

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 25 NOVEMBER, 2020**

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<b>Page</b>	<b>Application</b>	<b>Location</b>	<b>Item No.</b>	<b>Description</b>
1.	2020/00705/FUL	The Workshop, Robins Lane, Barry	1.	Further comments from Councillor Neil Moore
14.	2019/01177/FUL	Glenburnie, Port Road, Wenvoe	2.	Comments from Agent with suggested amendments to conditions
			3.	Comments from neighbour

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## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 25.11.20**

<b>Application No.:</b> 2020/00705/FUL	<b>Case Officer:</b> Mr. Ceiri Rowlands
<b>Location:</b> The Workshop, Robins Lane, Barry <b>Proposal:</b> Proposed retention as built of garage/workshop/tyre sales unit and coffee shop	

**From: Cllr N Moore**

### Summary of Comments:

- Committee should always consider any planning application that is a 'Retrospective Planning Application', as such applications appear to be being made too often.
- Committee should take into consideration that the work carried out did not comply with the roof levels previously agreed, that windows in the upper floors were capable of opening, again contrary to the previous condition, that work was carried out outside of the approved hours during the pandemic and required visits by enforcement officers.
- Committee should be made aware of residents' complaints.

### Officer Response:

- The recommendation to approve, as set out within the Officer's Report, is based upon an assessment of the merits of the development reached without prejudice to fact it has already been carried out. The retrospective status of the application should not be a determining factor in this assessment.
- The neighbouring representations and reasons for objection have been summarised within the Officer's Report, and the matters outlined addressed within the body of that report.

### Action required:

No further action

## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 25 November 2020**

<b>Application No.:</b> 2019/01177/FUL	<b>Case Officer:</b> Mr. S. D. Butler
<b>Location:</b> Glenburnie, Port Road, Wenvoe	
<b>Proposal:</b> Development of a Care Home and associated works	

**From:** Barrie Davies (Agent – Asbri Planning)

### **Summary of Comments:**

Amended plan submitted in relation to higher acoustic fence along southern boundary as shown on Detailed Landscape & Boundary Proposals with Proposed Cycleway (Rev C). It was also requested, amongst other things that the trigger points relating to the submission of details/works on site relating to Conditions 4 (tree protection), 9 (erection of acoustic fence along southern boundary) and 11 (Travel Plan), be amended.

### **Officer Response:**

Amended Landscape & Boundary Proposals plan reflects discussion and assessment in the report.

Following further discussion with the agent he was advised that the trigger points for the works relating to Conditions 4 and 9 are appropriate and necessary and meet the tests for conditions and the authority would not support the change. In relation to Condition 11, it was agreed that the Travel Plan can be submitted prior to construction of the care home, rather than prior to the commencement of development.

### **Action required:**

Amend conditions to reflect updated Amended Landscape & Boundary Proposals plan, amend wording of Condition 11 as above and any minor typographical errors to conditions.

Amend Conditions as follows

#### Condition 2

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

Transport Statement - October, 2019  
 Travel Plan - October 2019  
 186/3579/1 - Topographical Survey

Arboricultural Survey And Planning Integration Report - 21 October, 2019  
 Archaeological and Heritage Assessment - September, 2019  
 Design and Access Statement - October, 2019  
 Drainage Strategy and Flood Risk - July, 2019  
 Preliminary Geoenvironmental and Geotechnical Assessment - November, 2017  
 Ecological Appraisal - October, 2019  
 Landscape and Visual Appraisal

Proposed Ground Floor Plan: Dwg. No. 02001 Rev P9 received 25/02/2020  
 Proposed First Floor Plan: Dwg. No. 02002 Rev P9 received 25/02/2020  
 Proposed Second Floor Plan: Dwg. No. 02003 Rev P8 received 25/02/2020  
 Proposed Elevations (Sheet 1 of 2): Dwg. No. 01002 Rev P7 received 25/02/2020  
 Proposed Elevations (Sheet 2 of 2): Dwg. No. 01002a Rev P7 received 25/02/2020

2306-HIA-ZZ-XX-DR-A-01004-Location Plan-S3-P2 received 11/09/2020  
 2306-HIA-ZZ-XX-DR-A-01001-Proposed Site Layout-D0-P11 received 11/09/2020  
 Detailed Landscape & Boundary Proposals with Proposed Cycleway (Rev C) received 19/11/2020  
 Noise Impact Assessment - AC104494-1r3 received 12/11/2020  
 Highways Improvements Plan - 2995.07 received 13/11/2020

Amended Planning Statement  
 Existing & Proposed Visualisations (High Res)  
 Amended Needs Assessment Report Final  
 Care Needs Assessment Addendum - July 2020

Reason:

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

### Condition 8

Except for the southern boundary of the site, the building and site must be developed in line with the detailed mitigation measures as set out on the Noise Impact Assessment dated 12th November 2020 and as shown on the Detailed Landscape & Boundary Proposals With Proposed Cycleway. All mitigation measures shall be completed before the use of the building begins and thereafter retained in perpetuity.

Reason:

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

### Condition 9

Prior to construction (including any demolition or site clearance) a 2.5m high acoustic fence as shown on the Detailed Landscape & Boundary Proposals with Proposed Cycleway (Rev C) received 19/11/2020, shall be installed along the southern boundary of the site, which shall thereafter retained in perpetuity.

Reason:

To safeguard the amenities of the adjacent residents during construction and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

#### Condition 11

Notwithstanding the submitted Travel Plan, prior to construction of the care home, a detailed Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 25 November 2020**

<b>Application No.:</b> 2019/01177/FUL	<b>Case Officer:</b> Mr. S. D. Butler
<b>Location:</b> Glenburnie, Port Road, Wenvoe	
<b>Proposal:</b> Development of a Care Home and associated works	

**From:** Russell Godfrey, 18 Brooklands Terrace, Wenvoe.

**Summary of Comments:** Whilst not objecting to the application for a care home on the site, feels that the current application is excessive in size, which would have an overbearing detrimental effect and on neighbouring properties. It is requested that the size of the development be reduced, for the application to be successful.

**Officer Response:** These comments are noted, however the assessment in relation to size and impacts of the development and impact on neighbouring properties is considered in detail in the officers report.

**Action required:** None

**King, Vicky**

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**From:** Russell Godfrey <[REDACTED]>  
**Sent:** 23 November 2020 13:08  
**To:** Planning  
**Cc:** Butler, Stephen  
**Subject:** Planning Application 2019/01177/FUI

Dear Sir?Madam

I am writing to comment on the above application, whilst I do not object to the application, to put a care home on this site. I feel the current application is excessive in size, which would have an overbearing detrimental effect and on neighbouring properties.

I therefore would request that the size of the development be reduced, for the application to be successful.

Yours sincerely

Russell Godfrey  
18 Brooklands Terrace  
CF55TH