

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **16 DECEMBER, 2020**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

(a) Building Regulation Applications - Pass

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

2020/0018/PO	AC	26, Barnwood Crescent, St. Fagans. CF5 4TA	Demolition of existing rear conservatory and construction of single storey rear extension
2020/0559/BN	A	32, Borough Close, Cowbridge. CF71 7BN	Single storey extension, loft conversion and dormer
2020/0582/BR	AC	51, Cog Road, Sully, CF64 5TE	Single story extension to front of property
2020/0622/BN	A	95, Colcot Road, Barry, CF62 8HL	Single storey extension. Garage conversion. Extension over garage, loft conversion and internal alterations
2020/0628/BN	A	101, Port Road West, Barry. CF62 8PP	2 storey side extension (40m ²), loft conversion and internal alterations
2020/0630/BN	A	TJ Williams Ltd, Wimbourne Road, Barry Dock, Barry. CF63 3DH	Single storey extension to existing premises to be used as stores building
2020/0631/BN	A	53, Porth Y Castell, Barry. CF62 6QD	Construction of a new extension to the side and rear of the property under a new pitched and flat roof
2020/0637/BR	AC	36, Pill Street, Cogan, Penarth, CF64 2JS	Single storey rear extension, first floor extension, loft conversion with dormer extension for two, two bed flats

2020/0638/BN	A	54, Greenfield Avenue, Dinas Powys, CF64 4BX	Side return (single storey)
2020/0639/BR	AC	17, Somerset Road, Barry, CF62 8BL	Single storey extension to the side. Internal alterations, structural and non structural. New staircase to existing basement, tanking to existing basement. New Dormer to existing loft conversion
2020/0642/BR	AC	75, Hinchsliff Avenue, Barry. CF62 9US	Proposed two storey extension to form a dining room utility lounge two bedrooms and a study
2020/0643/BN	A	45, Colcot Road, Barry. CF62 8HJ	Knock through with single steel beam
2020/0645/BN	A	Trevaughan, Trerhyngyll CF71 7TN	Loft conversion and dormer (Extension is on 2017/0521/BN)
2020/0646/BN	A	273, Gladstone Road, Barry, CF63 1NJ	Loft conversion, plus insert steel ground floor between kitchen and diner
2020/0649/BN	A	1, Smiths Row, St Nicholas, CF5 6SN	Internal alterations
2020/0650/BN	A	48, Church Road, Barry, CF63 1JX	New roof
2020/0651/BN	A	24, Shakespeare Avenue, Penarth. CF64 2RU	New slate roof
2020/0653/BR	AC	27, Forest Road, Penarth. CF64 5DP	Single storey garage / workshop to rear boundary
2020/0654/BR	AC	2, Paget Road, Barry. CF62 5TQ	Proposed conversion of existing first floor office / storage accommodation to a one bed flat. Proposed creation of ground floor rear bi-fold door opening.
2020/0656/BN	A	Little Oak, 4, Village Farm, Bonvilston, CF5 6TY	Steel beam installation for internal knock through

2020/0657/BR	AC	9, Hilda Street, Barry, CF62 7AQ	single storey rear extension, with associated external works
2020/0659/BN	A	32, Clos Yr Wylan, Barry, CF62 5DB	5m by 5m rear single storey extension with roof lantern, doors at 2 sides opening up to rear garden
2020/0660/BR	AC	4, Raisdale Road, Penarth, CF64 5BN	Conversion of a detached double garage into a home office/flexible room
2020/0661/BR	AC	Wellesley House, A48, Bonvilston. CF5 6TQ	Erection of single storey rear extension to provide additional living space
2020/0662/BN	A	Mornington Bungalow, Drope Road, St Georges Super Ely, CF5 6EP	Single story extension to replace existing conservatory at rear of property
2020/0663/BR	A	5, Heol Y Coed, Llantwit Major, CF61 1TU	Removal of a load bearing wall and structural support above
2020/0664/BN	A	17, Mayflower Way, Rhoose, CF62 3HR	Installing lead cavity trays above conservatory roof. Replacing conservatory roof with tile effect warmer roof.
2020/0665/BN	A	Maes Y Deri, Llangan. CF35 5DW	Re roofing
2020/0666/BN	A	8, Cora Street, Barry. CF63 4EP	Rear elevation roof renewal
2020/0667/BN	A	36, Brookfield Avenue, Barry. CF63 1EQ	Re roof
2020/0668/BN	A	35, Anchor Road, Penarth, CF64 1SL	Erection of a metal balcony with associated stainless and glass balustrade
2020/0669/BN	A	3, Larchwood, Wenvoe. CF5 6DG	Conversion of integral garage into bedroom with integral en-suite bathroom

2020/0670/BR	AC	28, Cae Gwyn, Penarth, CF64 3JY	Single storey rear extension with accessible deck, and creation of vaulted ceiling in main living space
2020/0671/BN	A	Brusselton House, Treoes, CF35 5DL	Installation of thru floor lift from ground floor sitting room to first floor bedroom
2020/0672/BR	AC	122, South Road, Sully, CF64 5SP	Single storey ground floor extension with a two storey extension above
2020/0673/BN	A	3, Eithinen Ber, Barry. CF63 1FY	Integral garage conversion
2020/0674/BR	AC	29, Trem Y Don, Barry, CF62 6QJ	Construction of a new extension to the rear of the property under a new flat roof, including a new extension to the first floor above the garage
2020/0675/BN	A	Woodlands, Beach Road, Southerndown, CF32 0RP	Balcony area with glass balustrade
2020/0676/BR	AC	15, Leigh Close, Boverton, Llantwit Major, CF61 1UL	2 storey extension and alterations to house, conversion of existing outbuilding into garage with new home office extension to side
2020/0678/BR	AC	7, Tair Gwaun, Penarth, CF64 3RG	Proposed single storey contemporary rear extension and part garage conversion (and associated alteration works)
2020/0679/BN	A	Brynheulog, Llangan. CF35 5DW	Garage Conversion
2020/0680/BN	A	68, Queens Road, Penarth. CF64 1DJ	Removal of internal wall
2020/0683/BR	AC	8, Heol Collen, Culverhouse Cross, Cardiff, CF5 5TX	Ground floor extension to form an accessible shower room adjacent to a bedroom.

2020/0685/BN	A	Stepping Stones, Windmill Lane, Llantwit Major. CF61 2SU	Single storey rear extension
2020/0686/BR	A	5, Commercial Road, Barry. CF63 1BW	Two storey rear extension

(b) Building Regulation Applications - Reject

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

2020/0648/BN	R	10, Ffordd Merrett, Dinas Powys, CF64 4RH	Single storey extension to enlarge kitchen
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(c) The Building (Approved Inspectors etc.) Regulations 2000

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

2020/0155/AI	A	8, Heol Pearetree, Rhoose	Proposed replacement of existing conservatory roof with new lightweight tiled roof (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2020/0156/AI	A	Mereworth, Heol y Cawl Lane, Corntown	Loft conversion
2020/0157/AI	A	9, Bradenham Place, Penarth	Proposed renovation of an existing multi room, commercial property, based over 2 storeys. Works include: removal / replacement of floors, internal walls, windows, doors, utilities. Additional access via external staircase to the first floor office space. Removal / replacement of existing entrances
2020/0158/AI	A	88, Glebe Street, Penarth	Replacement flat roof (single ply membrane) to rear single storey flat roof (works to incorporate material alterations to structure, controlled

			services, fittings and thermal elements)
2020/0159/AI	A	13, Nurston Close, Rhoose	Replace conservatory with Supalite tiled roof
2020/0160/AI	A	3, Heol Yr Ysgol, St Brides Major	Internal structural alterations
2020/0161/AI	A	44, Coed Mawr, Barry	Replacement of an existing conservatory roof
2020/0162/AI	A	18, Norseman Close, Rhoose	Proposed Velux loft conversion to create a habitable room at second floor level with WC facility (works to incorporate material alterations to structure, controlled services, fitting and thermal elements)

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REPORT OF THE HEAD OF REGENERATION AND PLANNING

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB - EIA (Scoping) Further information required	E - Split Decision
EN - EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2012/00873/2/N A 16, The Paddocks, Penarth Non Material Amendment -
MA Revised wording to
Conditions 11(Means of
enclosure) and 14
(Materials) and minor
external alteration to
Planning Permission
2012/00873/FUL-
Construction of a new
single dwelling and
associated works

2015/01465/1/C A The Stable Yard, The Old
D Rectory, St. Brides Super
Ely Discharge of Conditions 5
(means of enclosure) and
14 (foul sewage) of
planning permission
2015/01465/FUL:
Proposed detached
dwelling

2017/00662/2/N MA	A	South Quay, Barry Waterfront	Please see enclosed covering letter - Non material amendment to vary the wording of Condition 2 of planning permission 2017/00662/RES
2017/01136/5/N MA	A	Residential Development known as Scholars Park (St. Cyres), Murch Road, Dinas Powys	Non-material amendment to amend the wording of Condition 28 of planning permission ref. no. 2017/01136/HYB so Condition 28 only applies to plots 39-45 and 51-55 inclusive as identified by the remediation strategy.
2018/00382/3/C D	A	Gileston Manor, Gileston Road, Gileston	Discharge Condition 10 (Tree Protection) of Planning Permission 2018/00382/FUL
2018/00597/RES	A	Cliff top open space, Clive Road, Barry	Cliff Top public open space- Landscaping Details
2018/01199/1/C D	A	Tyla Cottage, Bonvilston	Discharge of Condition 3 - Schedule of Materials- Planning Permission 2018/01199/FUL:- Proposed alteration to existing dwelling with two storey extension, widening of existing access lane, enlargement of car parking area, and re-construction of retaining wall
2018/01231/4/N MA	A	Cwrt Canna, Ruthin Road, Llangan, Bridgend	Non Material Amendment for alterations to carriageway. Substitution of approved plans listed under Conditions 2, 3 5, 6, 8, 17 and 19 of the planning permission. Planning approval 2018/01231/FUL - Residential-led mixed use

			development comprising of 13 affordable homes, 2 additional office buildings, a community building and ancillary development including landscaping, drainage, car parking, creation of a new vehicular access and other associated infrastructure
2019/00524/1/C D	A	Murch Farm Manse, Wesley Court, Dinas Powys	Discharge Conditions 3 of planning permission 2019/00524/FUL:- Demolition of existing single storey kitchen and construction of a ground and first floor side and rear extension. Construction of a new porch and external works
2019/00696/1/N MA	R	Hensol Cottage, Welsh St. Donats	Change to roof covering from Onduline to Natural Slate, small revisions to elevations
2019/00796/2/C D	A	The Meadows, Station Road, Peterston Super Ely	Discharge Condition 8 (levels - ground, floors, eaves, roof) of planning permission 2019/00796/FUL ("Demolition of existing dwellings and associated outbuildings. Replacement dwelling with new ancillary buildings and open air swimming pool")
2019/00854/1/C D	A	Land between Aston Martin Lagonda and taxiway Echo (Keithrow), Bro Tathan, St. Athan	Demolition of existing structures and erection of new service road, drainage arrangement, engineering earthworks and associated works
2019/01018/FUL	A	St. James Stables, Llanmihangel Road, Llanblethian	Retention of six no. 5 metre high lighting columns around existing manege

2019/01380/1/C D	A	Thistledown, The Fields, Southerndown	Discharge of Conditions 3 and 4
2019/01407/3/N MA	A	District Centre, Barry Waterfront, Barry	Non Material Amendment - Amendment to shop front design secured in Condition 11 to Block A (fronting Dock). Addition of a transom to approved detail. Previous approval 2019/01407/RES - Amend plan schedule to revise housing schedule and minor amendments to the fenestration/elevation detail. Variation of Condition 1 of Planning Permission ref. 2017/01356/RES (Construction of new District Centre comprising of 57 residential apartments, 1,885sq.m food and drink use (A3), 390sq.m flexible commercial use (D1/D2/A3), together with associated infrastructure works, parking and landscaping)
2020/00012/OBS	B	Phase 2, Land to North of M4 Motorway Junction 33, Creigiau	Application is sought for the appearance, landscaping, layout and scale (the Reserved Matters) as prescribed by Conditions 4, 7, 8, 9, 12, 13, 14, 15 and 16 of the Outline planning permission granted (14/00852/DCO) in respect of the infrastructure associated with the spine road and park and ride facility at the land to the North of Junction 33 of the M4
2020/00022/1/C D	A	Parc Newydd, Bonvilston	Discharge of Condition 4 of planning permission

			2020/00022/FUL- Demolition of the existing sun room to be replaced with a two storey side extension
2020/00089/FUL	A	Land North of Fonmon Castle	Change of use of the land for an events area – to include a tipi, catering tent, toilets, games lawn, smoking area and festoon lighting
2020/00332/FUL	A	Court Farm, A48, Bonvilston	Erection of one self-build house
2020/00436/FUL	R	Bryn Eglwys Barn, Heol Las, Monkash	Change of use of barn to 1 no. holiday let along with associated ancillary works
2020/00440/FUL	A	Glyndwr Vineyard, Llanblethian, Cowbridge	Proposed extension to existing vineyard building with continued use for ancillary events and new on site parking area.
2020/00571/FUL	A	40, Broad Street, Barry	Construction of four apartments on site of former restaurant building
2020/00579/FUL	A	Warren Farm, Redway Road, Pendoylan	Change of use of an undeveloped agricultural field into a campsite with four self-contained temporary camping pods including children's play area with car parking, connecting pathways and lighting
2020/00597/FUL	A	Whitehall Farm, St. Lythans Road, St. Lythans	Reinstatement of openings on side elevation and rear gable end changed to flat roof with two new windows at first floor level
2020/00600/FUL	A	Fingerpost Farm, Llancarfan	Extension of racehorse gallops

2020/00610/FUL	A	6, Salmons Wood, Graig Penllyn	Demolition of existing garage and erection of an annex with roof accommodation and interconnecting walkway to the main dwelling and new detached garage
2020/00640/FUL	A	18, Bron Awelon, Barry	Change single storey extension roof design from a lean to roof to a flat roof with lantern light and parapet. Proposed rooflights.
2020/00671/FUL	A	4, Heol Y Mynydd, Welsh St. Donats	Two storey side/rear extension with Juliet balcony to the rear
2020/00681/FUL	A	11, Archer Road, Penarth	Proposed loft conversion to include new roof covering to existing complete with new rainwater goods and rooflights
2020/00709/1/N MA	A	Fferm Wen, Flemingston	Non-Material Amendment - An amendment to Install 12 panel solar PV system with 6 panels landscape to side/South West roof pitch and 6 panels landscape to front South East roof pitch in lieu of the 18 panel arrangement previously approved Planning Permission Ref. 2020/00709/FUL Installation of 18 panel solar PV system with 10 panels landscape to side South/West roof pitch and 8 panels to front/South East roof pitch within Flemingston Conservation Area at Fferm Wen, Flemingston

2020/00727/FUL	A	Heathcliffe, 18, Marine Parade, Penarth	Demolition of existing building and construction of a replacement dwelling
2020/00730/RG3	A	6 - 8, Castle Avenue, Penarth	Conversion of two semi-detached properties into a single house in multiple occupation (HMO) (use class C4) with one room to be allocated for a support worker. Associated external and internal alterations to provide a short-term supported living for up to four (4) clients which includes one ground-floor facility suitable for a person requiring a wheelchair.
2020/00759/FUL	A	Brackendene, Burdonshill Lane, Wenvoe	Proposed replacement outbuildings on existing equestrian manege structure
2020/00772/FUL	A	Penllyn Estate Farm, Llwynhelig, Cowbridge	Proposed change of use to provide caravan storage (use class B8)
2020/00774/FUL	A	Wrinstone Farm, Station Road East, Wenvoe	Proposed 5 No. new stables, tack room and menage
2020/00809/FUL	A	5, Plover Way, Lavernock Park, Penarth	Proposed two storey side extension
2020/00810/LAW	A	21, Beechwood Drive, Penarth	Siting a mobile home within the curtilage of my garden, in compliance with the Caravan Act
2020/00823/FUL	A	1, Clos Cymmer, Barry	Proposed extension of the existing 2m high brick wall, which sits beside the road, to enclose existing parking at the rear, with additional parking available at the front of the property.

2020/00824/FUL	A	University Hospital Llandough, Penlan Road, Llandough, Penarth	Proposed first floor extension over existing ground floor
2020/00836/FUL	A	The Croft, Burdonshill Lane, Wenvoe	Revision to previously approved plan to create a first floor extension with raised roof, side Dormers and rooflights
2020/00841/FUL	A	1, The Verlands, Cowbridge	Extension and refurbishment of two- storey, four-bedroomed detached house with integral single garage to provide two-storey, five- bedroomed detached house
2020/00852/FUL	A	Barry Waterfront 2FE school enabling works on Council owned land	Proposed enabling works in preparation for the Barry School site development. This includes topsoil strip, removal of obstructions and existing structures and foundations, installation of wick drains, placement and monitoring surcharge, removal of surcharge and monitoring for rebound and ground raise to proposed levels.
2020/00853/FUL	A	7, Glebeland Place, St. Athan	Ground floor single storey rear extension, first floor rear extension above existing and reconfiguration of porch
2020/00877/FUL	A	22, Borough Avenue, Barry	Proposed single storey extension to front, side and rear of property. Proposed loft conversion with rear dormer
2020/00883/FUL	A	Rhodesia, 79-81, Fontygary Road, Rhoose	Rear ground floor extension with roof terrace above, new free standing garage and external alterations

2020/00896/FUL	A	Monks Wood, Wick	Construct a round timber framed shelter, and a small lockable container on the sites for the safe storage of tools
2020/00909/FUL	A	70, Station Street, Barry	Single storey rear extension
2020/00910/FUL	A	Linhay Barn, Dyffryn	Extension of existing dwelling and conversion of garage to home office
2020/00918/FUL	A	Dyffryn Tawel, Llanharry, Pontyclun	Demolition of the existing dwelling and proposed replacement dwelling
2020/00925/FUL	A	Land at The Lawns, Cwrt Y Ala Road, Michaelston le Pit	Agricultural building
2020/00927/FUL	A	Wellesley House, Bonvilston	To erect a single storey extension to the rear of the property to provide additional living space
2020/00932/FUL	A	1, Church Place South, Penarth	Renewal of white upvc window to rear
2020/00941/FUL	A	18, Rhodfar Morwydd, Penarth	Loft conversion with dormer to rear
2020/00943/FUL	A	59, Coleridge Avenue, Penarth	New single storey extension to side and rear
2020/00947/FUL	A	108, Stanwell Road, Penarth	Replace timber door and sliding sash windows with detail matched timber door and sliding sash windows. For details, see Planning Application 2015/00164/FUL which has expired, the change being we now which to replace like for like materials
2020/00957/FUL	A	9, Wordsworth Avenue, Penarth	Ground floor rear and side extension

2020/00962/FUL	A	85, Lavernock Road, Penarth	Proposed construction of new home office, gym and store, and rebuilding of boundary wall with increased height
2020/00976/FUL	A	8, Badgers Brook Rise, Ystradowen	Intersecting overlaid hip roof to garage with c.500mm Ridge extension to accommodate storage
2020/00979/RG3	A	Play Area, Cosmeston Country Park, Lavernock Road, Penarth	Installation of medium castle play unit in play area
2020/00985/FUL	A	Brynarfor, 51, Craig Yr Eos Road, Ogmore By Sea	Proposed front facing balcony on existing flat roof compromising frameless glass balustrade accessible via a white spiral staircase at the front, also serving as a fire escape
2020/00987/FUL	A	2, Clos Cradog, Penarth	Retention of garden room and pagoda
2020/00996/FUL	A	Glan Ynys, Colwinston	A new single storey detached outbuilding to include a utility room/home office/exercise room/WC.
2020/01000/FUL	A	Maeshyfyd, Buttrills Road, Barry	Proposed two storey side extension with Juliet balconies to front and rear and single storey extension
2020/01004/FUL	A	Ty Gwyn, Heol Y Cawl, Dinas Powys	Demolish existing store/gym (retaining 1800 high wall) and construct new two storey extension to front of dwelling
2020/01006/FUL	A	67, High Street, Cowbridge	WC alterations
2020/01007/FUL	A	The Old Rectory, Porthkerry	The reinstatement of a range of domestic garden buildings along with a new WC extension; the reinstatement and

			extension of adjoining south facing greenhouse; and the reconstruction of the terraced cold frames. The removal of several trees to enable the proposed development
2020/01019/FUL	A	Cobbles, Ty Maen Barns, Ogmore By Sea	Change of use of existing outbuilding to A3 takeaway fish and chip shop and proposed extension to car park to West
2020/01020/FUL	A	3, Chapel Row, Dinas Powys	Two storey rear extension and single storey side return
2020/01021/FUL	A	14, Porth Y Green, Llanblethian	Single storey extension to rear and create crossover for new drive
2020/01026/FUL	A	11 Beaconsfield, Romilly Road, Barry	Replacement of an existing window with a new double glazed door and safety glass
2020/01033/FUL	A	29, Heol Yr Ysgol, St. Brides Major	Two storey extension on both side elevations; replacement of flat roof dormer on the front elevation with three gable dormers; first floor extension to rear.
2020/01034/FUL	A	5, Ash Lane, St. Athan	Two storey side extension and loft conversion
2020/01036/LAW	A	23, Milton Road, Penarth	Demolition of existing conservatory and construction of single storey extension
2020/01039/FUL	A	8, Heol Fioled, Barry	Conversion of an integral double garage into additional living accommodation for an elderly relative. This will include replacement of the two garage doors with

			brickwork and windows and a side facing window inserted
2020/01040/FUL	A	344, Barry Road, Barry	Double extension consisting of 2 no. bedrooms / 1 no. dining / and study
2020/01041/FUL	A	78, Colcot Road, Barry	Proposed single storey rear addition, plus internal remodelling of the dwelling
2020/01043/LAW	A	Mornington Bungalow, Drope Road, St. Georges Super Ely	Replace conservatory, with a single storey extension.
2020/01050/FUL	A	32, Heol Y Frenhines, Southra Park, Dinas Powys	Single storey rear extension
2020/01054/FUL	A	77, White Farm, Barry	Proposed elevated deck over gabion wall to rear of applicant's property (land at rear being purchased from owner at No. 81)
2020/01055/FUL	A	80, Crompton Way, Ogmore By Sea	Conversion of garage to granny annex
2020/01056/FUL	A	Cross Elms, Bridge Street, Barry	Rear single storey extension
2020/01065/FUL	A	Land at Windmill Park, Hayes Road, Barry	Proposed change of use from Class B1/B8 to Class B1/B2/B8 at Windmill Park (Phase 3), Hayes Road, Barry
2020/01067/LBC	A	Penllyn Castle, Penllyn	Selectively take down sections of existing parapet and crenulations and rebuild using existing masonry. Work to include insertion of a lead damp proof course
2020/01068/FUL	A	63, Caer Worgan, Llantwit Major	Single storey side and rear extension

2020/01069/FUL	A	Tegfan, Peterston Super Ely	New application for the scheme to include rear elevation and dormer amendments following historical applications to the property
2020/01077/FUL	A	9, West Terrace, Penarth	Single storey rear extension
2020/01078/LAW	A	Whiteoaks, 26, Caynham Avenue, Penarth	Conversion of existing attached double garage into living accommodation
2020/01081/FUL	A	22, Ivy Street, Penarth	Side return extension to mid terrace property. Rebuilding of existing rear single storey extension. New bifolding doors to rear
2020/01082/FUL	A	101, Port Road West, Barry	Two storey side extension, alterations to existing garage and rear extension.
2020/01084/FUL	A	The Croft, 3, Duffryn Crescent, Peterston Super Ely	Proposed single storey rear extension and associated landscaping
2020/01091/FUL	A	Vicarage Lawns, St. Brides Major	Conversion of existing garage to provide accommodation for parents
2020/01094/FUL	A	8, Rockrose Way, Cogan, Penarth	Demolish existing flat roof extension, construct new pitched roof single storey rear extension, new porch to front elevation and new rear dormer loft conversion
2020/01099/LAW	A	Maes Y Crydd, Pont Sarn Lane, Peterston Super Ely	Dormer to an existing single storey side extension. Removal of the entrance hall to form covered entrance porch
2020/01102/FUL	A	54, Victoria Road, Penarth	Ground floor rear extensions to existing dwellinghouse

2020/01103/FUL	A	Oreston, 122, South Road, Sully	Two storey rear extension with single storey wrap around ground floor extension
2020/01105/FUL	A	51, Cardiff Road, Dinas Powys	Proposed single storey extension to rear of property
2020/01115/FUL	A	Llandow Caravan Park, Llandow	Variation of Condition 3 of Application No. 88/00033/FUL to extend use of caravan site
2020/01116/FUL	A	Llandow Caravan Park, Llandow	Vary condition of planning permission 2011/00267/FUL - to extend from seasonal use
2020/01120/FUL	O	Land west of television transmitter/south of Grants Field, Wenvoe	Variation of condition 2 (approved plans) of planning permission 2020/00621/FUL ('Detached L shaped stable block for the private use of the applicant, on a concrete base and with concrete hard standing')
2020/01122/FUL	A	22, Caer Ffynnon, Barry	Garage conversion and single story side extension with entrance porch
2020/01124/FUL	A	25, Cae Canol, Penarth	Single storey rear extension to provide kitchen / family space
2020/01127/FUL	A	176, Jenner Road, Barry	Extension into back garden of existing house
2020/01138/FUL	A	8, Cwrt Y Felin, Wick	Roof Dormer extension(s) to first floor, internal alterations and single storey extension to kitchen
2020/01141/FUL	A	16, Archer Road, Penarth	Restoration of original front door and surrounding fascia to reside within the original archway.

2020/01142/FUL	A	28, Marine Drive, Ogmore By Sea	Bungalow roof conversion hip to gable end to provide new bedroom and bathroom in the loft, with glass balustrade balcony to front elevation
2020/01145/FUL	A	3, Dryden Road, Penarth	Single storey side and rear extension to increase habitable space of property. Associated works include demolition of existing rear lean-to, relocation of entrance door to front elevation and re-rendering of existing external walls
2020/01146/FUL	A	60, Churchfields, Barry	Change of use from grassed area to garden
2020/01147/FUL	A	Seawinds, 18, Fairfield Rise, Llantwit Major	Proposed single storey extension to side and rear and internal alterations
2020/01150/FUL	A	61, Harding Close, Boverton, Llantwit Major	Removal of existing conservatory - New single storey rear and side extension
2020/01158/LAW	A	Cardiff International Airport, Airport Access Road East, Rhoose	Temporary Change of Use to the existing Long Stay 1 Car Park for use as an Outdoor Drive in Cinema or Drive in Theatre for a max of 28 days per calendar year.
2020/01172/FUL	A	99, Cae Newydd, St. Nicholas	Construction of a single storey contemporary glazed orangery extension to the rear of a double storey single occupancy residential property
2020/01176/FUL	A	12, Dros Y Mor, Penarth	Two storey extensions to side, rear and front plus single storey to front

2020/01177/FUL	A	98, Churchfields, Barry	Extension of existing porch.
2020/01183/FUL	A	30, Kenson Close, Rhose	Single storey extension to side of existing domestic dwelling
2020/01196/FUL	A	17, Mountjoy Crescent, Penarth	Single storey side extension
2020/01200/FUL	A	19, Bromfield Place, Penarth	Proposed loft conversion
2020/01205/LAW	A	4, Plassey Square, Penarth	Loft conversion
2020/01247/FUL	A	5, Meliden Road, Penarth	Single storey rear extension
2020/01278/OBS	P	Land at Brynwell Farm, Leckwith	Solar Farm (circa 21 MW) along with associated works and infrastructures
2020/01307/OBS	B	Lidl Regional Distribution Centre, Waterton Industrial Estate CF31 3PH	Extension to warehouse and administration block; extend and reconfigure car park, service yard and associated works (amended plans and documents received)

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **16 DECEMBER 2020**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2020/00585/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3262886
Appellant: Miss Rikki-Rae Nethercott
Location: 61, Jenner Road, Barry
Proposal: Removal of front wall, removal of grass and path in front garden, Tarmac to be added for a driveway by an approved contractor, drop kerb to be put in by approved contractor to allow for access to driveway.
Start Date: 18 November 2020

LPA Reference No: 2020/00520/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3263041
Appellant: Miss Vittoria Robatto
Location: 59, Jenner Road, Barry
Proposal: Removal of front dwarf wall, removal of grass surface. Approved contractor to provide pavement crossover to access highway and to gravel surface to parking area. Finished parking area will ensure that home owner vehicle can be turned to ensure that vehicle drives forward onto Jenner Road.
Start Date: 19 November 2020

LPA Reference No: 2020/00075/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3261544
Appellant: Mr Gavin Lucas
Location: 66, Pant Y Celyn Road, Llandough
Proposal: Construction of two-bedroom end of terrace dwelling. Reconfiguration of existing parking area.
Start Date: 20 November 2020

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

LPA Reference No: 2016/01412/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3256448
Appellant: Mr. Frederick Ash
Location: **Dragon Clay Sports, Wick Road, Ewenny**
Proposal: Change use of land to extend clay shooting area and extend perimeter sound attenuation bunds
Decision: Appeal Dismissed
Date: 3 November 2020
Inspector: Richard Jenkins
Council Determination: Delegated

Summary

The main issues were considered to be the effect of the proposed development on the living conditions of the occupiers of nearby residential properties, having particular regard to noise impact and local biodiversity interests.

It was identified that the appeal related to an established shooting club and the proposal was to change the use of the agricultural land located to the west to create a 'Low Level Shooting Area' that would incorporate an Olympic sized 'skeet range' and separate 'training range'. The site would be reprofiled, with existing sound attenuation bunds extended and further bunds created around the skeet and training ranges.

Noise Impact

Planning permission was originally granted for a shooting range at the appeal site in 1981, with a further permission granted subject to conditions in 1987, although works to widen the existing noise attenuation bunds were never completed. The 1987 permission included a planning condition: '*3. Noise from the shooting activities within the site shall not exceed 35dBa inside nearby dwellings and a figure of 50dBa as measured outside the noise sensitive properties in the vicinity of the site*' which was considered to represent the lawful fallback position.

The Inspector considered that recent operations at the site had caused significant levels of noise disturbance, noting that the noise generated from existing operations had frequently exceeded 50dB(A). Following complaints from neighbouring residents in 2016, an enforcement investigation had revealed that the site was operating on an extended basis and the subsequent planning application submitted is the subject of this appeal. A significant number of objections submitted at the planning application stage and representations made in relation to the appeal were concerned about

noise impacts. The Inspector also noted that the Council had issued a noise abatement order at the site and considered that the noise generated by recent operations had been so significant that it had caused material harm to the living conditions of neighbouring residential properties.

The appellant's case relied on the contention that the mitigation measures proposed as part of the appeal scheme would address the noise associated with both the existing and the proposed activity at the site, which included extending and increasing the height of the existing bunds, reprofiling the land and relocating the shooting positions.

The Inspector identified that the Chartered Institute of Environmental Health (CIEH) Guidance on the control of noise associated with clay target shooting was relevant, which states that there was no fixed shooting noise level at which annoyance starts to occur, but that it is less likely to occur when the mean shooting noise level (SNL) is below 55dB(A) and highly likely to occur when the SNL is over 65dB(A). The guidance also states that shooting should not normally take place within a separation distance of less than 1km in the direction of the shooting, except under very exceptional circumstances.

The appeal proposal was supported by a Noise Assessment prepared by independent acoustic specialists which included the predicted SNL at a number of properties and suggested that the noise generated from the existing range would be reduced. The Inspector considered however, that given that the figures for the 'existing layout' appeared to be in breach of the terms of the 1987 permission, direct comparisons were 'somewhat disingenuous' and that the SNLs from the main shooting range under the 'proposed layout' would be higher at two of the properties than those permitted under the 1987 permission.

The appellant's evidence also indicated that the development proposed would enable club membership to increase by up to 100% and the Inspector considered that this would have significant implications for both the overall frequency and duration of firing. Whilst there was potential for restrictions to be imposed through planning conditions, it was considered that the proposed scheme was in clear conflict with the CIEH Guidance, as the different shooting ranges could potentially operate for up to 8.5 hours on weekdays and nearly 4 hours on Saturdays, whereas the guidance recommended limiting the use to 4 hours on Mondays to Fridays and 3 hours on Saturdays.

It was noted that the CIEH Guidance stated that shooting should not normally take place within a separation distance of less than 1km in the direction of shooting, except under very exceptional circumstances. The appellant's evidence stated that the general direction of firing was in a westerly direction and one property was located in a north-westerly direction within 1km of the appeal site and was grouped with other residential properties that were closer to the appeal site. There were also a number of other properties at Kingswood Close that would be closer to the appeal site, particularly when measured from the proposed skeet and training ranges and representations had been received from occupiers of properties in that location.

The Inspector therefore considered that whilst the proposed noise levels would be below the 55dB(A) referred in the CIEH Guidance, the appellant's

case was over reliant on a simplistic assessment in considering likely noise impacts. The development would also clearly intensify the frequency and duration of the firing, which he considered was concerning, given the evidence of noise disturbance. Whilst there was potential for the existing noise levels to be mitigated through the proposed arrangements, the Inspector did not consider that such factors outweighed the identified harm. He therefore concluded that the proposed development would seriously undermine the living conditions of the occupiers of neighbouring residential properties by reason of noise impact and would conflict with the general aims of the LDP, PPW, TAN11 and the CIEH Guidance.

Biodiversity

The Inspector identified that the western boundary of the appeal site, adjacent to the area proposed to accommodate the skeet and training range, adjoined an area of woodland that forms part of a Site of Importance for Nature Conservation (SINC). The calcareous grassland at the proposed 'Low Level Shooting Area' was also a Section 6 Priority Habitat and it was contended that it had potential to provide habitat for dormice. The Council had confirmed that although the site itself was not designated as a SINC, it met the requirements to qualify as such. The site also provided habitat for High Brown Fritillary, slowworm and the common toad, which are Priority Species and therefore represented a significant consideration.

The Inspector considered that the arguments advanced in support of the appeal contended that the site could be cleared and mitigated without compromising the site's ecological value and that the proposed noise bunds would increase the overall area available for planting, with the net loss of habitat being acceptable. The Inspector was not satisfied however that any attempt at replacing the habitat would be successful, or commensurate with the quality of the existing site and considered that the creation of significant bunds would create a different environment to that currently found on site. He agreed with the Council, that the proposed planting could potentially compromise the mitigation measures proposed to support the High Brown Fritillary and those in respect of the slowworm and common toad also lacked detail.

It was therefore considered by the Inspector that it had not been satisfactorily demonstrated that a scheme of mitigation and compensation could be successfully implemented without a detrimental effect upon the identified Priority Habitat and the Priority Species and the development would therefore have an adverse impact upon local biodiversity interests. The development was therefore considered to conflict with Policy MG21 of the LDP, the Council's SPG 'Biodiversity and Development' (2018), as well as national policy set out in PPW and TAN 5 Planning and Nature Conservation (2009), which was consistent with the Environment (Wales) Act 2016.

Overall Conclusions

The Inspector's overall conclusion was that the proposed development would cause material harm to the living conditions of the occupiers of neighbouring residential properties, by reason of noise impact and be detrimental to

biodiversity interests. It was considered that such concerns were not outweighed by matters in favour of the development, including local tourism and the wider economy and it was therefore concluded that the appeal should be dismissed.

Enforcement Update

Following the receipt of this appeal decision, a site meeting was undertaken with the appellant's planning agent on 10th November 2020. It was confirmed that the use of the field to the west which was being used without permission had ceased and will revert back to an agricultural field and it is anticipated that this will significantly help with any ongoing noise issues. Documents submitted as part of the appeal application showed that noise levels from the authorised part of the site occasionally exceed the levels set by condition under the 1987 permission (i.e. 50dBa). In order to resolve this ongoing breach of condition, the appellant proposes to increase the existing bunds around the authorised part of the site, which will need to be considered under a new planning application. If the appellant does not submit an application for the revised works to the bunds, or the application is considered unacceptable, then it is proposed to serve a Breach of Condition Notice to require compliance with the noise level condition attached to the 1987 permission.

LPA Reference No:	2020/00584/FUL
Appeal Method:	Written Representations
Appeal Reference No:	D/20/3260491
Appellant:	Mr. and Mrs. K. Armitage
Location:	15, Glastonbury Road, Sully
Proposal:	Two storey side extension and single storey rear extension
Decision:	Appeal Dismissed
Date:	23 November 2020
Inspector:	Vicki Hirst
Council Determination:	Delegated

Summary

The main issue was considered to be the effect of the development on the living conditions of nearby occupants.

The appeal site was located within a residential area comprising predominantly two storey detached dwellings and the proposal would provide a new two storey side extension and rear extension and include gabled elements, with the rear extension providing extensive glazing facing into the garden.

The Inspector noted that the Council had raised no objection to the proposal in principle and agreed that it would be in keeping with the general design and scale of properties within the vicinity and not be harmful to the character and appearance of the area. Furthermore, the rear extension would not cause harm to the living conditions of nearby occupants.

It was identified that the Council's main concern related to the impact of the side extension on the living conditions of the occupants of No. 13 Glastonbury Road, which the Inspector viewed during her site visit. That property was situated at right angles to the appeal site with its rear elevation facing the side elevation of the appeal dwelling. The Inspector noted that the rear of No. 13 contained a number of windows which served habitable rooms and that the rear garden of the property was its primary private amenity space.

Whilst the proposed side extension would not contain any first-floor windows and would not cause any direct overlooking to No. 13, the Inspector considered that the two-storey extension would be of a considerable scale and height and would follow the majority of the length of No. 13's private garden, thereby resulting in an imposing and overbearing structure which would be harmful to the occupants' living conditions.

In addition, the Inspector noted that the extension would be orientated to the south east of No. 13 and given the considerable size of the extension, it would result in the loss of daylight and sunlight into both the rear habitable rooms and garden for much of the day. She considered however that the offset orientation of No.11 to the appeal site and the distance from the proposed extension would not result in any harmful effects to the living conditions of the occupants of that property.

It was therefore concluded that the proposal would be harmful to the living conditions of the occupants of No. 13 as a result of the overbearing and overshadowing effects of the proposed side extension. The proposal would therefore not accord with policy MD2 of the LDP or the 'Residential and Householder Development' SPG in that it would not safeguard residential amenity and the appeal was dismissed.

LPA Reference No:	2019/01255/OUT
Appeal Method:	Written Representations
Appeal Reference No:	20/3258949
Appellant:	Mr. Paul Walsh
Location:	Meter Instruments Ltd., Fort Road, Lavernock
Proposal:	Construction of one dwelling house
Decision:	Appeal Dismissed
Date:	2 December 2020
Inspector:	Richard Duggan
Council Determination:	Delegated

Summary

The main issues were considered to be whether the location of the proposed development was appropriate having regard to planning policies which aim to protect the countryside and promote sustainability, the effect of the proposal on the character and appearance of the surrounding area and whether it would conflict with policy requirements relating to the protection of employment land.

Sustainability

The Inspector identified that the appeal site is located within the open countryside as identified in the adopted LDP, where new development and changes of use of buildings to residential use are strictly controlled in the interests of sustainable development. Policy guidance within Planning Policy Wales (PPW) and the LDP restricts new building outside settlement limits unless it is justified as an exception and most new development should be located in settlements, which have relatively good accessibility by non-car modes.

The Inspector identified the nearest main settlement as Cosmeston / Lower Penarth, approximately 0.5 kilometres away which is connected via a narrow single lane highway, which then joins the B4267 Lavernock Road linking Penarth and Sully. Whilst public transport connections and the services and facilities that prospective residents are likely to access on a frequent basis were provided, the distance separating the appeal site from the settlement, combined with the narrow road and absence of pedestrian footways, would mean that walking would not be a viable option for most prospective residents. The narrowness of the lane and the limited amount of light during winter months would limit the option of cycling for most people.

Having regard to regard to the isolated location of the site in terms of its remoteness from public services and facilities such as shops, schools, leisure and health facilities and given the distance between the site and the nearest settlement, the Inspector considered it was highly likely that the occupiers of the proposed dwelling would be heavily dependent on the private car for most services and facilities. As such, the proposal was considered to conflict with Policies SP1 and MD1 of the LDP.

Character and Appearance

The Inspector noted that the appeal site was a commercial site consisting of a relatively large and tall stone building with outbuildings to the rear and it was proposed to demolish the existing structures and replace them with a detached dwelling. As the planning application was submitted in outline, the detailed scale, design and appearance of the dwelling had not been provided with this appeal however, the appellant had put forward the scale parameters for the dwelling which showed that it would utilise the same footprint as the existing buildings on the site.

Whilst the Inspector considered that these scale parameters proposed a large dwelling, he noted that these were maximum dimensions and that the Council would have some control over the scale and design of the dwelling at the reserved matters planning stage, which could result in a potentially smaller dwelling on the site. As such, he did not consider that a dwelling on the same site would have a detrimental impact on the character and appearance of the area and the proposal would therefore not conflict with policies SP1, MD1 and MD2 of the LDP.

Employment Land

The existing building was identified as being vacant, however its current use was commercial in nature with an element of B1 office and therefore, the proposed development would result in the loss of an existing employment site. Policy MD16 of the LDP requires it to be demonstrated that premises are no longer suitable or viable for employment purposes and this strategy is supported by national planning policy in PPW and TAN 23 - Economic Development.

In terms of the suitability and viability of the appeal site for its continued current employment use, the appellant had not provided substantive evidence of any marketing material for the sale of the site, or provided any reports relating to the overall attractiveness and suitability of the appeal premises for continued employment use, the prospects of the site being re-occupied, or to explain why the company was unviable in this location. The Inspector noted that the submitted nine years unaudited accounts show a diminishing return and acknowledged the appellant's concerns regarding the negative impact that marketing the site would have on the business and the lack of broadband available. He considered however, based on the evidence provided, that it was not possible to substantiate a robust conclusion that every reasonable attempt has been made to secure a suitable employment use on the site and that the proposal had not demonstrated that the site was no longer required. The proposal would therefore be harmful by reducing the supply of employment floorspace in the area, which in turn could have adverse implications for the local economy and therefore conflicted with Policy MD16 of the LDP, PPW and TAN23.

Other matters

The Inspector identified that the fourth reason for refusing the application related to the appellant's failure to submit a Planning Obligation under Section 106 of the Act to provide a contribution towards affordable housing at the time the application was determined.

It was noted that alongside his appeal, the appellant had submitted a Section 106 Agreement to comply with this requirement and the Council had confirmed that this would be acceptable. However, on balance, the appellant's willingness to put forward a financial contribution towards affordable housing was not considered by the Inspector to overcome the harm identified in the other reasons for refusal.

Conclusions

The Inspector therefore concluded that whilst the scheme was acceptable in relation to the second main issue, the harm that he had identified in terms of the first and third main issues was unacceptable and he therefore dismissed the appeal.

(d) Enforcement Appeal Decisions

None

(e) April 2020 – March 2021 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	13	2	15	-
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		13 87 (%)	2	15	-
Committee Determination		-	-	-	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	-
Enforcement Appeals	W	1	-	1	-
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		1 (100%)	-	1	-
All Appeals	W	14	2	16	-
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		14 88 (%)	2	16	-

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist - Tel: 01446 704690

Officers Consulted:

HEAD OF REGENERATION AND PLANNING

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **16 DECEMBER, 2020**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved
E Split Decision

R - Refused

2020/01052/TPO	R	19, Clos Celyn, Barry	Works to Tree covered by TPO No. 01 of 2006: Removal of Oak tree in rear garden
2020/01096/TCA	A	Greenfield, East Street, Llantwit Major	Works to Trees in Llantwit Major Conservation Area: 1) Ash - takedown 2) Ash - pollard
2020/01100/TPO	A	34, Cae Gwyn, Penarth	Work to trees covered by TPO No.10 of 2003: Cut back two Oak trees away from property
2020/01112/TCA	A	Glasfryn, 11, Lower Cwrt y Vil Road, Penarth	Works to Trees in Penarth Conservation Area: T1, 2, 3 and 4 - Cypruss; T5 Mixed group of small trees including Birch, Parrotia, Yew; T6 Purple Plum
2020/01113/TPO	A	Homeside House, Bradford Place, Penarth	Works to Trees in Conservation Area-All works as attached survey by James Pinder of Treecare Consulting

2020/01135/TPO	A	Y Fron Oleu, Michaelston Le Pit	Work to tree covered by TPO - No. 03, 1972: Fell Ash tree with dieback disease
2020/01162/TCA	A	Sycamore Cottage, Llanbethery	Works to Trees in Llanbethery Conservation Area: Removal to ground level of one mature Sycamore tree (T1) and reduction of one heavily suppressed Copper Beech tree (T2)
2020/01163/TPO	A	The Croft, Wesley Street, Llantwit Major	Work to trees covered by TPO - No. 03, 1977: Re-pollarding of four mature Lime trees (T1-T4)
2020/01165/TPO	A	East Vale Estate (East Camp) , St. Athan	Work to trees covered by TPO No. 12 2003: All works as set out by arboricultural report/survey
2020/01213/TPO	A	Greenfield, East Street, Llantwit Major	Works to Tree covered by TPO No. 3, 1977 - Re-pollarding Ash tree.
2020/01239/TPO	A	Old School House, St. Nicholas	General Maintenance Works to Trees in a Conservation Area including Crown Raise of a Sugar Maple owned by the Council
2020/01259/TCA	A	1, Ffordd Yr Eglwys Peterston Super Ely	Works to Tree in Conservation Area- Removal of the tree as it has Ash die-back disease. Ash tree in the front garden of the property overhanging the road
2020/01264/TCA	A	28, Cwrt Y Vil Road, Penarth	Work to Trees in Conservation Area-T1 - Ash tree - Pollard @ approximately 4.5 metres above ground level

2020/01281/TCA	A	3, Marine Parade, Penarth	Works to Trees in Conservation Area- To reduce the height of canopy by one third to Walnut tree located in front garden
2020/01318/TCA	A	The Buffers, Cardiff Road, Cowbridge	Works to Trees in Conservation Area-T1- Sycamore - Removal of stem closest to property and light reduction of end weighted limbs on remaining stems to balance away from property; G1- Ash - Removal of ash trees affected by ash die back
2020/01332/TCA	A	Langlands, 1 Kymin Road, Penarth	Work to trees in a Conservation Area: Eucalyptus Tree - Tree to be felled and removed