

DEVELOPMENT CONTROL COMMITTEE

16 MARCH 2017

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

ITEM NO.	PAGE NO.	APP. NO.
8	13	P/16/833/FUL

A Full Development Control Committee site visit was undertaken on Wednesday 15th March, 2017.

The Local Ward Member, the applicant and local residents, including the speaker(s) attended the site visit.

A further representation has been received from Mr Ron Richards, a resident of Treoes with a request that its content be brought to the attention of the Members of the committee. It states:

'1. Information from Vale of Glamorgan and subsequent retraction of Condition 2 from Public Protection Officers document failed to take into account that not all the adjacent property was owned by the Welsh Government prior to disposal.

a. The southern end property (Ty Deri) has an established garden in their ownership for more than 25 years and appears on their deeds as such (information from Lorna and Peter Pudge). This can also be verified on the Vale of Glamorgan LDP Map on their website.

b. The distance of this garden is just over 20 metres away from the boundary of the development and is a factor not taken into consideration to date.

2. When the sector of the adjacent field under ownership of the Welsh Government was sold to residents, they were told it could be used as extension of their gardens but it seems that this was not put through the planning process correctly.

a. It stands to reason that residents would not buy the land only to be denied its use.

3. In light of the above, the requirement for acoustic protection as specified in Condition No.2 of Public Protection Officers Report is now even more valid should Consent be given.'

Members will recall that representations were offered by the owner of Ty Deri at the site inspection, suggesting that the curtilage of the property had been extended some 25 years ago and was within close proximity to the application site. Officers visited Ty Deri after the site meeting and confirmed that the area edged in blue on the attached plan had been enclosed and formed part of the garden, evidenced by the maintained lawn and the existence of a garden shed. The Vale of Glamorgan has again reviewed their historical records and they have indicated that no planning permission has been given for the extended garden. Nevertheless, on the basis of the visit, it is reasonable for this Council to consider the impacts of the development on the users of the extended garden.

The Group Manager Public Protection has reviewed this additional information and considered the distances between the extended garden and the storage area and more particularly the number of caravans that would be parked on this section of the site that immediately faces the extended garden. The submitted layout at its southern extent includes a turning area and only a limited number of spaces, (maximum of three).

In the original observations, the Public Protection Officer required the erection of a 2.2m barrier or acoustic bund along the eastern boundary of the application site but this was based on the development being within 5m of the extended gardens. Given the separating distance (20m), the number of spaces and associated movements, it would be unreasonable to require the 2.2m high acoustic fence. The visit did however indicate that the hedgerow beyond Ty Aleri is sparse and certainly offers limited screening value. In this specific location, there is an opportunity to provide an earth bund, new planting and a section of close boarded fencing to provide some protection to the users of the adjoining garden. Condition 4 has been amended to include the aforementioned requirements:-

4. Notwithstanding the submitted plans and within one month of the date of this permission, a scheme to enhance the existing landscaping features of the eastern site boundary and to provide screening shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be undertaken on the entire length of land between the existing hedgerow that forms the eastern site boundary and the existing 2.2m high palisade fence and shall include tree and hedge planting, localised earth bunding and fencing. It shall include a schedule of trees and shrubs, noting species, plant sizes, proposed numbers and densities. A schedule of landscape maintenance for a minimum period of 5 years shall also be included in the submitted scheme.

The agreed fencing and earth bunding works shall be implemented prior to any caravan storage taking place on site and the agreed planting scheme, shall be implemented in the next planting season (November 2017 – March 2018).

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, to promote nature conservation and in the interests of safeguarding the amenities of residents.

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P/15/358/OUT

Three additional letters of objection from local residents have been received after the report was compiled.

They raise general concerns with the development in terms of traffic generation, infrastructure provision and ecology impact.

The concerns raised have, however, been addressed in the original Committee Report presented to Members.

One letter of support has also been received following the re-consultation exercise on the revised scheme.

10

53

P/16/816/OUT

Amend application description to "Two dwellings including garages and access".

Condition 4 on Page 61 - Change Authority to Authority.

11

65

P/17/4/FUL

In Representations Received M C Williams should read M C Wilkins.

In order to ensure a satisfactory finish to the exposed gable end of the adjoining Vicarage building (No. 5 Church Street) once the former Church Hall has been demolished, the following condition should be added to the recommendation:

7. *Prior to the occupation of the dwellings hereby approved, a scheme for the treatment and restoration of the exposed gable end of the adjoining building (No. 5 Church Street) and a timetable for its implementation shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved scheme and timetable.*

Reason: To ensure a satisfactory form of development and to protect the visual amenities of the area.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
16 MARCH 2017**