

No.

PLANNING COMMITTEE

Minutes of a remote meeting held on 30th March, 2022.

The Committee agenda is available [here](#).

The Meeting recording is available [here](#).

Present: Councillor J.C. Bird (Chair); Councillor B.T. Gray (Vice-Chair);
Councillors J. Aviet, R.M. Birch, C.A. Cave, P. Drake, V.P. Driscoll, S.T. Edwards,
N.P. Hodges, DR. I.J. Johnson, G.C. Kemp, A.C. Parker, L.O. Rowlands, N.C.
Thomas, M.R. Wilson and E. Williams.

1001 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing.”

1002 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 2nd March, 2022 be approved as a correct record.

1003 DECLARATIONS OF INTEREST –

No declarations were received.

1004 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED –

- (1) T H A T the passed building regulation applications, as listed in Section A of the report, be noted.
- (2) T H A T the rejected building applications, as listed in Section B of the report, be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section C of the report, be noted.

No.

1005 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED – T H A T the applications as outlined within the report, on pages 9 through 21, under the above delegated powers be noted.

1006 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the appeals received following the refusal of the Council to grant planning permission, as detailed in Section A of the report, be noted.
- (2) T H A T it be noted that no Enforcement Appeals had been received, as set out in Section B of the report.
- (3) T H A T the Planning Appeal Decisions, as detailed in Section C of the report, be noted.
- (4) T H A T it be noted that no Enforcement Appeal Decisions had been received, as set out in Section D of the report.
- (5) T H A T the statistics relating to appeals for the period April 2021 – March 2022, as detailed in Section E of the report, be noted.

1007 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report on pages 27 to 29, as determined by the Head of Regeneration and Planning under delegated powers, be noted.

1008 PLANNING APPLICATIONS (HRP) –

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

2021/01665/FUL Received on 22 November 2021

(p30)

APPLICANT: Mr S Howes, Porthkerry House, Porthkerry, CF62 3BZ

AGENT: Mrs Arran Dallimore C2J Architects and Town Planners, UNIT 1A, Compass Business Park, Pacific Road, Ocean Park, Cardiff. CF24 5HL

Porthkerry House, Porthkerry

No.

Retention of pool house and enclosed terrace

RESOLVED –

- (1) T H A T planning permission for the retention of the works be refused.
- (2) T H A T the Monitoring Officer/Head of Legal and Democratic Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:
 - (i) The removal of the terrace that is the subject of the planning application.
 - (ii) The re-instatement of the land within the root protection area to its former condition immediately prior to the commencement of the unauthorised works.
- (3) T H A T in the event of non-compliance with the Notice, authorisation be approved to take such legal proceedings as may be required.

Reason for decision

The decision to refuse 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.

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.

The introduction of the terrace around the trunk and within the root protection area of the Holm Oak, which forms part of a wider ancient woodland, would be likely to result in the death of the tree and the loss of a substantial historic natural feature. The development would therefore be contrary to policy MD1 of the LDP (criterion 1, due to the impact on the character of this rural site), policy MD2 (criterion 10 due to the adverse impact on the existing landscaping features and criterion 12 due to the adverse environmental impacts of losing the tree) and Policy SP10 (due to harm to the natural environment/heritage) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the Council's Trees, Woodlands, Hedgerows and Development SPG and the advice within Planning Policy Wales 11.

No.

2021/00217/FUL Received on 12 March 2021

(p44)

APPLICANT: Frederick Ash C/o Agent

AGENT: Jon Waters Planabuild, 8, Ely Court, Francis Street, Tonyrefail, CF39 8EP

Dragon Clay Sports, Wick Road, Ewenny

Councillor Williams was not party to the full debate for this item and therefore did not vote on the application.

APPROVED subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.