

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **28 APRIL, 2021**

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:

2020/0338/BN	A	57, Port Road East, Barry. CF62 9PY	Two storey extension to side elevation and single storey extension at rear (to replace existing conservatory)
2021/0003/PV	AC	7, Dros Y Mor, Penarth, CF64 3BA	Dormer extension
2021/0010/BN	A	7, Bassett Road, Sully, Penarth. CF64 5HS	Single storey extension to rear of bungalow and remodelling of interior, re-rendering external walls.
2021/0034/BN	A	17, Mountjoy Crescent, Penarth, CF64 2SZ	Single storey extension
2021/0038/BN	A	18, Nightingale Place, Dinas Powys. CF64 4RB	Rear extension and knock through
2021/0064/BN	A	33, Lyncianda House, Barry. CF63 4BG	Re-position non structural internal stud wall
2021/0128/BR	AC	Riverside Cottage, Wine Street, Llantwit Major. CF61 1RZ	Glazed front extension
2021/0132/BR	AC	29, Heol Yr Ysgol, St Brides Major, CF32 0TB	Enlargement of existing attic, construction of two storey extension to side and attached garage with room above to side
2021/0141/BN	A	74, Churchfields, Barry. CF63 1FR	Proposed single storey rear extension

2021/0145/BN	A	11, Archer Road, Penarth, CF64 3HW	Loft conversion and new fibre slate roof
2021/0146/BN	A	30, Heath Avenue, Penarth. CF64 2QZ	Replace existing beam between lounge and kitchen / dining area with corcut load bearing beam
2021/0148/BR	AC	The Old Carriage Way Stable, Hensol.	Construction of woodland maintenance shed for storage, vehicle and equipment for the up keep of the woodland, eco centre facilities and hedge rows that form part of the overall site
2021/0149/BR	A	19, St. Nicholas Road, Barry. CF62 6QW	Replacement of existing lean to roof structure, internal structural alterations and formation of new enlarged door opening to side elevations
2021/0150/BN	A	45, Old Port Road, Wenvoe. CF5 6AL	Changing flat dormer roof to hipped and add extra structural steel supports
2021/0151/BR	AC	Ysgol Dewi Sant, Ham Lane East, Llantwit Major, CF61 1TQ	Erection of new nursery block including additional car and cycle parking, hardstanding and boundary treatments
2021/0152/BR	AC	45, Pardoe Crescent, Barry, CF62 8ER	2 storey side extension
2021/0155/BN	A	19, Salop Place, Penarth, CF64 1HP	Single storey extension to rear, internal alterations and dormer top floor
2021/0156/BN	A	20, Church View Close, Llandough. CF64 2NN	Single storey extension above garage
2021/0157/BN	A	6, Clos Llanfair, Wenvoe, CF5 6DJ	Proposed single storey rear extension
2021/0158/BN	A	Pentwyn, Llanblethian, Cowbridge. CF71 7JF	Single storey extension
2021/0161/BR	AC	52 Coleridge Avenue, Penarth, CF64 2SQ	Proposed demolition of existing rear lean-to structure, and construction of placement single storey

			rear extension; proposed front extension and hip-to-gable extension with rear dormer
2021/0162/BN	A	102, Pontypridd Road, Barry, CF62 7LT	Rear extension construction following demolition of existing outhouse
2021/0163/BN	A	7, Windmill Lane, Llanblethian, Cowbridge, CF71 7HX	Create 3 opening and install steel lintels to internal ground floor walls
2021/0164/BN	A	21, Dinas Road, Penarth, CF64 3PH	Dormer loft conversion
2021/0165/BR	AC	79, Heol Y Frenhines, Dinas Powys. CF64 4UE	Single storey side extension for garage and workroom
2021/0166/BN	A	7, Knowbury Avenue, Penarth, CF64 5RX	Two storey and single storey rear extension
2021/0167/BN	A	157, Colcot Road, Barry, CF62 8UJ	Replace existing extension on same footprint
2021/0168/BN	A	14, Fennel Close, Cogan, Penarth, CF64 2QF	Loft conversion with dormer
2021/0169/BR	AC	Academy Espresso Bar, Unit A, The Pumphouse, Hood Road, Barry. CF62 5BE	Installation of a 20m x 5m timber frame canopy, with steel stanchions and perspex roof
2021/0170/BN	A	25, Melyn Y Gors, Barry. CF63 1DE	Single storey rear extension
2021/0171/BR	AC	4, Heol Y Mynydd, Welsh St. Donats. CF71 7SW	Double storey extension to enlarge the kitchen and add another bedroom and bathroom
2021/0172/BR	AC	44, Bendrick Road, Barry. CF63 3RE	Single storey extension at rear to enlarge the lounge
2021/0173/BR	AC	29, Purcell Road, Penarth. CF64 3QN	Two storey side extension and single storey rear extension
2021/0174/BN	A	16, Cornerswell Place, Penarth, CF64 2TJ	Re-Roof

2021/0177/BN	A	2, Gwennol Y Mor, Barry. CF62 5AH	New Velux windows to storage room in attic - no loft conversion just windows
2021/0179/BR	AC	75, Plymouth Road, Penarth. CF64 3DE	Rebuild existing conservatory, increasing the area by 4m2 and replacing plastic roof with natural slate
2021/0180/BN	A	20, Ham Lane South, Llantwit Major. CF61 1RN	Knock through
2021/0181/BN	A	10, Maes Y Coed, Barry. CF62 6SZ	Flat roof to pitch plus re roof
2021/0182/BN	A	12, Cold Knap Way, Barry, CF62 6SQ	Flat roof to pitch roof
2021/0184/BN	A	Ty Coed, Southerndown Road, St. Brides Major. CF32 0SD	Two storey rear kitchen and bedroom extension and single storey garden room extension with associated works
2021/0185/BN	A	The Orchard, Lon Yr Eglwys, St Brides Major, CF32 0SH	Garage conversion to two bedroom holiday let
2021/0186/BN	A	The Old Vicarage, Wick Road, St Brides Major, CF32 0SE	Replacement of an existing rooflight in the upstairs WC
2021/0190/BR	AC	Maeshyfyrd, Buttrills Road, Barry, CF62 8EF	two storey side extension
2021/0191/BN	A	20, Purcell Road, Penarth, CF64 3QL	Re-roof
2021/0194/BR	AC	87, Pontypridd Road, Barry, CF62 7LQ	Single storey side extension and loft conversion gable end roof and dormer
2021/0195/BN	A	The Gables, Sandy Lane, Ystradowen, CF71 7SY	Single storey extension
2021/0196/BR	AC	40, Oxford Street, Barry. CF62 6PA	Two storey kitchen and bathroom extension

2021/0198/BN	A	St. Giles House, Brook Farm, Llanmaes. CF61 2ZB	Double detached garage
2021/0199/BN	A	1, York Place, Barry. CF62 7ED	Knocking down internal wall
2021/0200/BR	AC	7, Seaview Place, Llantwit Major, CF61 1TF	Two storey side, single storey side and single storey rear extensions and other alterations.
2021/0201/BR	AC	Barn 4, Church Farm, Clemenstone, Cowbridge, CF71 7PZ	Conversion of existing building to residential use
2021/0202/BN	A	15, The Heathers, Barry, CF62 7FL	Single storey to side and rear
2021/0203/BN	A	Trehill House, St Nicholas, CF5 6SJ	Internal structural alterations
2021/0204/BN	A	9A, Bradenham Place, Penarth, CF64 2AG	Remove slate roof coverings, battens and feet and renew with new fibre cement slates, battens and underlay
2021/0205/BN	A	9, Brean Close, Sully, CF64 5TS	Two storey extension and loft conversion
2021/0206/BN	A	49, Hinchsliff Avenue, Barry. CF62 9US	Single storey extension to include W/C and extra kitchen space
2021/0208/BR	AC	22, Wimborne Crescent, Sully, CF64 5SR	Single storey extension to rear of property
2021/0209/BN	A	Ty Brenin, Factory Road, Llanblethian, Cowbridge. CF71 7JD	Knock through kitchen to dining area
2021/0210/BR	AC	342, Barry Road, Barry. CF62 8HH	Single storey rear extension
2021/0211/BN	A	11, Tal Y Bryn, Penarth. CF64 3HT	Dormer loft conversion to the rear
2021/0212/BN	A	68, Brean Close, Sully, CF64 5TS	Single storey extension
2021/0214/BN	A	4, Cae Pella, Cowbridge. CF71 7FN	Internal alterations

2021/0217/BN	A	63, South Road, Sully, CF64 5SL	Two rooms into one
2021/0218/BR	AC	5, Ridgeway Road, Barry, CF62 8PS	Proposed single storey rear extension and internal alterations
2021/0219/BN	A	Flat 4, Yew Tree Court, St Nicholas Close, Barry, CF62 6RS	Install composite fire door
2021/0220/BN	A	8, Coed Bach, Barry, CF62 8AE	Removal of Polycarbonate roof from existing conservatory and installation of replacement insulated tiled roof. (no extension roof only)
2021/0221/BN	A	6, Channel View, Penarth, CF64 5DQ	Construction of single storey rear extension
2021/0222/BN	A	4, Stanton Way, Penarth, CF64 5RQ	Forming three new openings in three existing internal structural walls, erecting additional stud walls, replacing 4 windows, replacing the bathroom and kitchen.
2021/0223/BR	AC	Ysgol Y Deri, Sully Road, Penarth, CF64 2TP	Installation of single storey Portakabin building to be used as classrooms
2021/0225/BN	A	2, The Grove, Barry. CF62 6RD	Loft conversion, converting an existing internal storage room into a bedroom
2021/0227/BN	A	Newfields, Buttrills Road, Barry. CF62 8EF	Single storey side and rear extension
2021/0230/BN	A	124, Lavernock Road, Penarth. CF64 3RP	Re roof
2021/0231/BN	A	Greenside, Chapel Road, Wick. CF71 7QJ	Ground floor extension to side of existing property
2021/0234/BN	A	2, Picketston Lane, Picketston, St. Athan. CF62 4QN	Kitchen knock through into dining room
2021/0235/BN	A	14A, Laburnum Way, Penarth. CF64 3NE	Proposed rear single storey garden room with flat roof and lantern light

2021/0236/BN	A	4, Boverton Court, Llantwit Major. CF61 1UJ	Re roof to existing extension
2021/0237/BN	A	17, Heol Cae Pwll, Colwinston, CF71 7PL	Construct an office inside external garage (leaving half of garage for storage - door to be retained in use)
2021/0238/BN	A	15, Blackberry Drive, Barry. CF62 7JQ	Supalite roof
2021/0241/BR	AC	21, Llanmaes Road, Llantwit Major. CF61 2XD	Single storey rear extension

(b) Building Regulation Applications – Reject

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

2021/0176/BN	R	Broadacres, Cog Road, Sully, Penarth, CF64 5TD	Converting garage to a new 4bed dwelling
2021/0178/BN	R	109, Wordsworth Avenue, Penarth, CF64 2RQ	Single storey extension to enlarge kitchen / diner
2021/0183/BN	R	Crud Yr Awel, Treoes. CF35 5DH	Enclosing existing covered area and knock through from existing house to sunroom
2021/0187/BN	R	18, St Ambrose Close, Dinas Powys, CF64 4TW	Single storey extension
2021/0188/BN	R	Mole End, Pen-y-turnpike Road, Dinas Powys, CF64 4HG	Internal refurb plus loft conversion (dormers)
2021/0189/BN	R	47, Greenfield Avenue, Dinas Powys, CF64 4BX	Rear extension plus loft conversion
2021/0213/BN	R	190, Port Road East, Barry. CF62 9PZ	Internal alterations, internal bearing wall demolition, steel beams installation
2021/0215/BN	R	2, Taff Cottages, Cog Road, Sully. CF64 5TF	Single ground floor extension
2021/0228/BN	R	Swn Y Nant, Broughton, Cowbridge. CF71 7QR	Proposed two storey side extension with Juliet balcony to front and other alterations to property.

2021/0229/BN	R	58, Hastings Avenue, Penarth. CF64 2TG	Extending an extension, new roof and adding a kitchen
2021/0232/BN	R	Well Field, South Road, Sully. CF64 5TY	Single storey extension

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

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

2021/0057/AI	A	Linhay Barn, Duffryn, Cardiff. CF5 6SU	Proposed single storey front extension and partial garage conversion into home office (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2021/0058/AI	A	4, West Farm Close, Ogmore By Sea. CF32 OPT	Proposed two storey side extension with garage and rooms above (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2021/0059/AI	A	British Airways Maintenance, Cardiff, Dragon Fly Drive, Cardiff International Airport, Rhoose. CF62 3DN	Construction of a new BAAE (Avionics) workshop located on the first floor support buildings in the former Cabin Refurbishment / Interiors Supper Shop (ISS) area. This facility to accommodate the following products and services; Catering equipment Workshop, Actuators and Motors Workshop, In Flight Entertainment (IFC) Workshop, Test Equipment Workshop, Aircraft Systems Workshop, Automatic Test Equipment Workshop, Battery Testing Workshops, Survival Testing Workshop, Stores
2021/0060/AI	A	18, Sandringham Close, Barry, CF62 8BD	Proposed two storey side extension and single storey front and rear extension

			(works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2021/0061/AI	A	36, The Verlands, Cowbridge, CF71 7BY	Replace conservatory roof with Supalite Tiled Roof
2021/0062/AI	A	1, Trem Echni, Rhoose, CF62 3LX	Proposed structural opening to form new doorway
2021/0063/AI	A	Castle Hotel, Jewel Street, Barry, CF63 3NQ	Alterations, refurbishment, extension and part conversion of existing Public House to from residential apartments
2021/0064/AI	A	British Airways Maintenance Cardiff, Dragonfly Drive, Rhoose, Barry, CF62 3DN	Construction of a new BAIE (Interiors) Oxygen Charging Building (7m x 4m) including specialist cryogenic equipment in an open are to the north west of BAMC. Construction of a new main BAIE (Interiors) workshop facility within bay 3 of the main hangar building. This facility to accommodate the following products and services: Seats Workshop, Interiors and Cabinetry Workshop, Slides Bottles Workshop, Oxygen Bottles Workshop, Shared Hydrostatic Testing Workshop, Carpet Workshop, Survival Equipment Workshop, Mechanical and Electrical infrastructure including shared industrial gas services etc., Stores. Refurbishment of existing office areas and construction of a new slides workshop and welfare facilities within the existing Docking Support Facility building. Also, removal of existing aircraft maintenance access systems in hangar bay 3

2021/0065/AI	A	20, Milward Road, Barry, CF63 3QD	Proposed single storey in-fill rear extension and knock through
2021/0066/AI	A	45, Fairfield Rise, Llantwit Major, CF61 2XT	Construction of an attached garage and associated work
2021/0067/AI	A	9, Solent Road, Barry. CF63 2AB	Installation of beam in rear external wall and install bi-fold doors
2021/0068/AI	A	Unit 10, BSC 2, Hood Road, Barry. CF62 5QL	Formation of interview room in existing ground floor office
2021/0069/AI	A	Windhover, Mount Road, Dinas Powys. CF64 4DG	Proposed single storey rear extension and enlargement of existing porch (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2021/0070/AI	A	26, Readers Way, Rhoose. CF62 3HP	Rear extension and associated work
2021/0071/AI	A	Land rear of 13, Main Avenue, Peterston Super Ely. CF5 6LQ	Construction of a new dwelling
2021/0072/AI	A	7, Barry Road, Barry. CF63 1BA	Proposed conversion of former cake shop and butchers into 4 no. 2 bedroom self-contained apartments (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2021/0073/AI	A	Lane Cottage, Heol Y Cawl, Corntown. CF35 5BB	Proposed porch and rear extension
2021/0074/AI	A	8, Rectory Drive, St. Athan. CF62 4PD	Refurbishment and alterations including construction of a rear dormer

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 28 APRIL, 2021

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

2017/01197/2/N MA	A	Land to the east of Holm View Leisure Centre, Barry	Non Material Amendment - We are looking to make some amendments to boundary treatments and surface finishes. Previous approval 2017/01197/RG3 - Variation of Condition 2 of Planning Permission 2017/00260/RG3 - Revision to design of dwelling at Plot 8
2017/01229/1/C D	A	Church Cottage, Aberthin Lane, Aberthin	Discharge of Conditions 9 - Historic Building Analysis, 12 - Levels of Garden, Parking etc., 15 - Engineering Details and 16 - Construction Environmental

			Management Plan (CEMP). Planning Permission ref. 2017/01229/FUL : Proposed demolition of existing dwelling and outbuildings. Construction of 2 new detached dwellings with improved site access
2017/01229/1/N MA	A	Church Cottage, Aberthin Lane, Aberthin	Non-Material Amendment to vary the terms of Conditions 9, 12, 15 and 16 as works have commenced on clearing the site. Planning Permission ref. 2017/01229/FUL : Proposed demolition of existing dwelling and outbuildings. Construction of 2 new detached dwellings with improved site access
2017/01263/1/N MA	A	Land off Gileston Road, St Athan	Non-Material Amendment of Condition 2 of Planning Permission 2017/01263/FUL to re-position plots 4 and 5, alter the parking layout and reduce the width of a footway
2017/01288/FUL	A	Kailily Farm, Pont Sarn Lane	Retention of entrance to field (no change of use needed)
2018/00458/2/C D	A	Land North of B4265 (Phase II), Boverton, Llantwit Major	Discharge of Conditions 3 - Ground Levels, 4 - Archaeological Written Scheme of Investigation, 5 - Drainage details, 6 - Off-site highway works, 7 - Noise mitigation measures, 11 - Public open space, 16 - Materials Schedule and 17 - Means of enclosure. Planning Permission ref.

			2018/00458/FUL: Full planning application for the erection of 21 no. homes with associated access, landscaping and engineering works
2018/01226/2/C D	A	1-2, Adenfield Way, Rhoose	Discharge of Condition 7 (Landscaping Scheme). Previous approval 2018/01226/FUL - Change of use from commercial to residential and construction of 1 no. detached and 2 no. semi detached 3/4 bedroom dwellings
2019/01060/2/C D	A	Windsor Hotel, Holton Road, Barry	Discharge of Condition No.14 (EPS License). Previous approval 2019/01060/FUL - Demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 18 no. affordable apartments (Use Class C3); together with access to car parking spaces, bin store, cycle store, amenity area, ancillary works and uses at The Windsor, 166-170, Holton Road, Barry
2019/01124/1/C D	A	Telephone Exchange, Westgate, Cowbridge	Discharge of Condition 3 - Post Install Noise Assessment. Previous approval 2019/01124/FUL - It is proposed to remove a glass panel from two windows on the ground floor Southwest and Northwest elevations and fix an aluminium louvre to the window frames. Additionally, two existing louvres will be plated over

			on the Northwest elevation, ground floor
2019/01125/RG3	A	10, Dyffryn Close, St. Nicholas	Re rendering of external walls and replacement of existing UPVC windows with white UPVC triple glazed windows
2019/01126/RG3	A	12, Dyffryn Close, St. Nicholas	Re rendering of external walls and replacement of existing UPVC windows with white UPVC triple glazed windows
2019/01127/RG3	A	13, Dyffryn Close, St. Nicholas	Re rendering of external walls and replacement of existing UPVC windows with white UPVC triple glazed windows
2019/01128/RG3	A	4, Dyffryn Close, St. Nicholas	Re rendering of external walls and replacement of existing UPVC windows with white UPVC triple glazed windows
2019/01129/RG3	A	2, Dyffryn Close, St. Nicholas	Re rendering of external walls and replacement of existing UPVC windows with white UPVC triple glazed windows
2019/01385/1/C D	A	Development parcel at East Quay, Barry Waterfront (land to West of Cory Way, South of the Graving Dock)	Discharge of Condition 2 (District Centre Triggers) and Condition 7 (Landscape Management Programme). Previous approval 2019/01385/RES - Reserved matters submission for 56 dwellings at East Quay, Barry Waterfront (2009/00946/OUT) at Development parcel of East Quay, Barry Waterfront (land to West of Cory Way, South of the Graving Dock)

2019/01407/2/C D	A	District Centre, Land at Barry Waterfront, Barry	Discharge of Condition 8 (Enclosures) - Planning permission 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)
2019/01408/1/C D	A	Land adjacent to Cowbridge Road, St. Athan	Discharge of Condition 2 - Materials Details. Previous approval 2019/01408/RES - All reserved matters including appearance, landscaping and layout of outline planning permission 2016/01427/OUT for a residential development of up to 253 units and associated works
2020/00143/FUL	A	Sealands Farm, St. Brides Major	Conversion and change of use of redundant barns for self-catering holiday accommodation units
2020/00337/1/C D	A	Ingleby, 91, Broadway, Llanblethian, Cowbridge	Discharge of conditions 2 (materials details), 5 (balcony privacy screens) and 6 (boundary features on site's western boundary (privacy)) of planning permission 2020/00337/FUL - Retention and completion

			of development amending proposal approved under 2018/00591/FUL
2020/00348/FUL	A	The Herberts Farmhouse, St Athan Road, St Mary Church	Proposed garage with loft storage over
2020/00353/FUL	R	2, Bramble Rise, Cogan, Penarth	Two storey extension to existing side of property and extend curtilage.
2020/00376/1/N MA	A	68, Clos Ogney, Llantwit Major	Non Material Amendment - Change of window opening sizes to side elevation and porch. Door to porch repositioned. Stonework finished to side adjacent boundary. Planning permission 2020/00376/FUL - Two storey side extension, single storey rear extension and new entrance porch
2020/00460/FUL	A	Tanglewood, Westra, Dinas Powys	Change of use of part of existing paddock to residential use and associated works for new driveway.
2020/00516/FUL	A	5, Heol Neuadd, Cogan, Penarth	Single storey side extension
2020/00527/FUL	A	Ty Blaidd, Leckwith Road, Llandough, Penarth	Conversion of existing garage to living accommodation and first floor extension, with Juliet balcony to front elevation. Ground floor rear extension with first floor balcony with privacy screens.
2020/00551/FUL	R	Lodge Farm, St. Lythans Road, St. Lythans	Erection of agricultural unit for hay and machinery storage

2020/00604/FUL	R	Awel Fan, Aberthin Lane, Aberthin	Proposed alterations to existing detached garage, car hardstanding including relocation of access steps
2020/00619/FUL	A	Biglis Farm, Argae Lane, Barry	Retention of a round storage tank for the temporary storage of liquid fertiliser. 26m diameter x 3m high
2020/00623/FUL	A	22, Railway Terrace, Dinas Powys	Proposed two storey rear extension and additional first floor windows to side elevation
2020/00635/FUL	A	Glen Cottage, 39, Eastgate, Cowbridge	The building of a aluminium conservatory to the side return of the property
2020/00691/FUL	A	Foxes Hollow, Michaelston Le Pit Road, Michaelston Le Pit	Private recreational stable block
2020/00702/FUL	A	3, Harbour View Cottages, Northcliffe Drive, Penarth	Demolition of existing three-bedroom semi-detached house, construction of a new three-bedroom house with three parking spaces and associated external works
2020/00704/1/N MA	A	6 Ardwyn Walk, Dinas Powys	Non Material Amendment - Change first floor rear window (1200W X 1200H) to 1800W X 1600H with fixed glazing. Planning permission 2020/00704/FUL - Two storey side extension to house
2020/00732/FUL	A	Y Berllan, Peterston Super Ely	Variation of Condition 2 (Approved Drawings) of Planning Approval 2019/01242/FUL: Proposed extension to side and rear and extension of roof space

2020/00741/2/C D	A	Land to the North of the railway, Rhoose	Discharge of Condition 20 - means of enclosure: Planning application: 2020/00741/RG3 - Proposed New Primary School and associated works.
2020/00761/FUL	A	Former Amy Evans Centre, 190, Holton Road, Barry	Refurbishment and development of the existing Amy Evans Health Centre into a serviced office building. Change of use D1 - B1. Car parking and external landscaping
2020/00860/FUL	A	Land adjacent to 42 Grange Gardens, Llantwit Major	Change of use of land to the side of 42 Grange Gardens to residential garden and erection of new perimeter fencing
2020/00882/FUL	A	Sunnyside, Wesley Street, Llantwit Major	AMENDED PLANS: Proposed new dwelling adjacent to Sunnyside. Existing garage Demolished
2020/00918/1/N MA	A	Dyfryn Tawel, Llanharry, Pontyclun	Non Material Amendment - Change the approved material from RealStone Rustic Quartz Cladding to RealStone Rustic Gneiss Cladding of planning application ref. 2020/00918/FUL, for demolition of the existing dwelling and proposed replacement dwelling
2020/00951/RG3	A	Longmeadow Court, Druids Green, Cowbridge	External refurbishment works
2020/01023/FUL	A	6, Pwll Y Min Crescent, Peterston Super Ely	Internal and external alterations, including extension of flat roof to create utility area, and creation of car parking spaces

2020/01024/LBC	A	6, Pwll Y Min Crescent, Peterston Super Ely	Internal and external alterations, including extension of flat roof to create utility area, and creation of car parking spaces
2020/01093/RG3	A	1-60, Pontalun Close, Barry	External refurbishment works and new porch: 1) new steps and ramps, paths; 2) EWI to external walls; 3) installation of ventilation to roof space; 4) new fascia, soffits and RWGs
2020/01166/FUL	A	5, Dinas Road, Penarth	Two storey rear extension and loft conversion with rear Dormer
2020/01178/FUL	A	5, Ham Lane South, Llantwit Major	Proposed single storey side extension and first floor rear extension, replacement fenestration and other internal and external alterations
2020/01235/1/N MA	A	Yfenni, 7, Bassett Road, Sully	Non Material Amendment-Change in dimension of the rear bedroom window in the extension. Addition of roof lights/Velux in the newly created bedroom - Planning Permission 2020/01235/FUL-Single storey rear extension and internal remodelling / associated works
2020/01269/FUL	A	87, Broad Street, Barry	Loft Conversion with Rear Dormer
2020/01274/FUL	R	Woodside Hamlet, Mill Lay Lane, Llantwit Major	Erection of a detached dwelling with integral garage and vehicular access
2020/01275/FUL	A	Field to the rear of New Mill Cottage, Llancarfan	Installation of 40 small demountable solar panels

			to be ground mounted (usually roof mounted) in an adjoining field
2020/01301/FUL	A	Land off Porthkerry Road, Rhoose	Single storey pitched roofed timber stable building and access tracks
2020/01302/FUL	A	Duke Farm, The Green, Leckwith	Provision relocation of replacement stables and storage barns at Duke Farm, The Green, Leckwith, inclusive of field restoration
2020/01320/FUL	A	The Fox, Ewenny Road, St Brides Major, Bridgend, CF32 0SA	Change of use of land adjacent to existing pub to an external seating area, including formation of new steps, rendered wall, railings, fence and external lighting
2020/01333/LBC	A	6, Pwll Y Min Crescent, Peterston Super Ely	Repair of internals
2020/01355/FUL	A	Llwynddu House, Ystradowen	Erection of stables with feed / tack room
2020/01360/FUL	R	14, Brookside, Dinas Powys	New two storey detached dwelling
2020/01378/FUL	A	10, Castle Drive, Dinas Powys	Proposed two storey side extension and single storey rear extension to property
2020/01379/FUL	A	3, Hastings Avenue, Penarth	Loft conversion including hip to gable conversion plus new dormer to rear plus all associated works
2020/01384/FUL	A	74, Meadow Vale, Barry	Demolition of existing study, proposed two storey extension and single storey extension and creation of three car parking spaces
2020/01390/FUL	R	Barn 2, Lower House Barn, Michaelston Le Pit, Dinas Powys	Erect a conservatory to the rear elevation

2020/01394/FUL	A	Wayside Cottage, Llwyn Nwydog Farm, Cowbridge Road, Talygarn, Pontyclun	Proposed extension to existing garage to form office
2020/01397/FUL	A	Lane Cottage, Heol y Cawl Lane, Corntown	Proposed boot room extension and replacement porch extension
2020/01442/FUL	A	Morfa, Victoria Park Road, Barry	Permission for retrospective Rear garden retaining wall with safety balustrade and raised ground level
2020/01455/FUL	A	31, Dyserth Road, Penarth	Replace the existing garage with a new single storey outbuilding to create a home office and gym
2020/01463/FUL	A	3, Robinswood Crescent, Penarth	Existing single storey side extension to be replaced with two storey side extension and single storey rear extension and porch.
2020/01467/FUL	R	Land adjacent The Lindens, Bradford Place, Penarth	New predominantly single storey dwelling with recessed two storey element
2020/01468/FUL	A	1, Brock Street, Barry	Construct a garage within grounds of the property next to boundary walls and no higher than 4 metres
2020/01477/FUL	R	Nisa, 1, Vere Street, Barry	Rear store extension
2020/01484/FUL	A	The Bear Hotel, High Street, Cowbridge	Installation of Practic Rialto Pergola for temporary 3 year consent to provide undercover amenity to allow hotel to continue to function (Covid compliant)
2020/01488/FUL	A	1, Old Barry Road, Penarth	Rear single storey extension extending the current pool room

2020/01493/FUL	A	New Beaupre Farm, St Hilary	Erection of new agricultural storage building
2020/01519/FUL	A	50, Golwg Y Coed, Barry	Conversion of existing garage to include replacing the garage door with a window to match existing door with matching brickwork and additional damp proofing.
2020/01526/FUL	A	17, Hinchsliff Avenue, Barry	AMENDED PLANS: Two storey side extension, including loft conversion with rear dormer and single storey rear extension
2020/01541/FUL	A	34, Brookfield Avenue, Barry	Proposed first floor extension over existing ground floor
2020/01542/LAW	A	The Cherries, Pendoylan Road, Pendoylan	Amenity garden room building
2020/01546/FUL	A	Ardwyn, 53, Cog Road, Sully	Demolition of existing garage/workshop and outbuildings proposed granny annexe with carers accommodation and new detached garage
2020/01549/FUL	A	Red Lion Inn, Pendoylan, CF71 7UJ	Mobile building used as shop, positioned in car park of Red Lion Inn
2020/01560/RG3	A	Everyone's Garden, Margaret Avenue, Barry	Erection of an education centre on site at the Everyone's Garden "Community Garden"
2020/01561/FUL	A	Thornfield, Llanquian Road, Aberthin	First floor extension and re-roofing of existing dormer projections
2020/01562/FUL	A	49, Lon Yr Eglwys, St. Brides Major	Rear dormer projections, porch and internal alterations

2020/01563/FUL	A	16, Nant Canna, Treoes, Bridgend	Single storey side extension
2020/01565/OUT	R	April Cottage, Drope Terrace, St. Georges Super Ely	Construction of 1 no. detached dwelling adjacent to April Cottage
2020/01566/LAW	R	The Cwm, Brook Lane, St. Nicholas	Occupation of dwelling in compliance with the Rural Enterprise condition, with the Rural Enterprise being for tourism holiday units with utilities.
2020/01576/FUL	A	110A, Port Road East, Barry	Ground Floor rear extension with balcony above and raised terrace to rear, relocation of door to front elevation, changes to the facade - new panelling or similar and two new windows, with changes to internal layout
2020/01577/FUL	A	Coedhirion, 8, Walston Road, Wenvoe	Full demolition and replacement dwelling
2020/01578/CAC	A	Coedhirion, 8, Walston Road, Wenvoe	Full demolition and replacement dwelling
2020/01582/FUL	A	2, Cardiff Road, Dinas Powys	Conversion of garage to habitable room with new pitched roof over in place of flat roof. Increase size of existing porch with new pitched roof over
2020/01587/FUL	A	8, Salisbury Avenue, Penarth	Extend to the side of the property at ground floor level, infilling the existing courtyard.
2020/01589/FUL	A	16, Norris Close, Penarth	Proposed balcony at the rear of the property
2021/00007/FUL	A	1, Sunnyside Cottage, Beggars Pound, St. Athan	Construction of a two storey side extension and single storey extension

2021/00008/FUL	A	18, Dochdwy Road, Llandough	Build an enclosed porch on the front of the house with window and new front door
2021/00018/FUL	A	61, Trebeferad, Boverton, Llantwit Major	Remove existing conservatory and build a new single storey extension
2021/00019/FUL	A	Land at Windmill Lane, Llantwit Major	Proposed construction of detached dwelling with access
2021/00029/FUL	A	82, Windsor Road, Penarth	Revert two flats (ground floor and first floor) back into a single dwelling. There will be no external works to the property.
2021/00030/FUL	A	40, Purcell Road, Penarth	Rear part two storey extension and alterations
2021/00035/FUL	A	2, Picton Court, Llantwit Major	First Floor Balcony
2021/00036/FUL	A	10, Albert Crescent, Penarth	Install front first floor window. Install additional roof window to side elevation. Modify ground floor rear doors and windows
2021/00039/FUL	R	7, Cwrt Yr Eglwys, Dinas Powys	Balcony to rear of property
2021/00043/FUL	A	7, River Walk, Llantwit Major	Sunroom/conservatory rear extension
2021/00048/FUL	A	Oaklands, Broad Close Lane, Moulton	Extension to existing dwelling to include part build above existing garage, demolition of conservatory replaced with two storey extension and single storey extension to the side. Demolition of existing out building to be replaced with smaller scale double garage, stables and outbuildings

2021/00049/FUL	A	7, Barry Road, Barry	Conversion to four self-contained 2 bedroom apartments (Class C3, two storey rear extension with balcony and external staircase, associated external alterations and demolition of existing lean-to garage
2021/00052/1/N MA	A	26, Readers Way, Rhose	Non Material amendment - Alterations to the window and door configuration, with option of cladding at first floor level in grey instead of render and painted. Previous approval 2021/00052/FUL - Proposed single storey extension to rear of existing domestic dwelling
2021/00053/LAW	A	59, Romilly Park Road, Barry	Single storey rear extension
2021/00057/FUL	A	59, Byrd Crescent, Penarth	Partial demolition of existing rear attached structures, and erection of part single and two storey rear extension and single storey front porch extension, all with associated external works
2021/00066/FUL	R	20, Cosmeston Drive, Penarth	Demolition of existing garage and addition of two storey side extension and single storey rear extension. Alteration to front drive to provide side by side parking rather than single file parking
2021/00067/FUL	A	19, Fairfield Crescent, Llantwit Major	Double storey side extension
2021/00069/FUL	A	81, Lavernock Road, Penarth	Single storey extension to the rear of the property

2021/00070/FUL	A	5, John Batchelor Way, Penarth	Demolition of existing parapet wall to existing balcony and construction of new glazed balcony to the front and rear including alterations to windows and doors
2021/00072/LBC	A	The Old Vicarage, Wick Road, St. Brides Major	The ageing skylight in the first floor toilet to the front of the property needs replacing. It is intended to replace it with a same size conservation skylight
2021/00077/FUL	A	20, Mountjoy Avenue, Penarth	Alterations to existing dormer roof extension by replacing the existing pitched roof dormer with a flat roof and widening the dormer to incorporate a small ensuite
2021/00087/LAW	A	4, Lake Hill Drive, Cowbridge	Rear ground floor flat roof extension
2021/00089/FUL	A	Ty Broc Parc Farm, St Donats	Variation of condition 1 of planning application 2016/00123/FUL to extend the time period for implementation
2021/00090/FUL	A	44, Clos Yr Wylan, Barry	Proposed 2 storey rear extension
2021/00098/FUL	A	54, Rhodfar Morwydd, Penarth	Two storey rear extension. New window to existing side elevation
2021/00101/FUL	A	3, Hawthorn Close, Dinas Powys	Proposed Single Storey Front and Rear Extensions
2021/00104/FUL	A	10, Castle Road, Rhoose	Proposed attic conversion with rear dormer and Juliet balcony, to provide bedroom and ensuite shower room
2021/00106/FUL	A	24, Baruc Way, Barry	Proposed single storey rear extension

2021/00107/FUL	A	2, Breach Cottages, Bonvilston, Cardiff	Proposed loft conversion with dormer and balcony to rear elevation.
2021/00110/OBS	P	Land at Vianshill Farm, Grants Field, The Downs, St Nicholas	A solar park (65MW), battery storage, transport interchange facility including electric vehicle charging station and ancillary development.
2021/00111/FUL	A	Rhose Library, Fontygary Road, Rhose	Single storey extension to the side and rear of existing library building
2021/00115/LAW	A	2, Seaview Cottages, Twyn Yr Odyn, Cardiff	Installation of solar pv panels on roof of existing dwelling
2021/00116/LAW	A	87, Redlands Road, Penarth	Proposed rear dormer loft conversion with Juliet Balcony, finishes to match existing
2021/00118/FUL	A	1, Trem Echni, Rhose	Garage conversion and covered walkway
2021/00123/LAW	A	117, Minehead Avenue, Sully	Proposed rear single storey extension under permitted development.
2021/00125/FUL	A	77, Burdons Close, Wenvoe	Converting existing garage into habitable living space. Existing doors on the front of garage to be replaced with window.
2021/00126/FUL	A	2, Yr Efail, Treoes	Alterations and ground floor extension to front elevation. First floor extension to side
2021/00129/LAW	A	36, Coleridge Avenue, Penarth	Removal of existing rear single skin extension and construction of replacement single storey rear extension

2021/00130/FUL	A	Frolics Farmhouse, Llanmaes Road, Llanmaes	Reinstate the expired plans ref 2013/00003/FUL: "Extend existing property to create a granny annex and build attached double garage with games room" with alteration to use part of development to temporarily run business.
2021/00134/FUL	A	The Wild Goose Inn, Llanbethery	Demolitions to existing garage and construction of a new single story garage in its place. Proposed garage footprint smaller than existing
2021/00135/CAC	A	The Wild Goose Inn, Llanbethery	Demolitions to existing garage
2021/00136/FUL	A	The Gables, 21, Cwrt Y Vil Road, Penarth	Proposed replacement windows to part second floor
2021/00140/FUL	A	92, Plymouth Road, Penarth	Demolition of existing single storey annexes to side and rear. Construction of new single storey extensions to side and rear. Removal of existing UPVC windows to front elevation and replacement with new timber double glazed sash windows
2021/00151/FUL	A	5, Cwrt Yr Eglwys, Dinas Powys	Retention of summer house with part utilised as garden store and decking to front
2021/00153/FUL	A	Ty Fry Farm, Pendoylan	New stock building for dairy farm
2021/00155/FUL	A	4, Cae Gwyn, Penarth	Porch to front elevation
2021/00160/FUL	A	218, Railway Road, Rhoose	Single storey extension to rear of the dwelling

2021/00161/FUL	A	29, Castle Avenue, Penarth	First floor flat roof extension over existing extension
2021/00169/FUL	A	26, Sully Terrace, Penarth	Single storey rear extension
2021/00191/FUL	A	Field Cottage, A48, Bonvilston	Demolition of existing dwelling and garden outbuilding and erection of one detached dwelling with associated stables and manege
2021/00192/CAC	A	Field Cottage, A48, Bonvilston	Demolition of existing dwelling and garden outbuilding and erection of one detached dwelling with associated stables and manege
2021/00195/FUL	A	1, Herbert Street, Barry	Proposed alterations to domestic garage
2021/00289/OBS	B	Cardiff Coastal Defence Scheme (Acolaid Case SC/21/00001/MJR)	Request for a formal EIA screening and scoping opinion for the proposed Cardiff Coastal Defence Scheme

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **28 APRIL, 2021**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2020/00675/FUL
Appeal Method: Written Representations
Appeal Reference No: 21/3267821
Appellant: Mr Alan Barker
Location: Front Garden of The Beeches, Penllyn
Proposal: New dwelling
Start Date: 29 January 2021

LPA Reference No: 2020/01267/FUL
Appeal Method: Written Representations
Appeal Reference No: D/21/3269191
Appellant: Mr Kevin Moss
Location: Meadow Barn, Llantrithyd
Proposal: Single storey side extension
Start Date: 18 February 2021

LPA Reference No: 2020/01238/FUL
Appeal Method: Written Representations
Appeal Reference No: D/21/3269183
Appellant: Mr & Mrs Meredith-Hardy
Location: Mews Cottage, Llantrithyd
Proposal: Replacement of single storey extension with two storey extension and internal alterations
Start Date: 18 February 2021

LPA Reference No: 2020/00690/OUT
Appeal Method: Written Representations
Appeal Reference No: 21/3269937
Appellant: Mr. David Hannah
Location: 1, Breach Cottages, Bonvilston
Proposal: Three-bedroomed bungalow with accommodation in the roof space
Start Date: 2 March 2021

LPA Reference No: 2020/01258/FUL
Appeal Method: Written Representations
Appeal Reference No: D/21/3270982
Appellant: Mrs Christine Pegg
Location: **26, Plas Taliesin, Portway Marina, Penarth**
Proposal: Proposed glass screen balcony to front elevation, new bedroom window/door unit and porch roof works
Start Date: 18 March 2021

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

LPA Reference No: 2016/00615/HH
Appeal Method: Written Representations
Appeal Reference No: T/20/3247691
Appellant: Vivian Arthur Ricketts
Location: **Hedd Fan, Sully Road, Penarth**
Decision: Appeal Dismissed
Date: 9 February 2021
Inspector: Joanne Burston
Council Determination: Delegated

Summary

This appeal was made under the Anti-social Behaviour Act 2003 and High Hedges Regulations (Appeals) (Wales) 2004 against a Remedial Notice (RN) issued by the Council requiring a hedge to be reduced to a height of 5 metres above ground level and maintained at a height not exceeding 5.5 metres.

The main issues were considered to be whether the height of the hedge was adversely affecting the complainant's enjoyment of their property and whether the steps and period required in the RN were reasonable and proportionate to the negative impact that the hedge was having.

The conifer hedge was approximately 12 metres high and 27 metres in length forming part of the side boundary of Hedd-Fan and the rear boundary of 3 other properties ('Lyncroft', 'Cherry Croft' and 'Sunbury'). The Inspector identified that Sections 66(1) and (2) of the Act refer to a high hedge as '*so much of a barrier to light and access as is formed wholly or predominantly by a line of two or more evergreens*' and that '*a line of evergreens is not to be regarded as forming a barrier to light and access if the existence of gaps significantly affects its overall effect...*'.

The RN had been issued by the Council in response to a complaint that the hedge was causing a significant obstruction of daylight and sunlight, was out of keeping with its setting, dominated the complainant's property and severely affecting living conditions and visual amenity.

The Inspector identified that the hedge was a distance of approximately 14 to 16 metres from the rear façade of neighbouring properties. Whilst she acknowledged that the hedge did not affect light levels in 'Lyncroft', it was considered that given the height and location of the remaining hedge, the sun would be obstructed on a daily basis and that the shadow would extend across the garden and conservatory. The hedge was also considerably taller than dwellings in the vicinity and as the plots were modest in size, this prolonged the overshadowing effect and had a significant overbearing effect on their occupiers.

The Council had calculated the height above which the hedge would be likely to cause a significant loss of light to the rear garden area (the action hedge height, AHH) in relation to 'Lyncroft' and 'Cherry Croft' which was 3.88 metres and 5.43 metres respectively. Whilst the Inspector acknowledged that the appellant found the hedge a very attractive feature, she concluded that the hedge was having a significant effect on daylight and overshadowing of properties and had a significant overbearing effect which was detrimental to residents' outlook and the enjoyment of their property. Although the appellant had stated that the hedge enhanced the privacy of his garden and reduced light levels in his bedroom, the Inspector was not persuaded that the hedge needed to be 12 metres in height and considered that a hedge of 5 metres would allow sufficient privacy between the dwellings.

The Inspector noted that the trees had been in situ for a considerable period of time, however confirmed that the Act allows for a complaint to be made by the owner or occupier of an affected property, in light of the circumstances existing at that time.

Whilst the appellant had also appealed on the grounds that the compliance period was too short, there was no evidence why a 9 month compliance period to carry out the initial action of reducing the hedge height was insufficient and it was therefore concluded that the Council's RN should be upheld and the appeal dismissed.

Other matters

The Inspector acknowledged the appellant's comments relating to protected species, however there was no substantive evidence to confirm the presence of bats and such matters did not stop the hedge being a nuisance. The timescale provided by the RN would permit work to be undertaken on the hedge during September to late October, before hibernation and outside of the bird nesting season.

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

Decision: Appeal Dismissed
Date: 15 February 2021
Inspector: Melissa Hall
Council Determination: Delegated

Summary

The main issues were considered to be the effect of the proposed development on the character and appearance of the surrounding area and whether the proposed development would make provision for affordable housing.

The appeal site comprised the side garden of a two storey, end-of-terrace dwelling set in a corner plot at the junction of Pant Y Celyn Road and Summerland Crescent. The Inspector identified that the design of the residential estate was such that the dwellings on corner plots were set back from their property boundaries which had the effect of providing visual relief between the built form and the highway at more prominent corner locations.

The Inspector noted previously approved developments including extensions and new dwellings at Uplands Crescent, Dochdwy Road and Penlan Rise, which the appellant contended now formed part of the established character and appearance of the surrounding area. She considered however that these examples differed from the appeal proposal, as a significant proportion of the side gardens remained and the streets did not have the same characteristic setback as the built form in the vicinity of the appeal site.

Although the Inspector did not agree with the Council that the site constituted 'green space', due to the presence of the garages fronted by hard standings and a wall which sub-divided the side garden, she considered that the spacing and visual gap formed important characteristics of this part of the development.

It was considered that the proposed dwelling would extend close to the boundary with the highway and would occupy a part of the site which currently had an open aspect above the boundary hedge and which would result in the loss of the visual break in the built form. The boundary hedge would only screen the development to a limited extent and overall, the development would fail to respect the established pattern of development and would represent a visually discordant addition, harmful to the character and appearance of its surroundings. The proposed development was therefore considered to conflict with LDP policies, the Council's SPG '*Residential and Householder Development*' and be at odds with Planning Policy Wales and Technical Advice Note 12 '*Design*'.

The Inspector acknowledged that the site was located within a sustainable location within the settlement boundaries of Llandough and there were no

issues identified by the Council regarding design, highway safety, impact on neighbouring properties, amenity space or landscaping / biodiversity, however she considered that these matters did not outweigh the harm to the character and appearance of the area.

Although the Council's second reason for refusal related to the additional driveway which was considered to result in a concentration of hardstanding and car parking that was highly visible in the street scene, the Inspector did not consider that the visual impact associated with a further area of hardstanding would be materially different to the existing situation, or that this element would conflict with the LDP.

Affordable housing

The Inspector identified the policy provision for affordable housing in Policy MG4 and the SPG and had no reason to dispute the affordable housing contribution of £27,770.40 sought by the Council. Although the appellant had submitted a Unilateral Undertaking ("the UU"), the Inspector acknowledged that there were a number of omissions and errors and in her view, it did not meet the requirements of S106 of the Act and was not fit for purpose. It was therefore concluded that the development would fail to make its contribution towards satisfying the need for affordable housing and would therefore conflict with the LDP, the Council's SPG and Technical Advice Note 2 ('*Planning and Affordable Housing*').

Other Matters and Conclusion

Whilst the Inspector noted the representations received in respect of the impact of the proposed development on the amenities of neighbouring properties and on highway safety, the Council had not taken issue with either of these matters which was accepted. For the reasons previously given, it was concluded that the appeal should be dismissed.

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
Decision:	Appeal Dismissed
Date:	24 February 2021
Inspector:	Melissa Hall
Council Determination:	Delegated

Summary

The Inspector acknowledged that she was dealing with a concurrent appeal at number 61 Jenner Road, but confirmed that she had considered each case on its individual merits. The main issues were considered to be the effect of the proposed development on highway safety and on the character and appearance of the area.

Highway safety

The appeal site related to a mid-terraced residential property and the Inspector identified that the existing front garden was of a limited size and was within relatively close proximity to the 'T' junction with Trinity Street, where there are double yellow lines rounding the corner of the junction and extending to the front of No. 57. The appeal proposal would result in the removal of the existing front boundary wall, re-surfacing of the front garden with gravel and the construction of a crossover to facilitate access to the newly formed parking area.

The Inspector identified a dispute between the appellant and the Council regarding the size of the front garden and whether the submitted drawings were accurate. Notwithstanding this, accurate dimensions had been used to run an independent highway model for parking provision which demonstrated that the family vehicle could be manoeuvred within the property boundaries within three movements.

Whilst the appellant considered that discussions with Highway officers had resulted in an acceptance that the proposal should be successful, the Council's Highway Engineer had confirmed an objection to the proposal on the basis of likely detriment to highway safety.

Whilst the Inspector did not dispute that that it may be possible to turn a small or mid-sized vehicle within the space available, she also had regard to the Council's contention that the ability to execute the manoeuvre in such a small area would depend on the size of the vehicle, its turning circle and the confidence of the driver. It was not unreasonable for the Council to consider the requirements of any future occupants and on balance, the Inspector shared the Council's concerns and considered that the need for difficult manoeuvring within a limited space would result in reversing over part of the adjacent footway before entering the carriageway. She therefore concluded that the development would result in unsafe vehicular movements in the highway, which would have an unacceptable effect on pedestrian and highway safety and would therefore conflict with Policy MD2, the Council's SPG and be at odds with the advice in Manual for Streets. The imposition of a planning condition to require that all vehicles turn on site, or to specify a maximum vehicle size would fail to meet the tests set out in Welsh Government Circular 016/2014 '*The Use of Planning Condition for Development Management*'.

Character and appearance

The Inspector considered that the most notable physical change would be the removal of the front boundary wall to facilitate access to the parking area. Whilst she noted that there was a mix of post war period properties along Jenner Road and observed the varying forms of boundary treatments in the wider area, she also saw that the row of terraces in which the appeal property

was located had a degree of uniformity in terms of the presence of low, red brick boundary walls enclosing small front gardens. It was concluded that the loss of a characteristic dwarf wall at the front of the property would have a harmful impact on the uniformity and distinctive characteristics of the terrace, resulting in an unacceptable impact on the appearance of the area.

The Council's concerns, that the proposal would result in the creation of a large area of hardstanding were noted and the Inspector considered that a car tightly positioned immediately to the front of the property and occupying a large proportion of the space would look ill at ease. This added to her concerns regarding the adverse visual impact of the proposed development arising from the removal of the boundary wall and the creation of a hardstanding at this location and she concluded that the proposal would conflict with LDP policies, the Council's SPG ,Planning Policy Wales and Technical Advice Note 12 '*Design*'.

Other Matters

Whilst taking into account the benefits of the scheme, including a modest reduction in the demand for on-street parking and easier access to on-street disabled parking bays and the potential to incorporate an electric charging point, the Inspector did not consider that this outweighed her findings, that the development would have an unacceptable impact on pedestrian and highway safety.

Although the Inspector considered other examples of similar development, she was satisfied that a number of the developments referred to involved materially different circumstances and therefore concluded that the appeal should be dismissed.

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
Decision:	Appeal Dismissed
Date:	24 February 2021
Inspector:	Melissa Hall
Council Determination:	Delegated

Summary

The Inspector acknowledged that she was dealing with a concurrent appeal at number 59 Jenner Road, but confirmed that she had considered each case on its individual merits.

The main issues were considered to be the effect of the proposed development on highway safety and on the character and appearance of the area.

Highway safety

The appeal site related to a mid-terraced residential property and the Inspector identified that the existing front garden was of a limited size and was within relatively close proximity to the 'T' junction with Trinity Street, where there are double yellow lines rounding the corner of the junction and extending to the front of No. 57. The appeal proposal would result in the removal of the existing front boundary wall, re-surfacing of the front garden with gravel and the construction of a crossover to facilitate access to the newly formed parking area.

The Inspector identified a dispute between the appellant and the Council regarding the size of the front garden and whether the submitted drawings were accurate. Notwithstanding this, accurate dimensions had been used to run an independent highway model for parking provision which demonstrated that the family vehicle could be manoeuvred within the property boundaries within three movements.

Whilst the appellant considered that discussions with Highway officers had resulted in an acceptance that the proposal should be successful, the Council's Highway Engineer had confirmed an objection to the proposal on the basis of likely detriment to highway safety.

Whilst the Inspector did not dispute that that it may be possible to turn a small or mid-sized vehicle within the space available, she also had regard to the Council's contention that the ability to execute the manoeuvre in such a small area would depend on the size of the vehicle, its turning circle and the confidence of the driver. It was not unreasonable for the Council to consider the requirements of any future occupants and on balance, the Inspector shared the Council's concerns and considered that the need for difficult manoeuvring within a limited space would result in reversing over part of the adjacent footway before entering the carriageway. She therefore concluded that the development would result in unsafe vehicular movements in the highway, which would have an unacceptable effect on pedestrian and highway safety and would therefore conflict with Policy MD2, the Council's SPG and be at odds with the advice in Manual for Streets. The imposition of a planning condition to require that all vehicles turn on site, or to specify a maximum vehicle size would fail to meet the tests set out in Welsh Government Circular 016/2014 '*The Use of Planning Condition for Development Management*'.

Character and appearance

The Inspector considered that the most notable physical change would be the removal of the front boundary wall to facilitate access to the parking area. Whilst she noted that there was a mix of post war period properties along Jenner Road and observed the varying forms of boundary treatments in the wider area, she also saw that the row of terraces in which the appeal property was located had a degree of uniformity in terms of the presence of low, red brick boundary walls enclosing small front gardens. It was concluded that the

loss of a characteristic dwarf wall at the front of the property would have a harmful impact on the uniformity and distinctive characteristics of the terrace, resulting in an unacceptable impact on the appearance of the area.

The Council's concerns, that the proposal would result in the creation of a large area of hardstanding were noted and the Inspector considered that a car tightly positioned immediately to the front of the property and occupying a large proportion of the space would look ill at ease. This added to her concerns regarding the adverse visual impact of the proposed development arising from the removal of the boundary wall and the creation of a hardstanding at this location and she concluded that the proposal would conflict with LDP policies, the Council's SPG ,Planning Policy Wales and Technical Advice Note 12 '*Design*'.

Other Matters

Whilst taking into account the benefits of the scheme, including a modest reduction in the demand for on-street parking and easier access to on-street disabled parking bays and the potential to incorporate an electric charging point, the Inspector did not consider that this outweighed her findings, that the development would have an unacceptable impact on pedestrian and highway safety.

Although the Inspector considered other examples of similar development, she was satisfied that a number of the developments referred to involved materially different circumstances and therefore concluded that the appeal should be dismissed.

LPA Reference No:	2020/00714/FUL
Appeal Method:	Written Representations
Appeal Reference No:	D/21/3266457
Appellant:	Mrs. Julie Lloyd
Location:	Mar A Lago, 8, Cliffside, Penarth
Proposal:	Removal of existing roof, and creation of new top floor bedroom suite, recessed back from the existing perimeter wall of the house
Decision:	Appeal Dismissed
Date:	10 March 2021
Inspector:	Richard Jenkins
Council Determination:	Delegated

Summary

The main issue was considered to be the effect of the proposed development on the character and appearance of the area.

The appeal related to a detached residential property located at the southern end of '*Cliff Side*' which had been the subject of significant refurbishment in recent years. The appeal proposal sought permission to replace the existing hipped roof with a recessed flat roof addition that would provide a new top floor bedroom suite and the resulting property would have a contemporary

form and appearance and would incorporate significant areas of white render and glazing.

The Inspector considered that the appeal property formed an integral element of the street scene along '*Cliff Side*' and that the proposed development would, by reason of its scale, form and overall design, fundamentally alter the character of the existing property and incorporate a prominent contemporary appearance. Whilst such contemporary design had been found acceptable at nearby developments, he was of the view that the proposed form and overall design would conflict with that at '*Cliff Side*' and thereby appear as a discordant feature in the immediate street scene.

It was not considered that that the proposed recessed design would mitigate the harm and or that the lack of local opposition should be decisive. Whilst noting the perceived inconsistency with other decisions in the area, the Inspector considered that he was not bound by decisions previously made by the Council and considered that each case should be treated on its own particular merits.

Therefore it was concluded that the proposed development would cause material harm to the character and appearance of the area, conflict with LDP policies, the Council's SPG '*Residential and Householder Development*' (April 2018), as well as the placemaking principles in national policy 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	18	2	20	1
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		18 (90%)	2	20	1
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	19	2	21	1
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		19 (90.5%)	2	21	1

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 : **28 APRIL, 2021**

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

R - Refused

E Split Decision

2020/01249/TPO	A	In hedgerow between 18, Maes Glas and Ael Y Coed, Barry	Tree Preservation Order No 3. 1991 - Work to reduce canopy by 20% on native Maple tree overhanging 18 Maes Glas, Barry and touching/damaging garage roof. It is in the hedgerow behind garage.
2020/01326/TPO	A	Elm Tree Cottage, St Hilary	Work to tree covered by TPO no. 13 of 2014: Dismantle and remove Sycamore (T1) on bank
2021/00074/TPO	A	Marks And Spencer Plc, Culverhouse Cross	Work to Trees Covered by TPO No. 12, 1994 - Approximately 1.5m off of 4 lower limbs of 2 x birch trees, which are currently encroaching on multistore car park. Giving clearance of approximately 1m from car park
2021/00084/TPO	A	22, St David's Avenue, Llantwit Major	Work to Trees covered by TPOs No.3 of 1977, No.4 of 1987 and No.4 of 2005: T1 - Reduction of one

			mature Leylandii tree; T2 and T3 - Thinning of two Maple trees; T4 - Reduction of various branches going into highway and footpath
2021/00086/TPO	R	5, The Mount, Dinas Powys	Work to Trees covered by TPO No.2 of 1954 : T1 - Sycamore - Reduce crown by approximately 4m and remove limbs over neighbouring property (4 The Mount); T2 - Sycamore - Reduce crown by approximately 4m
2021/00152/TPO	A	7, Chestnut Close, Dinas Powys	Work to Trees covered by TPO No. 9 2012 - To fell and replace with suitable replacements, two diseased Ash trees. These are identified on the attached Tree Surgeon Report as T1 and T2
2021/00170/TCA	A	11, Porth-y-castell, Barry	Work to Trees in Barry Garden Suburb Conservation Area: 1) Removal of 3 rotten trees from the bottom of the garden and 1 at the top, 2) Removal of Leylandii hedge running down the right hand side of the rear garden
2021/00173/TCA	A	Field adjacent to the boundary of 13, Minster Close, Barry	Work to trees in Cadoxton Conservation Area: T1 crown thin by 25% and crown reduction on branches overhanging fence into garden by 1 metre. Cut back hedge/overgrowth running alongside fence

2021/00290/TCA A Stepping Stones,
Llancarfan

Works to trees within
Llancarfan Conservation
Area: 1x Rowan -
Removal, 1x Cedar -
Height Reduction, 1x
Sycamore - Removal, 1x
Ash - Removal

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 28 APRIL, 2021

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. GENERAL PLANNING MATTERS

UPDATE REPORT ON RECENT LEGISLATIVE CHANGES AND PERMITTED DEVELOPMENT RIGHTS

Introduction

1. The purpose of this report is to update Members of the Planning Committee on the legislative changes Welsh Government have made recently, largely in response to the Coronavirus pandemic. The changes made recognise the role of the planning system in aiding economic recovery and giving flexibility for businesses to respond to the Coronavirus Regulations.

Background

2. Members will be aware that wide-ranging Permitted Development rights exist to allow development to take place without the need to apply for planning permission. These are set out in the General Permitted Development Order (as amended) which changes from time to time.

Recent Changes to Permitted Development Rights and Planning Regulations in Wales

3. The recent changes introduced by Welsh Government are summarised below and Members should note that some of these provisions are temporary in nature.

Emergency Development by Local Authorities

4. The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020 (“the Amendment Order”) came into force at midnight on 30 March 2020 and thereafter a further Amendment Order 2021¹ came into force on 21 March 2021 extending the temporary time period to 18 months. This introduced a new Part 12A (Emergency Development by Local Authorities), permitting local authorities to undertake development on land owned, leased, occupied or maintained by them for the purposes of: a) preventing an emergency; b) reducing, controlling or mitigating the effects of an emergency; or c) taking other action in connection with an emergency. For these purposes an emergency is: an event or situation which threatens serious damage to human welfare in a place in the United Kingdom. This includes the current COVID-19 pandemic. The permitted development is subject to

conditions including a restriction on the retention of development undertaken to a period of twelve months beginning with the date on which the development began or 18 months (as amended) where the development began before 30 March 2021. Before the end of this period, buildings, structures erected or other works must be removed and any uses ceased.

Part 3A (Temporary Building and Changes of Use for Public Health Emergency Purposes)

5. A new Part 3A (Building and Uses for Public Health Emergency Purposes) came into force at midnight on 10 April 2020 and thereafter the Amendment Order¹ 2021 came into force on 21 March 2021 extending the temporary time period to 18 months. It permits an NHS body to undertake certain development for the purposes of preventing, protecting against, controlling or providing a response to a public health emergency in the United Kingdom. The development permitted is the change of use of a building or land from any class in the Schedule to the Use Classes Order or any other use to Class C2 (Residential institutions) or Class D1 (Non-residential institutions), and the provision of buildings or other structures. For these purposes, a public health emergency is an event or situation which causes or may loss of human life, serious human illness or injury; or serious disruption of services relating to health. This includes the current COVID-19 pandemic. The permitted development is subject to limitations and conditions including the restriction on the retention of development to a period of 12 months beginning with the date on which the development began or 18 months (as amended) where the development began before 10 April 2021.

Amendments to Pre-Application Consultation Procedures, Developments of National Significance and Community and Town Council Consultation

6. The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 introduced temporary amendments to pre-application consultation procedure, Development of National Significant (DNS) submission requirements and Community Council consultation. It prescribed an emergency period beginning with 19 May and ending with 8 October 2021 (as amended).
7. **Pre-Application Consultation Procedures** - The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“DMPWO”) requires developers to consult the public on their proposals in respect of major development before submitting a planning application. It requires information to be available for inspection at a location in the vicinity of the proposed development for not less than 28 days. During the pandemic premises usually used to hold hard copies of information or provide public computer facilities have had to close. The Amendment Order changed the requirement to so that developers must make all the information available on a website and send hard copies of the documents to any person who requests it. If hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent. The emergency

¹ Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2021

period initially ended on 18 September 2020 but was subsequently extended to 8th October 2021.

8. Development of National Significance (DNS) Submission Requirements -

As many government buildings are either closed or have reduced staff levels, the Amendment Order temporarily removes article 12(5) for applications. If the DNS application has been submitted electronically, there is, therefore, no longer a requirement for a hard copy to be deposited with the Welsh Ministers and the local planning authority. This change is to enable applicants to fully comply with the submission requirements.

9. **Community Council Consultation** - Article 16 of the DMPWO gives community councils 14 days in which to make representations to the local planning authority on applications for which they are consulted (30 days in the case of an EIA application). The local planning authority is prevented from determining the application during this period. The Amendment Order extends this period from 14 days to 21 days for notifications given during the emergency period, providing additional time to allow community councils to prepare a response in light of difficulties experienced in undertaking regular scheduled meetings due to COVID-19.

New Part 6A Community Growing Spaces

10. This new part of the GPDO came into effect on 21 December 2020. It provides permitted development rights (PDRs) for development consisting of the erection, extension, alteration or replacement of storage sheds and greenhouses on a 'community growing space' (i.e. allotments). The PDR is subject to limitations on Site Area and number of storage sheds and greenhouses permitted.

Part 24 Telecommunications Development by Electronic Communications Code Operators (Wales)

11. In December 2020 further changes were made to Part 24 of the GPDO. Changes related to: the definition and characteristics of certain antennas on buildings, principally small antenna and small cell antenna; increases the number of antenna systems (other than dish antenna, small cell systems and Regulation 2020/1070 small cell systems) which can be installed on certain buildings and structures from three to four; and increases to the number of electronic communications code operators who can operate antenna systems on certain buildings and structures from three to four.

Additional temporary use of land during the relevant period (Class A, Part 4A)

12. The latest changes to the GPDO will have effect from 30 April 2021 to 3 January 2022 and are set out below.

Class B of Part 4 (Temporary Buildings and Uses)

13. Schedule 2 to the GPDO already permits the temporary use of land (excluding buildings) for 28 days, subject to limitations and conditions. Class A (Additional

temporary use of land during the relevant period) in the new Part 4A (Temporary Changes of Use) of Schedule 2 will provide an additional 28 days (in addition to the period granted under Class B of Part 4) for the temporary use of land. This is reduced to an additional 14 for the holding of a market or motor car and motorcycle racing including trials of speed, and practising for these activities. The erection of moveable structures such as stalls or marquees on that land to facilitate the temporary use is also permitted.

14. Environmental and historic environment protections apply (e.g. scheduled ancient monuments, sites of special scientific interest, listed buildings) and the use of the land is for: caravan sites, motor car and motorcycle racing, clay pigeon shooting, any war game; or the use of the land is for the display of an advertisement.

Holding of a market by or on behalf of a local authority (Class B, Part 4A)

15. Class B of Part 4A introduces new PDRs which permit the use of land (excluding land within a site of special scientific interest) for an unlimited period to provide a market held by, or on behalf of, a local authority. The erection of temporary moveable structures, such as stalls or awnings, to facilitate the use are permitted.

Temporary uses – Town Centres (Classes C–E, Part 4A)

16. The changes facilitate temporary changes of use to enable businesses to trial alternative uses within town centres for a short period of time. The permitted changes are as follows:

Existing A1 (shops) - Permitted Change:

- A2 (financial and professional services);
- A3 (food and drink);
- B1 (business);
- D1 (non-residential institutions);
- D2 (assembly and leisure).

Existing A2 (financial and professional services) Permitted Change:

- A1 (shops);
- A3 (food and drink);
- B1 (business);
- D1 (non-residential institutions);
- D2 (assembly and leisure).

Existing A3 (food and drink) Permitted Change:

- A1 (shops);
- A2 (financial and professional services);
- B1 (business);
- D1 (non-residential institutions);
- D2 (assembly and leisure).

17. The permitted changes only apply to buildings within a town centre as identified in a development plan. In the case of the Vale of Glamorgan this would include the retail centres (town, district, local and neighbourhood centres) identified in Policy MG12 of the Local Development Plan including Barry, Llantwit Major, Penarth and Cowbridge, Dinas Powys, Rhoose, St. Athan and Boverton.
18. To protect residential amenity, for all permitted changes of use, development is not permitted if the proposed A3 use is the sale of hot food for consumption off the premises; or where the proposed use is Class B1(c) (i.e. for any industrial process).
19. A notification procedure applies to assist with monitoring. LPAs are asked to retain a record of all notifications received in a format that can be shared with the Welsh Government.
20. All changes of use that take place are permitted for a six month period beginning with the date on which the development began and must end on or before 29 April 2022, unless planning permission is granted for the retention of the use. The use of the building may revert to the original use at any time during the six month period.

Hospitality uses - outdoor servery provision (Class F, Part 4A)

21. To regularise the lawfulness of creating a mixed use, Class F of Part 4A permits the use of the highway adjacent to premises falling within Class A3 (food and drink) for the purposes of selling or serving food or drink supplied from those premises, or consuming food or drink supplied from those premises. The placement of removable furniture to facilitate the use is also permitted. This includes tables, forms of seating, counters, stalls, umbrellas, barriers and heaters or other articles used in connection with the outdoor consumption of food or drink.
22. Permission for the use of the relevant part of the highway must have been obtained from the highway authority, and development undertaken in accordance with any conditions in order to constitute permitted development. Use of the area by customers is also prohibited between 10 p.m. and 8 a.m. to protect the amenity of neighbouring residential properties.

Hospitality uses – awnings (Class D, Part 42)

23. Class D of Part 42 permits the erection of retractable awnings over the frontage of premises falling within Use Class A3 (food and drink) of the Schedule to the UCO to facilitate outdoor trading space for hospitality uses. Development is excluded within article 1(5) land, World Heritage Sites, and listed buildings due to the need for more detailed consideration of the planning impacts upon their special character. Conditions apply to limit the visual impact, requiring any awning to be fully retractable, with no means of support from the public highway

and exclude any side or front panels extending towards the ground. It must also be fully retracted between 10 p.m. and 8 a.m.

24. Where an awning extends over a public highway, to mitigate any impacts upon highway safety, permission must have been obtained from the relevant highway authority under section 115E of the Highways Act 1980 for the installation of the awning and the use of the space under it.

RECOMMENDATION

- (1) That the Members of the Planning Committee note the content of the update report on changes to planning regulations in Wales relating to permitted development rights and other procedures as set out in the report.

Reason for the recommendation:

1. To inform Members of the Planning Committee of the latest position in relation to legislative matters affecting the operation of the planning system in the Vale of Glamorgan.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 28 APRIL, 2021

REPORT OF THE HEAD OF REGENERATION AND PLANNING

6. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.

2020/00718/FUL Received on 20 August 2020

APPLICANT: Anita Currie 13, Somerset Road, Barry, Vale of Glamorgan. CF62 8BL
AGENT: Mr. Brian Griffin Brian Griffin P & C C Limited, The Cottage, Green Bottom, Littledean, Glos. GL14 3LH

Land off Broomwell Lane, Llancarfan

Erection of stable building, polytunnel and retention of horticultural outbuilding and grasscrete access track

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Cllr Gordon Kemp for the reason of the level of public interest.

EXECUTIVE SUMMARY

This is a full application for the erection of stable building, polytunnel, a grasscrete track and retention and re-siting of a timber storage building.

The application site falls outside the Llancarfan Settlement Boundary and is therefore in the countryside. Public Rights of Way (Numbers 2 and 3) run from north to south along the eastern and western boundaries of the site. Part of the site is located within a C2 Flood Zone.

The site is used by the applicant for grazing of ponies and for hobby farming activities. The application as originally submitted proposed a large agricultural building, a polytunnel and a track and parking constructed from hardcore. Following officer concerns, this was amended to 2 timber stables, a polytunnel and the track proposed would now be constructed with Grasscrete. It was noted during the course of the site visit that a hardcore track had been laid and a timber shed and timber field shelter had been erected on site without the benefit of planning permission. The amended application now seeks to re-locate and retain the timber shed and remove the field shelter. The amended plans also show the hardcore being replaced with Grasscrete.

The application has been advertised with site notices and to date 4 letters of representation have been received objecting to the proposal as originally submitted and 2 further letters of representation have been received in respect to the amended plans being considered under this report.

Having considered the above, the application is recommended for APPROVAL, subject to conditions. Furthermore,

SITE AND CONTEXT

The application relates to a parcel of land located off Broomwell Lane, Llancarfan. The site is accessed by a gate in the north-west corner of the site and the land levels fall from north to south.

The site is also located within the Nant Llancarfan Special Landscape Area

(SLA) and within a safeguarding zone for Limestone and Sand & Gravel (Category 2). The site is outside but adjoins the Llancarfan Conservation Area.

Public Rights of Way (Numbers 2 and 3) run from north to south along the eastern and western boundaries of the site. Part of the site is located within a C2 Flood Zone. The land is identified as a Site of Importance for Nature Conservation (SINC) within the LDP (South East Llancarfan) and a brook runs along part of the site.

The site is close to Llancarfan Primary School to the west, there is an adopted highway serving two remote residential dwellings to the north and there is agricultural land to the east and south.

An extract of the site location plan can be viewed below:



An extract indicating the Public Rights of Way can be viewed below:

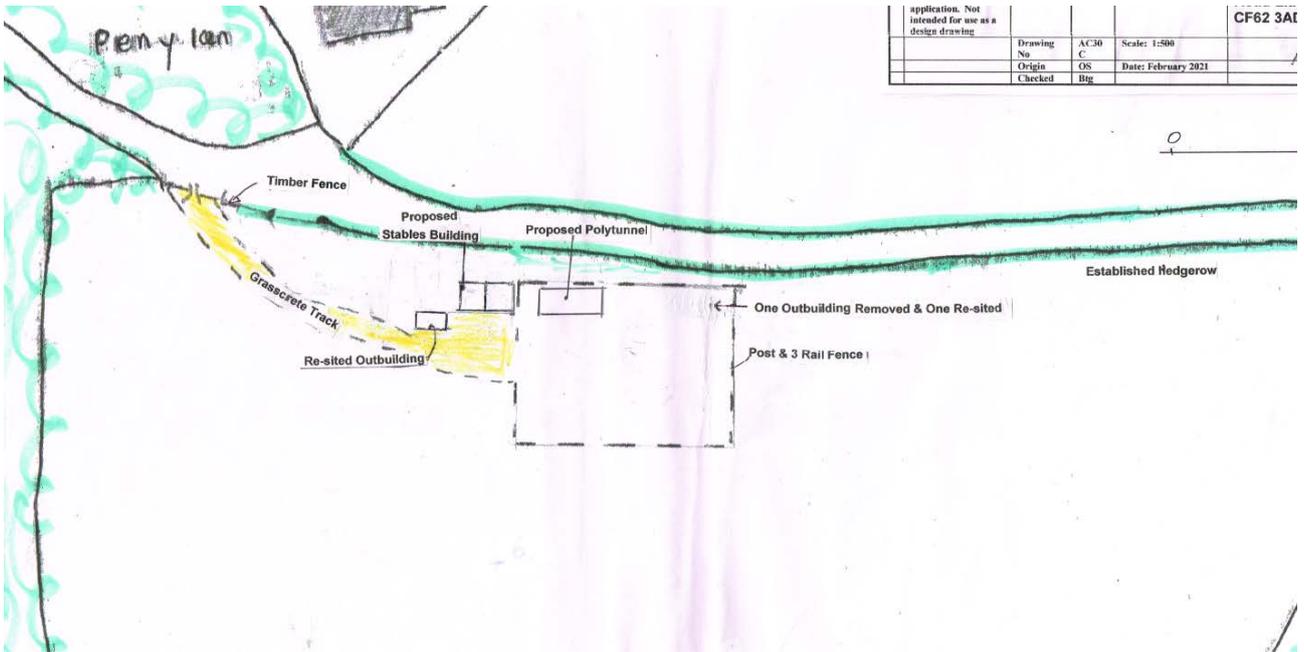


DESCRIPTION OF DEVELOPMENT

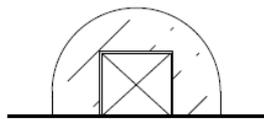
This is a full application for the erection of a stable building, polytunnel, grasscrete track and retention and re-siting of a storage shed. The stable building would be single storey and timber clad, to allow 2 horses to be housed. The proposed polytunnel would be used to grow produce for re-sale. The retained/re-sited shed is single storey and of timber construction, used for storage of tools and horse related items. The existing unauthorised track would be removed and replaced with a Grasscrete track from the entrance gate to the stables.

The application does not include or consider the field shelter or the existing hardcore laid on site.

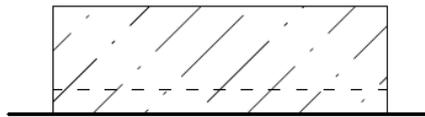
Extracts of the Polytunnels, the stables and the timber shed together with a block plan indicating the proposed layout can be viewed below:



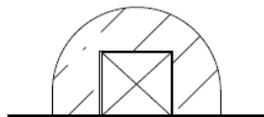
PROPOSED BLOCK PLAN



East Elevation



North Elevation



West Elevation



South Elevation

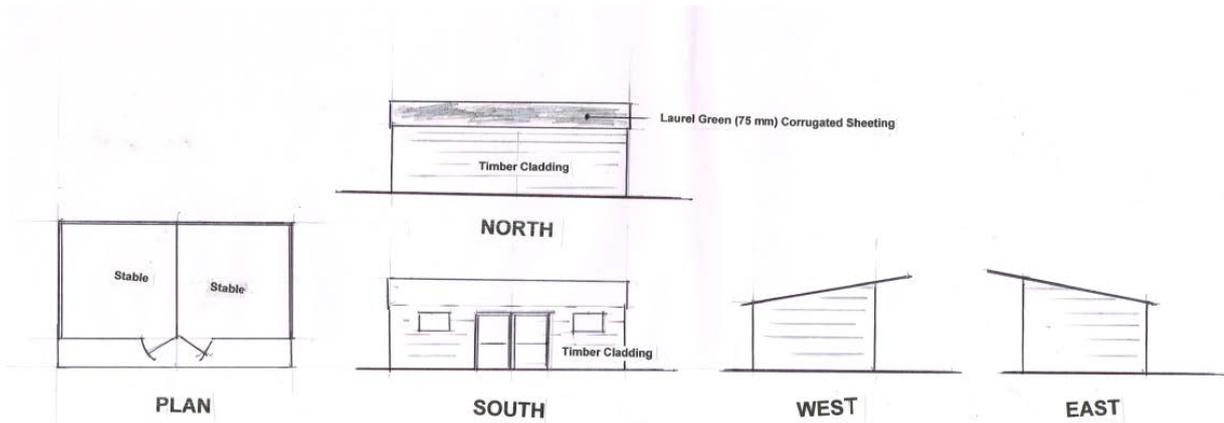


1:100

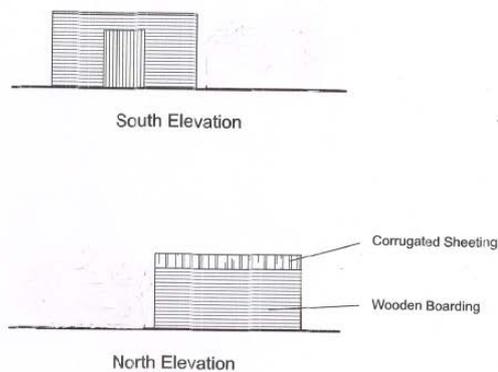


Floor Plan

PROPOSED POLYTUNNELS



PROPOSED AGRICULTURAL BUILDING



BUILDING TO BE RELOCATED

TIMBER OUTBUILDING PROPOSED TO BE RETAINED AND RE-SITED

PLANNING HISTORY

No History

CONSULTATIONS

Llancarfan Community Council were consulted on 2 September 2020 and re-consulted on additional plan on 02 November 2020. A response received on 13 November 2020 highlights inconsistencies in the submission and plans. A further response on 24 November 2020 highlights complaints to the Planning Enforcement Team about the site, requests that the application be heard before planning committee, highlights inconsistencies with plans and planning statement, suggests that the proposal is

inappropriate and requests further information as to the use of the site. The Community Council was re-consulted on 26 March 2021. No response was received in relation to the amended plans.

The Council's Public Rights of Way Team were consulted on 2 September 2020 and re-consulted on additional plan on 02 November 2020. A response received on 06 October 2020 and 03 November 2020 confirms that public rights of way run through the site and provides general advice. They were re-consulted on 26 March 21 in relation to the amended plans. No response was received in relation to the amended plans.

Rhose Ward Members were consulted on 2 September 2020 and re-consulted on additional plan on 02 November 2020. Members were re-consulted on 26 March in relation to amended plans. Cllr Gordan Kemp has requested that the application be considered by planning committee due to the volume of local concern.

The Council's Ecologist was consulted on amended plans. A response received on 15 March 2021 confirms that the application site is within the South East Llancarfan SINC (number 273) which is notified for its unimproved neutral grassland. It notes that the north western corner of the site has been modified considerably and requests a biodiversity enhancement scheme be required that includes native trees and hedgerows.

REPRESENTATIONS

The neighbouring properties were consulted on 2 September 2020 and re-consulted on additional plans on 02 November 2020. Neighbours were re-consulted on 26 March 2021 and a site notice was also displayed on 11 September 2020. To date 4 letters of objection have been received in relation to the originally submitted plans and 2 letters of objection in respect of amended plans. The objections are summarised below:

- Gateway has been altered.
- Applicant has undertaken engineering works on river bank.
- Size of holding suggests the site is for amenity use rather than agricultural.
- The application does not appear to be for agricultural purposes.
- Concerns about visual impact.
- Concerns about traffic using the lane.
- Concerns relating to the condition of the land.
- Concerns about potential future plans of the applicant.
- No planning permission for buildings on site.
- Site appears to look very residential in nature.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

POLICY SP9 – Minerals

POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG17 – Special Landscape Areas

POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD7 - Environmental Protection

POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 12 – Design (2016)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape including DG7 Roads- Rural and DG13-Rural Settlements.

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The application as originally submitted proposed a large agricultural building to allow horse stabling, and livestock storage together with additional storage space. Following officer concerns about the scale of the proposal, its visual impact, the limited available space on site to maintain the number of animals and the lack of livestock owned by the applicant, amended plans were submitted proposing stables, re-locating an existing timber storage building and amending the track to a grasscrete finish. These plans form the basis of this report and recommendation.

The main issues are considered to be:

- Principle of the proposal in this location
- Impact on the character of the site and wider visual amenities, as well as the potential impact upon the Nant Llancarfan Special Landscape Area;
- Impact on residential amenity
- Highway safety and parking
- Biodiversity
- Mineral Safeguarding
- Drainage

Background

The applicant has purchased the land two years ago and grazes her horse and pony on site. A field shelter and a timber storage shed have been erected on the site without the benefit of planning permission together with a hardstanding. A section of the site has been enclosed by post and rail fencing within which the applicant has planted fruit trees, flowers

and shrubs. The applicant has advised that the open structure had been constructed to store a tractor whilst the timber enclosed structure is used to store tools and equipment to maintain the land. The applicant and her son visit the site on their days off to tend to the land.

Having visited the site and discussed the use of the site with the applicant it is evident that the applicant does not own or have livestock at the site (other than equine). It is considered, based on information submitted with the application and from the site visit observations, that there is no established/intensive agricultural activity on this parcel of land. However, the applicant does have a horse and a pony that graze on the land and the applicant does undertake some 'hobby' farming.

Principle of the use of land

The site lies outside any defined settlement boundary as identified within the Council's Adopted Local Development Plan 2011-2026. For planning purposes, therefore, it is outside any recognised settlement where policies MD1 and MD2 would be relevant.

Policy MD1 seeks to only allow development outside of settlements that would have no unacceptable impact upon the countryside or versatile agricultural land. Policy MD2 requires new development to respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density. The supporting text to policy MD1 notes at paragraph 7.3:-

“Within rural locations development will be managed carefully to ensure that it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected. In this regard, Policy MD1 still seeks to emphasise the importance of protecting the countryside from unacceptable and unjustified new development. For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan.”

The Council's Agricultural Land Classification records show that the land is classified as Grade 3b, and it is not therefore the higher quality land referred to in national guidance. Notwithstanding this, it is considered that the nature of the works is such that the development would not prejudice full agricultural use of the land at a future date and the development does not conflict with Policy MD1 in this regard.

The use of the land for exercising and stabling horses is generally considered an appropriate development within a rural location such as this. The applicant has stated that the polytunnel is required to grow fruit and veg and start low level farming activity at the site. The erection of a polytunnel for agricultural purposes in a countryside location is also considered acceptable in principle and while the established level of activity is relatively low, this is a modestly scaled structure and is on balance considered acceptable in order to facilitate this kind of small scale agriculture/horticulture. As stated earlier in the report, there is not a significant level of farming activity at the site. However the proposal would allow the applicant to establish and potentially grow the current low level farming activity. Planning Policy Wales and TAN 6 are generally supportive of proposals which help to sustain the rural economy and in that context, appropriate small scale agricultural activities can be supported, even where they do not relate to established farms. However, each

application should be considered on a case by case basis with regard to the scale and impact of the proposal.

The applicant has confirmed that the timber shed structure is required for storage of tools to tend to the land and for use as a tack room. Given that principle of stables is considered acceptable, the need for a tack room/shed is not considered unreasonable i.e. to store tack for the equine use. For the reasons set out above, and based on the supporting information, it is considered that the principle of the development could be supported, subject to compliance with other local plan policies and national guidance, particularly in relation to the visual impact.

Visual Impact

The LDP policy of most relevance in assessing the design and visual impact of the development is MD2-Design of New Development. This is a criteria based policy which includes the requirement that development proposals;

- are of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment,
- respond appropriately to the local context and character of neighbouring buildings and uses in terms of type, form, scale, mix and density.

Policy DG13 of the 'Design in the Landscape' SPG provides design aims for the rural settlements stating '*to reduce, and wherever feasible, reverse the erosion of locally distinct rural character which results in suburbanisation.*'

In addition, Policy MG17 is relevant and states development will be permitted where it is causes no unacceptable harm to the important landscape character of the area

The application as submitted proposed a large steel clad building and a large access track with hardcore. There are 2 existing unauthorised structures on site and there were concerns that there was little justification for such a large building given the size of the land and the relatively low key agricultural use.

The site has two public right of way running past it and is located within the Nant Llancarfan Special Landscape Area. The works are concentrated at the highest part of the site and will therefore be visible from views along the road and public rights of way. The amended proposal seeks to retain one existing structure albeit re-locating it closer to the proposed stables.

Whilst the proposal will add built development at the site and would alter its former undeveloped character, the overall scale and coverage of development is considered to be relatively modest and is acceptable given the level of land serving the horses. The polytunnel would be visible from the wider area but would not look out of keeping in a rural location, and the design of the stables and their intended use is considered appropriate to this rural location. The removal of the field shelter and re-siting of the timber shed closer to the stables would ensure development is consolidated in one area of the site reducing the overall visual impact.

With regard to visual impact of the track, the amended proposal now seeks a grasscrete finish, and this would effectively assimilate into the site with very limited visual intrusion. The applicant has advised that any hard core currently on site would be used a base for

the stables and any excess removed ensuring the site is restored to its former condition. Given the proposed finishes, the proposal is not considered to result in any harm to the agricultural land or wider landscape.

Whilst the development would be partially visible from the surrounding area lane, it would be largely screened by the existing hedgerows. The structures would be visible from distant views, however it is considered that there would not be an unacceptable adverse impact on the rural character of the surrounding countryside and wider landscape, given the limited scale of works and their modest size and height. It is, also, therefore, considered that the development would not be unduly harmful to the character of the Nant Llancarfan Special Landscape Area, in accordance with Policy MG17.

Neighbouring Amenity

Criterion 8 of policy MD2 requires that new development should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance. The amended proposal would be located over 25 metres from the nearest neighbour located to the north of the site. The amended proposal does not seek any livestock accommodation and would be single storey in scale. The boundary of the site is enclosed by mature hedgerow and therefore the amended proposals will generally be screened. As such, the proposal is not considered to adversely impact the privacy or amenity of neighbours.

Highways and Parking

The site would be accessed directly from the adjoining vehicular highway as it currently exists. The site would retain sufficient parking and manoeuvring space to allow vehicles to enter and exit in a forward gear as they do currently.

It is noted from neighbour representations that the gate at the site has been widened and moved closer to the highway therefore requiring vehicles to stop on the highway. This would not have required planning permission and whilst it may result in vehicles passing having to wait for a short time, given that the road serves a small number of dwellings and an agricultural field with no passing traffic, it is very lightly trafficked. Therefore, and given the short length of waiting times that would be involved, it is considered that there would not be an unacceptable impact on the free flow of traffic or highway safety.

Accordingly, it is considered that subject to condition, the proposal is acceptable in terms of parking and highway safety, complying with policies MD1 and MD2 of the Adopted LDP 2011-2026

Biodiversity

Policy MD9 'Promoting Biodiversity' of the Council's LDP requires new development to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

1. The need for the development clearly outweighs the biodiversity value of the site; and
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes

Furthermore policy MG21 'Sites of importance for nature conservation, regionally important geological and geomorphological sites and priority habitats and species' of the LDP requires that Development proposals likely to have an adverse impact on priority habitats and species will only be permitted where it can be demonstrated that:

1. The need for the development clearly outweighs the nature conservation value of the site;
2. Adverse impacts on nature conservation can be avoided
3. Appropriate and proportionate mitigation and compensation measures can be provided;
4. The development conserves and where possible enhances biodiversity interests

This is supported by the Council's SPG on Biodiversity and Development and is in line with national guidance including the most recent Conservation of Habitats and Species Regulations 2010 ('habitat regulations').

The application site is within the South East Llancafán SINC (number 273) which is notified for its unimproved neutral grassland. The proposal is not considered to raise any concerns relating to protected species and the Council's Ecologist has not objected to the proposal. However, the application has not been supported with any biodiversity plan and given the site's SINC designation, it is considered appropriate to require an ecological enhancement plan to ensure the proposal adheres to the requirements of Policy MD9 and the Council's Biodiversity and Development SPG.

As such, subject to a condition, there are no ecological concerns with respect to the development and the proposal complies with the requirements of Policies MD9 of the Adopted LDP 2011-2026.

Rights of Way

The Council's Public Rights of Way (PROW) Officer commented in relation to the footpaths that runs along the track to the west and east of the application site. Given the location of the proposed works, it is considered that there would be no detrimental impact on the path or indeed the use of this path by pedestrians.

Mineral Safeguarding

Policies SP9 (Minerals) and MG22 (Development in Minerals Safeguarding Areas) seek to safeguard known mineral resources. Policy MG22 states that, in such areas with known resources, new development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

1. Any reserves of minerals can be economically extracted prior to the commencement of the development; or
2. Extraction would have an unacceptable impact on environmental or amenity considerations; or
3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or
4. The resource in question is of poor quality/quantity.

In this case, having regard to criterion 2, given the proximity to dwellings, it is considered that any extraction of the mineral resource would have an unacceptable impact on the

amenity of the occupiers of the neighbouring dwellings. Therefore, as extraction would be likely to have an unacceptable impact on amenity, the proposal is in line with Policy MG22 in that it would satisfy criterion 2.

Drainage and Flooding

LDP Policy MD7 (Environmental Protection) requires development proposals to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from flood risk and its consequences. The policy goes further to state that 'in respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15.

Part of the land that forms the wider land holding falls within a C2 floodzone. However, the area subject to the application is not located in DAM zones at risk of tidal or fluvial flooding. Therefore the proposal is acceptable in respect of flooding.

The application forms state that the surface water would be disposed of via soakaways. Given the scale of the proposed development, the proposal is not considered to alter the existing situation in terms of surface water runoff and therefore the disposal via soakaways is considered acceptable.

Other Matters

Comments from residents are noted. Comments relating to the gateway, the existing and proposed use, the unauthorised structures on site, visual impact and traffic have been addressed in the body of the report. Comments relating to engineering works are noted but are not material planning consideration and are being considered by the Councils Drainage Team and Natural Resources Wales.

The amended proposal is for horse stabling and grazing and the application no longer proposes an agricultural building. The Council's Enforcement Team have investigated the matter of domestic paraphernalia being brought onto the site. These items have now been removed and the applicant has been advised not to bring such items onto the land. Comments concerning the potential future plans of the applicant are noted, however the applicant must be judged on its own merits and not on possible future plans.

This application does not grant or convey permission for the retention of the hardcore track or the open field shelter. The applicant has advised that these would be removed and the Enforcement Team have powers to require the landowner to remove these items should planning permission not be implemented in accordance with the approved plans.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

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

2. The development shall be carried out in accordance with the following approved plans:

AC30 Rev C Received on 04/03/2021.
AC40 Rev C Received on 04/03/2021.
AC50 Rev A Received on 26/03/2021.
AC60 Received on 06/07/2020.
Stable Roof Finish Received on 26/03/2021.

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.

3. The stables hereby approved shall only be used for personal use and not for any commercial use.

Reason:

In order to control the nature of the uses at the site in this rural location and to ensure compliance with Policy MD1 of the Local Development Plan.

4. Prior to construction of the polytunnel hereby approved, a sample and written confirmation of the proposed material/colour of the covering shall be submitted to and approved by the Local Planning Authority. Construction work shall only commence once written approval has been given. The development shall be completed in accordance with the approved details and the approved material shall be used in perpetuity of the development.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy), MG17 - (Special Landscape Area), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

5. Prior to the beneficial use of the development hereby approved, an ecological design strategy (EDS) addressing enhancement measures shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved strategy. The EDS shall include the following:

- a) Details of bird box provision
- b) Details of landscaping features
- c) Details of any additional ecological enhancements

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the Strategy, SP9 – Minerals, SP10 – Built and Natural Environment, MG17 – Special Landscape Area, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG22 – Development in Mineral Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 – Environmental Protection and MD9 – Promoting Biodiversity of the Local Development Plan 2011-2026; national guidance contained within Future Wales The National Plan 2040 and Planning Policy Wales (Edition 11), it is considered that the proposal is an appropriate form of horse related development and the works do not impact to an unacceptable degree upon the character and appearance of the surrounding rural landscape or amenity/privacy of neighbours. The proposal also does not harm any future mineral extraction and is acceptable in respect of parking and highway safety, biodiversity, drainage and flooding.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

NOTE:

- 1. Public Right of Way No.3 Llancarfan (status – Footpath) crosses the access track to the proposed development, the footpath commences from the adopted highway at the point where the access track also joins the highway.**

The public footpath must be available for safe use by the public at all times. Should the Public Right of Way require temporary closure to assist in facilitating works an order should be sought under the Road Traffic Regulation Act 1984. Temporary closure should not be sought in order to allow construction of permanent obstructions.

No adverse effect should result to the Public Rights of Way, the applicant should ensure that materials are not stored on the path and no barriers, structures or any other obstructions placed across the legal alignment of the path. Any damage to the surface of the paths as a result of the development or due to future traffic to/from the development is to be made good at the applicants own expense.

A legal diversion or stopping-up order must be obtained, confirmed and implemented prior to any development affecting the Public Rights of Way taking place.

The applicant should contact the Public Rights of Way Section to discuss any proposed installation of gates etc that may affect the public footpath.

- 2. This permission does not include any consent for the flood lighting of the proposed development.**

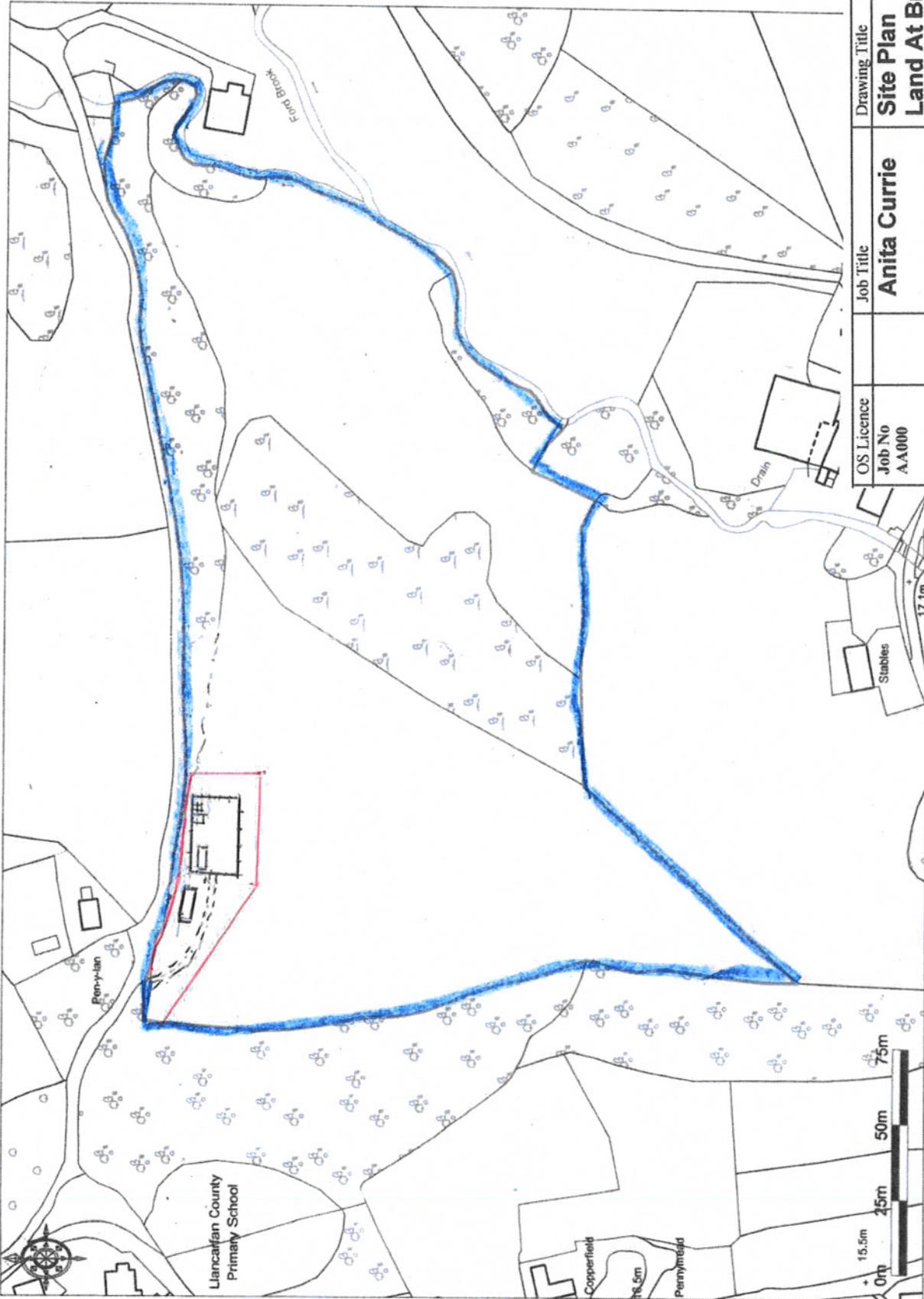
Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

2020/00718/FUL



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Drawing No AC20	Scale: 1:2,500	
Origin Checked	Date: June 2020	
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