

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 25 NOVEMBER, 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:

2020/0005/PV	AC	Plot 16, Cottrell Gardens, Bonvilston	Internal alterations to garage
2020/0018/BN	A	37, Seaview Drive, Ogmore by Sea	Single storey extension to side of house for a porch and store.
2020/0549/BN	A	28, Port Road East, Barry, CF62 9PT	Single storey extension lounge
2020/0570/BN	A	6, Drylla, Southra Park, Dinas Powys. CF64 4UL	2 Storey Extension
2020/0572/BN	A	29, Queens Road, Penarth, CF64 1DL	Remove load bearing wall between front and middle reception room
2020/0577/BN	A	5, Pembroke Terrace, Penarth, CF64 1DE	Single storey extension to enlarge kitchen
2020/0578/BN	A	Golau Caredig, Gladstone Road, Barry, CF62 7AZ	Installing new fire barriers
2020/0581/BN	A	1 Clive Place, Penarth, CF64 1AU	Remove part of load bearing wall to combine 2 existing rooms into one
2020/0583/BN	A	10, Porthkerry Road, Rhoose, CF62 3HD	Garden room
2020/0584/BN	A	239, Redlands Road, Penarth. CF64 2QQ	Re roof

2020/0585/BR	AC	Turner House, Plymouth Road, Penarth, CF64 3DH	Construction of new ground floor disabled toilet, existing 1st floor toilet to be replaced with staff kitchen. New ramp and steps to be formed at the front of the building.
2020/0586/BN	A	3, Dulverton Drive, Sully, Penarth, CF64 5EW	Garage conversion
2020/0589/BN	A	21, Nyth Y Drw, Rhoose Point, Rhoose	Construction of a single storey contemporary glazed orangery extension to the rear
2020/0591/BN	A	1, Cliffside, Penarth, CF64 5RG	Remodelling and extension to rear, convert garage to habitable room, invert living spaces to open plan first floor
2020/0592/BN	A	Coed Hills, Llantrithyd Road, St Hilary, CF71 7DP	Single storey extension
2020/0593/BN	A	20, Penarth Portway, Penarth, CF64 1SQ	Replacement of timber balustrading with glass
2020/0595/BN	A	Llanwensan Fach, Peterston Road, Groesfaen, CF72 8NU	New build construction of single storey office, store and gymnasium
2020/0596/BN	A	7, Fulmar Close, Penarth, CF64 5FE	Internal alteration including knock through, steel beam and W.C and shower first floor (Porch Exempt)
2020/0597/BR	AC	66, Beechwood Drive, Penarth, CF64 3QZ	Proposed single-storey rear infill extension
2020/0598/BR	AC	Ty Mynydd Barn, Ty Mynydd Lane, Welsh St Donats	Proposed renovation of existing barn to convert to new 'holiday let' accommodation
2020/0599/BN	A	The Old Brewhouse, St Brides Super Ely, CF5 6EY	Installation of a DMS4 sewage treatment plant.
2020/0601/BN	A	58, Greenmeadow Way, Rhoose, CF62 3FJ	Covert existing detached garage to a habitable area, to include 1 window and a set of Bifold Doors.

2020/0602/BN	A	23, Bron Awelon, Barry, CF62 6PR	Two knock throughs
2020/0603/BN	A	2, Drope Terrace, Drope, St Georges Super Ely, CF5 6EQ	Single storey extension to the rear of the property. The building is to replace a conservatory.
2020/0605/BN	A	22, Cory Crescent, Peterston Super Ely, CF5 6LS	Re-roofing and slightly extending existing single storey extension
2020/0606/BR	AC	7, Boverton Brook, Boverton, Llantwit Major, CF61 1YG	Proposed single storey rear extension, addition of first floor balcony above proposed extensions and internal alterations.
2020/0607/BN	A	18, Woodlands Road, Barry. CF63 4EF	Knock through
2020/0609/BR	AC	43, Peterswell Road, Barry, CF62 7ND	To part demolish existing side extension and reconstruct new extension to front/side of dwelling to include new veranda- to 'K' render all existing and new elevation walls
2020/0610/BR	A	Ty Gwyn, Heo y Cawl, Dinas Powys, CF64 4AH	To demolish existing gym/store and construct new two storey extension to front of dwelling and associated works
2020/0612/BR	AC	65, Geraint's Way, Cowbridge, CF71 7AY	Construction of dormer (rear) and internal alterations
2020/0613/BR	AC	3, Westra Cross, Dinas Powys, CF64 4BH	Garage conversion with structural alterations
2020/0616/BN	A	17, Coed Criafol, Barry, CF63 1AT	Two storey rear extension
2020/0617/BR	AC	Glan Ynys, Colwinston, Cowbridge, CF71 7NE	A new single storey detached outbuilding to include a utility room/home office/exercise room/WC.
2020/0618/BN	A	65, Jenner Road, Barry, CF62 7HQ	Loft extension plus dormer

2020/0619/BR	AC	6, Walston Close, Wenvoe, CF5 6AS	Conversion of linked Garage Area into disabled access shower room
2020/0620/BN	A	8, Heol Fioled, Barry, CF63 1HB	Integral Double Garage in house to be converted to additional living accommodation
2020/0623/BN	A	77, Treharne Road, Barry, CF63 1QZ	Single storey side extension to form domestic garage
2020/0624/BN	A	7, Hillary Rise, Barry. CF63 3HZ	Knock through
2020/0625/BN	A	8, Wood Street, Penarth, CF64 2NH	Loft conversion with dormer
2020/0626/BN	A	20, Buttrills Road, Barry. CF62 8EF	Knock through of load bearing wall to create one large room
2020/0627/BN	A	Brook House, Main Avenue, Peterston Super Ely. CF5 6LQ	Demolition of existing outhouses to side of house and construction of new single storey kitchen and corridor extension with small single storey infill on front elevation. Construction of a balcony on the rear elevation at first floor level.
2020/0632/BR	AC	St. Nicholas Church in Wales Primary School, St. Nicholas. CF5 6SG	Proposed replacement primary school including additional landscaping
2020/0634/BN	A	78, Colcot Road, Barry. CF62 8HP	Single storey rear extension
2020/0635/BN	A	17, Chamberlain Row, Dinas Powys. CF64 4PJ	Single storey extension to the rear of the property to enlarge the kitchen
2020/0640/BN	A	The Gables, Llandow, CF71 7NT	Single storey First Floor side extension
2020/0641/BR	AC	18 Channel View, Ogmore By Sea, CF32 0QB	Single story extension to rear of property with a new side window on existing wall, 2 new Velux to be added to extension. (no loft conversion being done)

2020/0644/BN	A	239, Redlands Road, Penarth. CF64 2QQ	Re roof
2020/0647/BN	A	17, Masefield Road, Penarth, CF64 2SD	Re-roof

(b) Building Regulation Applications - Reject

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

2020/0604/BN	R	27, Vincent Close, Barry, CF63 2AG	Double storey rear extension
2020/0621/BN	R	26, Clos Y Fulfran, Barry, CF62 5DG	First floor extension above double garage with Juliet balconies, and rear conservatory

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

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

2020/0141/AI	A	4, Bryn Y Gloyn, Rhoose, CF62 3LD	Rear Extension with associated works
2020/0142/AI	A	3, Dylan Close, Llandough, Penarth, CF64 2PA	Replacement of an existing conservatory roof with an Icotherm solid roof
2020/0143/AI	C	11, Angle Close, Barry, CF62 9ED	CANCELLED - Rear extension and associated works
2020/0144/AI	A	34, Fonmon Park Road, Fontygary, Rhoose, CF62 3BF	First floor extension over existing garage with internal alterations and associated works
2020/0145/AI	A	26, Windsor Road, Penarth. CF64 1JH	Internal alterations and refurbishment of an existing co-op store
2020/0146/AI	A	Greenfield, East Street, Llantwit Major, CF61 1XY	Proposed installation of new toilet facility in exiting utility cupboard and formation of structural opening in garage (works to incorporate material

			alterations to structure, controlled services, fittings and thermal elements)
2020/0147/AI	A	The Old Manse, St Nicholas, CF5 6SJ	Construction of a home office, spa room and associated works
2020/0148/AI	A	17, Blenheim Close, Barry, CF62 8AN	Proposed single storey rear extension
2020/0149/AI	A	46, Vale Street, Barry. CF62 6JQ	Proposed formation of structural opening and alterations to stairs (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2020/0150/AI	A	7, Doniford Close, Sully, Penarth. CF64 5XA	Replacement of an existing conservatory roof and frames
2020/0151/AI	A	16, Glyn Y Gog, Rhoose. CF62 3LJ	Replace conservatory roof with Supalite Tiled Roof
2020/0152/AI	A	1, Dyffryn Place, Barry. CF62 8UN	Proposed construction of 3 bay garage building in rear garden (works to incorporate material alterations to structure, Controlled Services, fittings and thermal elements)
2020/0153/AI	A	Coed Y Bryn, Nash, Cowbridge, CF71 7NS	Proposed single storey flat roof extension to side and rear of property
2020/0154/AI	A	Penllyne Court, Penllyn, Cowbridge, CF71 7RQ	Proposed internal and external structural alterations to existing dwelling, with internal reconfiguration works including new internal and external ground floor WC's and new en-suite at first floor (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

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REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. 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

2015/00960/5/N MA	A	Land at Sycamore Cross, North of A48, Bonvilston	Non-Material Amendment to conditions to allow for the removal of a dangerous tree (originally indicated to be retained) and replacement tree planting of Planning Application 2015/00960/FUL: Development of 120 homes including affordable homes, new vehicle, pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing
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			modern timber stables and all associated works
2016/01427/7/C D	A	Land off Cowbridge Road, Northfields, St. Athan	Discharge of Condition 11 (Landscaping and Tree Protection) of Planning Application 2016/01427/OUT: Residential development of up to 253 units and associated works, including the provision of public open space and strategic access points off Cowbridge road, St Athan
2017/00647/2/N MA	A	Land at Barry Waterfront	Non Material Amendment to Variation of Condition 2 to substitute the approved Phasing Plan Document for a new Phasing Plan Document dated 28/09/2020 of planning Permission 2017/00647/RES-The erection of 163 residential dwellings, landscaping, parking and associated infrastructure
2018/00289/FUL	O	Llanerch Vineyard, Hensol	Variation of conditions 01 (time limit) and 02 (approved plans and documents) of planning permission 2011/00680/FUL (Proposed single storey events complex on the site of existing pool house, with associated vehicle turning space and associated works. Also proposed is an additional car park area (approximately 64 spaces). Furthermore, existing unauthorised works such as the use of the ground floor of the farmhouse as a cafe/restaurant and the cookery school are

2018/00766/1/N MA	A	23, Eastgate, Cowbridge	included for their retention) to renew planning permission for five years and to amend the approved parking layout.
2018/01231/8/C D	A	Cwrt Canna, Ruthin Road, Llangan	<p>Non-material amendment to 2018/00766/FUL ("Refurbishment and extension to dwelling. Demolition of a series of poorly constructed and inferior rear extensions and replace with a new rear extension which is primarily single storey with a two storey element"): 1. Small high-level rooflight added to west elevation for the internal ground-floor utility room; 2. Vertical flues from vents to take outlets higher; 3. Original stone boundary wall on boundary shared with no. 25 to be replaced with rendered block wall; 4. Height of the roof eaves to the single-storey element to be lower than original proposal; 5. Eaves created to west boundary to allow gutters to continue around extension in a more functional way.</p> <p>Discharge Condition 15 of planning permission 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 at</p>

			Cwrt Canna, land adjacent to Llangan Primary School, Llangan
2019/01023/FUL	R	Filco Foods, 19, Boverton Road, Llantwit Major	Change of use from Offices to 3 No. 1 bedroom, 2 person flats and 1 No. 2 bedroom, 3 person flat in existing building, incorporating internal alterations and minor alteration on the roof, to propose 2 Velux windows
2019/01053/1/N MA	A	12, Shakespeare Avenue, Penarth	Non Material Amendment for a reduction in extent of extension, positioning of fenestration and 1 no. roof light omitted of planning permission 2019/01053/FUL for Demolition of existing lean-to conservatory and erection of proposed single storey lean-to rear extension
2019/01079/1/N MA	A	Sokotra Villa, 105, Windsor Road, Penarth	Non Material Amendment: Change the external walls from render/painted to insulated timber frame with a ship lap cladding wall finish-Planning Permission 2019/01079/FUL
2020/00004/TRE E	A	5, Llandaff Close, Penarth	Request for a Tree Preservation Order be placed on a Cedar tree in the back garden of 5, Llandaff Close, Penarth
2020/00152/1/C D	A	Church Cottage, Michaelston le Pit	Discharge of Condition 3 (Method Statement)-of Planning Permission 2020/00152/FUL-First floor bedroom extension at rear of property on the top of existing ground floor extension

2020/00287/FUL	A	52, Pill Street, Cogan	Convert 1st/2nd floor duplex three bedroom flat into two flats. The new accommodation to comprise of a 1st floor two bedroom/two bathroom flat and a second floor one bedroom flat. Upper external walls of main building to be taken down to first floor window head level and rebuilt to the same eaves position height.
2020/00292/FUL	A	8, Eastgate, Cowbridge	Conversion of existing coach house into a separate dwelling.
2020/00385/CAC	A	Cowbridge Sheep Market, The Butts, Cowbridge	Remediation and demolition of the site known as Cowbridge Sheep Market, The Butts, Cowbridge, including removal of asbestos materials, demolition of livestock shed and sales pens, market office and former cafe, plus redundant Public Conveniences on The Butts.
2020/00492/FUL	A	Robertsons Solicitors, 2-4, Buttrills Road, Barry	Change of use of number 2, Buttrills Road Barry from Office B1 Use back to Residential C3 Use
2020/00507/LAW	A	71, Walston Road, Wenvoe	Alterations to rear windows and doors
2020/00558/FUL	A	Ushi's, 46A, High Street, Cowbridge	Change of use from A1 (retail) to A3 (Food and Drink)
2020/00641/FUL	A	Westboro, 36, Pencoedtre Road, Barry	REVISED PLANS and APPLICATION FORMS Extension and alterations of existing three bedroom

			Dormer bungalow into three bedroom house
2020/00645/FUL	A	6, Lon Yr Eglwys, St. Brides Major	Single storey front extension, double storey side extension with flue for wood burner, single storey rear extension, form double width vehicular crossover and access
2020/00667/FUL	A	Avalon Antiques, 4, Royal Buildings, Stanwell Road, Penarth	Change of use, to allow the extension of the pre-existing beauty salon. Ground floor from A1 to sui generis (retrospective). First floor flat from residential to sui generis
2020/00675/FUL	R	The Beeches, Penllyn	New dwelling
2020/00676/1/C D	A	Ty Mochyn, East Aberthaw	Discharge Condition 3 of planning permission 2020/00676/FUL-To install pitched roof with natural slate to compliment existing barn on new extension in place of flat roof
2020/00678/1/C D	A	Morfa, Welsh St. Donats	Discharge conditions 3 and 7 of planning permission 2020/00678/FUL-Vary Condition 2, 3, 4 and 7 of 2019/00323/FUL- Proposed replacement dwelling and garage
2020/00680/LAW	A	6, White Farm, Barry	Caravan/Garden Annexe within the curtilage
2020/00703/FUL	A	35, Marine Drive, Ogmore By Sea	Proposed extensions and alterations. Extension to front, side and rear with paved terrace and steps to rear
2020/00714/FUL	R	Mar A Lago, 8 Cliff Side, Penarth	Removal of existing roof, and creation of new top floor bedroom suite,

			recessed back from the existing perimeter wall of the house
2020/00717/FUL	A	Land at Barry Waterfront, adjacent to Dock No. 1	Vary Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 19, 20, 22, and 23 of planning permission 2010/00696/FUL
2020/00722/FUL	A	College Fields Nursing Home, College Fields Close, Barry	Variation of Condition 1 (5 Year Time Limit) and Condition 6 (Approved Plans) of Planning Permission 2014/00132/FUL: Three storey extension to side of the existing building to provide a new kitchen facility, an eight person lift to all floors, eight en suite bedrooms, two communal day rooms, alter the existing kitchen to provide three disabled accessible WC's on the ground floor, relocation of the existing hair dressing salon, an additional bedroom and two under croft disabled parking spaces
2020/00728/LAW	A	14, Fennel Close, Cogan, Penarth	Loft conversion with dormer to rear
2020/00749/FUL	A	Clisson House, Town Mill Road, Cowbridge	Proposed loft conversion with dormer to rear, single storey rear extension and garden room garage extension
2020/00758/FUL	A	5, Longmeadow Drive, Dinas Powys	Proposed side extension to existing dormer bungalow at ground and first floor level. Proposed covered outdoor dining area
2020/00779/FUL	A	59, Cosmeston Drive, Penarth	Single storey side extension plus part conversion of existing

			double garage into habitable space
2020/00794/FUL	A	Land at Glebe Field Barn, Heol Y Nant, Llandow	Proposed alterations and extension to existing stable block including a 20M X 40M Manege
2020/00797/LBC	A	Town Hall, Burial Lane, Llantwit Major	To attach exterior lighting to the front of the Town Hall building, to enable the building to be lit up at night
2020/00798/FUL	R	Candide, St Mary Hill	Proposed first floor extension to replace existing roof and internal alterations to the property. Current 4 bedroom arrangement bungalow, changes to 7 bedroom home
2020/00820/FUL	A	6, The Paddock, Cowbridge	Erection of single storey orangery side extension with associated terrace and patio
2020/00834/FUL	A	Copperfield, Llancarfan	Ground floor extension, with internal layout changes, including a decking area with glass balustrade, adding a new first floor dormer conversion, with elevation changes
2020/00838/FUL	A	Ty Uchaf Farm, Llantrithyd	Erection of steel portal framed livestock housing building
2020/00839/FUL	A	35, Heol Eryr Mor, Barry	Conservatory to the rear of the property
2020/00868/FUL	A	Stalling Cafe, Stalling Down, Cowbridge	Retrospective approval of existing decking/covered area. Extension of existing decking/covered external area

2020/00884/FUL	A	Windmill Cottage, Marcross	Single storey extension to front
2020/00900/FUL	A	231, Holton Road, Barry	Erection of a partial side infill extension and a change of use to a HMO
2020/00902/FUL	A	Station House, 1, Station Terrace, Wenvoe	Loft conversion. Existing garage re-built and extended
2020/00911/FUL	A	Forest Fach Farm, Cowbridge Road, Talygarn	New first floor and rear/side extension, utilising the existing footprint of the house and creating better headroom in the bedroom to match the rest of the house.
2020/00917/FUL	A	25, Tair Onen, St. Hilary	Variation of Condition 2 - Plan Specification of Planning Permission 2019/00538/FUL: Approval for construction of single garage with storage at rear of garden
2020/00921/FUL	A	7, Fitzhamon Avenue, Llantwit Major	Proposed porch extension and single storey rear extension
2020/00939/FUL	A	19, Forrest Road, Penarth	The construction of a single storey garden room adjacent to the Southern boundary of the property, consisting of a gym, toilet, and cinema room.
2020/00940/FUL	R	11, Anchor Road, Penarth	Loft conversion with sun terrace to front and external alterations including an increased balcony to the rear and Juliet balcony to the first floor front elevation
2020/00946/FUL	A	9D, Albert Crescent, Penarth	Removal of fire escape and replacement with Juliet balcony for second floor

			flat and balcony for first floor flat
2020/00952/FUL	A	18, Channel View, Ogmore By Sea	Loft conversion and single storey rear extension with new window to existing wall
2020/00953/LAW	A	Howe Mill Farm, St. Mary Church, Cowbridge	Rear two storey extension
2020/00956/FUL	A	19, Masefield Road, Penarth	Single storey rear extension to house
2020/00958/FUL	A	24, West Walk, Barry	AMENDED DESCRIPTION Proposed two storey side and single storey rear extension, Dormer extension with Juliet balcony to rear, together with entrance porch and associated works, to include cladding
2020/00959/FUL	A	76, Lavernock Road, Penarth	Widen dropped kerb driveway entrance width from 2.5m to 5m using approved contractor
2020/00960/FUL	A	30, Fairfield Road, Penarth	Single storey rear extension plus all associated works
2020/00961/FUL	A	Tan Y Lan House, Pant Ruthin Fach Lane, St. Mary Hill	To remove Condition 1 and vary Condition 2 relating to Rural Enterprise Dwelling imposed on planning permission Ref 2019/00659/FUL
2020/00963/FUL	A	99, Princes Street, Barry	To build a single width garage to rear garden and rebuild existing retaining walls to improved strength specification

2020/00974/FUL	A	7, Dros Y Mor, Penarth	Dormer extension to front elevation and solar panels to front and rear of existing roof
2020/00978/FUL	A	6, St. Nicholas Road, Barry	Conversion of existing building into 3.no apartments and creation of external amenity space, including associated external alterations
2020/00980/FUL	A	115, Minehead Avenue, Sully	Conversion of existing Conservatory to solid extension with cavity walls.
2020/00981/FUL	A	75, Hinchsliff Avenue, Barry	Proposed two storey lateral extension to form a dining room, utility and lounge and two bedrooms and study
2020/00986/FUL	A	26, Vennwood Close, Wenvoe	Removal of conservatory and construction of single storey kitchen and dining room extension to existing bungalow
2020/00988/FUL	A	12, Greenacres, Barry	Single storey extension to rear. First floor extension above existing garage
2020/00992/FUL	A	4, Court Close, Aberthin	To erect a fence in the front garden
2020/01011/FUL	A	42, Castle Avenue, Penarth	Remodel porch to the front and addition of single storey conservatory
2020/01013/FUL	A	53, Porth Y Castell, Barry	Two storey side extension, replacing single storey garage, and single storey rear extension
2020/01014/LBC	A	College Fields Nursing Home, College Fields Close, Barry	Three storey extension to side of the existing building to provide a new kitchen facility, an 8 person lift to all floors, 8 en suite bedrooms, 2 communal

			day rooms, alter the existing kitchen to provide three disabled accessible WC's on the ground floor, relocation of the existing hair dressing salon, an additional bedroom and two under croft disabled parking spaces.
2020/01016/FUL	A	Mole End, Pen Y Turnpike Road, Dinas Powys	Erection of new entrance with walls and gates to create safe access
2020/01018/LAW	A	9, Dryden Road, Penarth	Construction of small single storey side extension and hip to gable roof conversion with rear dormer
2020/01022/FUL	A	3, Chandlers Way, Penarth	Conversion of existing garage into a living room
2020/01028/FUL	A	42, Gwern Close, Culverhouse Cross	Convert integrated garage to a habitable room, replace existing garage door with a white pvc sliding patio door and matching brickwork along the floorline. Create internal door between garage and house.
2020/01029/ADV	A	The Vale Pavilion, Hensol	4 No. flagpoles, 8m high and 3 No. building mounted signs
2020/01032/FUL	A	2, Millbrook Road, Dinas Powys	Garage demolished and replaced with single storey side extension to provide kitchen / family space
2020/01044/FUL	A	1, Friars Road, Barry	Proposed conversion of garage roof space to form habitable room

2020/01047/FUL	A	Auchenlea, 13, Wick Road, Ewenny	Proposed conversion of garage to habitable room and single storey side extension to house
2020/01049/FUL	A	17, Main Road, Ogmore By Sea	Proposed balcony to frontage of dwelling
2020/01053/FUL	A	77, White Farm, Barry	Proposed single storey side extension with car port
2020/01070/FUL	A	Southgate Cottage, 2, Holmesdale Place, Penarth	Removal and replacement of single story roof. Hipped roof changed to gable end wall. Addition of conservation roof lights. New additional window to elevation facing Holmsdale Place
2020/01072/FUL	A	77, Treharne Road, Barry	Single storey side extension to provide a garage
2020/01076/FUL	A	11, Trem Mapgoll, Barry	To convert the garage and the above roof space to an additional living space and bedroom
2020/01087/FUL	A	32, Clos Yr Wylan, Barry	Single storey rear extension with some internal alterations
2020/01110/LAW	A	6, Claude Road, Barry	Proposed 2.3 x 3.6 single storey rear extension
2020/01114/LAW	A	8, Solent Road, Barry	Rear lean-to extension
2020/01123/FUL	A	33, Clos Derwen, Dinas Powys	Single storey conservatory extension with orangery style roof

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **25 NOVEMBER 2020**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2020/00584/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3260491
Appellant: Mr. & Mrs. K. Armitage
Location: 15, Glastonbury Road, Sully
Proposal: Two storey side extension and single storey rear extension
Start Date: 7 October 2020

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

LPA Reference No: 2020/00064/FUL
Appeal Method: Written Representations
Appeal Reference No: 20/3253163
Appellant: Mr Kasif Ahmed
Location: Pen Y Garth Mansion, 2, Stanwell Road, Penarth
Proposal: Erection of enclosure above existing car parking spaces
Decision: Appeal Dismissed
Date: 13 October 2020
Inspector: H C Davies
Council Determination: Delegated

Summary

The main issue was considered to be the effect of the development on the character and appearance of the area, having regard to its location in the Penarth Conservation Area (CA).

The Inspector identified that the appeal site was a residential property which occupied a highly prominent space within the town centre and the CA. The proposal would however be seen in the context of the existing residential building which was not listed, but was recognised as making a positive contribution to the special architectural or historic interest of the CA in the Penarth Conservation Area Appraisal and Management Plan SPG 2011 (CAAM SPG).

The development would be a lightweight contemporary structure that would occupy an open part of the forecourt. Whilst it would not be unacceptably large in scale, given the use of steel for the frame along with aluminium glazing bars and translucent polycarbonate sheets for the roof, the Inspector identified that it would have an overtly utilitarian appearance at odds with its immediate residential setting. It would relate poorly to the predominantly red brick and slate exteriors of Pen y Garth Mansion and the traditional character of properties in Stanwell Road. Furthermore, the canopy would be sited up against mature trees and its appearance would diminish the amenity value of the trees and exacerbate the adverse effects identified.

Although the Inspector considered that the appeal site did not have an entirely undeveloped appearance, it was noted that the front boundary consisted of a low wall with railings and the structure would therefore be readily perceptible, particularly from Stanwell Road, an important thoroughfare within the CA. Due to its proximity to the footpath, the proposed canopy would be prominent in the street scene and appear as a discordant feature that would cause visual harm to the immediate area, with consequent adverse effects on the wider CA.

It was therefore concluded that the canopy proposal would be harmful to the character and appearance of the area, contrary to Policies MD2 and MD5 of the LDP and would also fail to preserve or enhance the character or appearance of the Penarth Conservation Area, contrary to Policies SP10 and MD8 and the CAMM SPG.

Other Matter

The Inspector noted that the purpose of the canopy was to protect parked cars from falling sap and debris from adjacent trees. It was not however considered that the highway and parking benefits put forward in support of the scheme were sufficient to outweigh the harm arising from its design and siting and the desirability of preserving or enhancing the character or appearance of the CA and the appeal was therefore dismissed.

LPA Reference No:	2020/00398/ADV
Appeal Method:	Written Representations
Appeal Reference No:	20/3257942
Appellant:	Elonex
Location:	New Broad Street Motors, Ty Verlon Industrial Estate, Cardiff Road, Barry
Proposal:	6.3m (w) x 3.15m (h) single digital 48 sign

Decision: Appeal Dismissed
Date: 19 October 2020
Inspector: R Jenkins
Council Determination: Delegated

Summary

The main issue was considered to be the effect of the proposed advertisement on visual amenity.

The Inspector identified that the appeal site was located along the A4055 Cardiff Road in Barry and the proposal sought express consent to erect a single 48 sheet digital advertising display that would measure approximately 6.3m by 3.15m, be internally illuminated and would be set approximately 2m above ground level.

Whilst the Inspector noted the presence of the commercial uses within the area, he considered that due to its scale, siting, form, function and overall design, the proposed advertisement would represent an overly prominent and visually intrusive advert that would be materially harmful to the character and appearance of the area. The illuminated advertisement would be larger than the existing signage within the immediate vicinity and sited on a prominent corner, forward of existing buildings and abutting the highway edge.

The Inspector considered the presence of the other advertisements located within the immediate and wider areas referred to within the appellant's evidence, but concluded that these consents generally related to replacement signage and were therefore materially different to the appeal proposal. He also considered that some of the examples provided also reinforced his overall concerns and did not justify the visual harm identified. Whilst noting the appellant's contention that a precedent had been set by previous schemes, the Inspector confirmed that he had considered the appeal on the basis of the well-established principle, that each case should be treated on its own particular merits.

It was therefore concluded that the proposed advertisement would cause material harm in respect of visual amenity, which could not be mitigated by the use of conditions and was not outweighed by economic or other positive benefits associated with the proposal. The Inspector therefore determined that the advertisement would conflict with Policy MD2 of the LDP and the advice set out in TAN 7: *Outdoor Advertisement Control* (1996) and that the appeal should be dismissed.

(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	10	2	12	-
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		10 83 (%)	2	12	-
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	11	2	13	-
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		11 85 (%)	2	13	-

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 : **25 NOVEMBER, 2020**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. 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

2020/00164/TPO	R	Wenvoe Village Hall, Station Road West, Wenvoe	Work to tree covered by TPO no. 4 of 1973 - Removal of Cypress tree (ref A10) facing Old Port Road
2020/00848/TPO	A	7, Windyridge, Dinas Powys	Fell Ash tree - on bank at rear boundary of property (visible from Murch Road). TPO - No. 02, 1969
2020/00908/TPO	A	11, Greenfield Avenue, Dinas Powys	Sycamore - Fell to ground level and replace with Rowan tree in more suitable place in garden
2020/01031/TCA	A	Silverdale, Flemingston Road, Flemingston	Work to tree in Flemingston Conservation Area: Sycamore crown reduction
2020/01080/TCA	A	Old Malthouse, West Street, Llantwit Major	Works to trees in Llantwit Major Conservation Area

2020/01092/TCA	A	Southgate Park, Town Mill Road, Cowbridge	Work to Trees in Cowbridge Conservation Area: Fell Ash tree
2020/01097/TCA	A	Aberthin House, Aberthin	Work to trees in Aberthin Conservation Area: Trim overhanging branches of Silver Birch trees
2020/01098/TCA	A	Old Barn (Beudy'r Bwthyn), Rear of 10, The Orchard, Aberthin	Works to Trees in Aberthin Conservation Area: Ash Tree - Reduce height 2-3m and sides in proportion
2020/01111/TPO	A	27, Pwll y Min Crescent, Peterston Super Ely	Works to trees covered by TPO No.02 of 1959: T1 Pinus Sylvestris rear garden remove deadwood and reduce western crown by 1.2m
2020/01128/TCA	A	White Chapel, Llancafán	Works to Trees in Llancafán Conservation Area: Field Maple-Coppice
2020/01134/TCA	A	The Old Rectory, Drope Road, St. Georges Super Ely	Work to trees in Drope Conservation Area: Trim back trees overhanging main road opposite Ty Llwyd. Remove half the conifer that remains since Western Power reduced it. Fell and remove conifer rear of house
2020/01137/TCA	A	Chy Avallon, Church Road, Llanblethian	Works to trees in Llanblethian Conservation Area
2020/01139/TCA	A	Wenvoe Library, Old Port Road, Wenvoe	Work to Trees in Wenvoe Conservation Area: Field Maple - To remove one multi stem tree (1) as it is dangerous and to reduce the crown of the other (2) by 25%

2020/01164/TCA	A	Pen Y Bryn, Penmark	Works to Tree in Penmark Conservation Area: Reduction of one semi-mature Hawthorn tree (T1)
2020/01209/TCA	A	Alexandra Park, Beach Road, Penarth (next to Flat 1, Rectory Court, Penarth)	Works to Trees in Conservation Area- Propose to crown lift the Ash away from property (touching roof)