parking and turning areas to serve the development in the interests of highway safety and to meet the requirements of Policies ENV27 'Design of New Developments'; and HOUS7 'Replacement and Extension of Dwellings in the Countryside' of the Unitary Development Plan.

6. Full details of a scheme for foul drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the first beneficial occupation of the dwellings hereby approved.

Reason:

To ensure that an acceptable means of foul drainage is provided, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

2006/01351/FUL Received on 29 September 2006

(P.144)

Mr. & Mrs. K. Whitfield, 3, Cherry Close, Penarth, Vale of Glamorgan, CF64 5BX

Susan Rosser RIBA, 20, Duffryn Road, Cyncoed, Cardiff, CF23 6NP

3, Cherry Close, Penarth

Rear kitchen/dining room single storey extension and 2 storey side extension to rebuild garage with 2 no. additional bedrooms at first floor

REFUSED (written representations)

1. The proposed side extension, by virtue of its design, scale and location close to the northern boundary of the site, would constitute an overbearing and unneighbourly feature that would cause an unreasonable loss of amenity to the occupiers of adjoining dwellings, contrary to the objectives of Policy ENV27 'Design of New Developments' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's approved Supplementary Planning Guidance: Amenity Standards.

2006/01126/RG3 Received on 8 August 2006

(P.147)

Director of Community Services, Dock Offices, Barry, Vale of Glamorgan.,
CF63 4RT

Property Division, Vale of Glamorgan Council, Civic Offices, Holton Road,
Barry., CF63 4RU

3, New Barn, St. Athan

Erection of a Liquefied Petroleum Gas (LPG) cylinder installation in the front garden

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.

2006/01251/RG3 Received on 5 September 2006

(P.149)

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

Austin-Smith:Lord, One Dunleavy Drive, Cardiff Bay, Cardiff., CF11 0SN

Provincial House, Kendrick Road, Barry

Refurbishment of the existing office building with minor external alterations including a new external escape stair, new roller shutters, main entrance improvements and window alterations

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. All windows in the western elevation of the building facing the rear of dwellings in Buttrills Road shall be obscurely glazed prior to the building being brought into beneficial occupation and shall be so retained at all times.

Reason:

In the interests of residential amenity, and in order to comply with Policy ENV27 of the Unitary Development Plan.

2006/01440/RG3 Received on 16 October 2006
(P.153)

Mr. Chris Fray, Head of Economic Development and Leisure, Dept of EER,
Vale of Glamorgan Council, Dock Offices, Barry Docks., CF63 4RT
Mr. Mark White, Major Projects Manager, PMU, Dept. of EER, Dock Office,
Barry Docks., CF63 4RT

Brown field site between steam railway and west pond area of the waterfront (O/S ref: 1066 NE)

landscaped bund utilising surplus spoil from the nearby innovation quarter

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. This permission shall relate to the removal of the material from the Innovation Quarter as specified in the application only, and shall not relate to the disposal of any other material from any other source.

Reason:

For the avoidance of doubt and in the interests of amenity.

3. In the first planting season following completion of its construction, the bund shall be planted in accordance with the specification and species set out in the application or such variation as may first be approved in

writing by the Local Planning Authority; any plants or trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season by others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of visual amenity.

4. No material shall be deposited on the site except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays, and no operations of any description shall take place on Sundays or Public Holidays.

Reason:

In the interests of residential amenity.

5. Without the prior written approval of the Local Planning Authority, the height of the completed mound shall not exceed that shown on drawing ref. 06 0029A submitted with the application.

Reason:

In the interests of visual amenity.

6. Prior to the commencement of development, two sets of facilities for the cleansing of the wheels and chassis of vehicles transporting material to the site and leaving the site shall be installed in accordance with details to be first submitted in writing to and approved in writing by the Local Planning Authority. One of the approved facilities shall be located within the confines of the area of spoil removal marked "A" on the submitted plans Ref:4203A and the other shall be sited 20m before the exit from the site on the public highway. The approved scheme shall also make provision for a 4m wide x 20m length of hardcore surfacing on the "exit" side of each facility. The approved facilities shall be brought into operation at the commencement of spoil removal and shall be retained in use throughout the operations hereby approved, and shall be used by all loaded vehicles transporting material from the area marked "A" on plan ref: 4203A and all vehicles leaving the site after depositing material.

Reason:

To ensure no material is deposited on the public highway to the detriment of highway safety.