

CYMUNED DINAS POWYS COMMUNITY COUNCIL

Planning Committee

Minutes of Meeting

Wednesday, 26 October 2022 – Old Library, Parish Hall at 6.30 pm

1. Present:

Cllr R Grigg (Chair)
Cllr M Cowpe (Vice Chair)
Cllr L Stevens
Cllr K Shaw

Cllr M Hartrey
Cllr M Phillips
Cllr D Evans

Also Present:

Residents of Dinas Powys

2. Apologies for Absence:

There were no apologies for absence

3. Planning Applications:-

No: 2022/01063/CAC – Hillcroft & 2022/00268/FUL – Sunbeams

As Dinas Powys residents attended the meeting in relation to the above planning applications, the Chair amended the Agenda and moved to the top of the meeting

Application No: 2022/01063/CAC –Hillcroft

A resident from Heol y Cawl spoke on behalf of the residents. Their main concerns related to:- the different planning application number; are the two applications automatically linked? why is the wording different on the two applications? and why neighbours had not been notified? Cllr M Cowpe agreed to seek clarification on these issues.

Residents were advised that the Community Council's opinion remained the same and have requested the application is 'called in'.

Application No: 2022/00268/FUL – Sunbeams

A resident from the Twyncyn spoke on behalf of the residents, outlining issues relating to the amended application, in particular the Parking Statement.

Residents were advised that the Community Council's opinion, remained the same. It would add additional comments relating to the Parking Statement. Cllr M Cowpe confirmed that the application has been 'called in'. Residents will be notified once a date has been confirmed.

[The meeting resumed as per Agenda]

4. Declaration of Interests

There were no declaration of Interests

- 5. To confirm Minutes of Meeting held on Monday, 3 October 2022:-**
Minutes of the meeting held on **Monday, 3 October 2022** were taken as read, and on the Motion of Cllr M Philips and seconded by Cllr D Evans, it was **RESOLVED** that the Minutes be **APPROVED** and signed by the Chair.
- 6. To consider applications on the Planning Schedule**
Details of Planning Applications recently received were considered.
Committee recommendations are contained in the attached Planning Schedule.
- 7. Any items which the Chairman has decided are urgent**
There were no matters the Chairman decided were urgent
- 8. Any other Business**
There was no other business to discuss
- 9. Date of Next Meeting – Wednesday, 14 December 2022**

Signed:.....

Date:.....

PLANNING APPLICATIONS RECEIVED FROM 4 OCTOBER 2022

Date Received	Reference Number	Location and Description	Decision of Planning Committee
12/10/22	2022/00268/FUL	Location: Sunbeams, Twyncyn, Dinas Powys Proposal: Conversion of existing property to four apartments. Proposed ground and first floor extensions with glazed balcony to the front and Juliette balcony to the rear, raise roofline incorporating front and rear gables with side dormers	The Community Council STRONGLY OBJECT to this application. Significant over development of this area not in keeping with the character of the area The site does not meet the requirement of parking spaces.. The original Design, Access and Planning Statement (Feb 2022), indicates the sale of the proposed flats will be directed at the retirement market. The community council consider this to be a red herring. VOG Council's Supplementary Planning Guidance on Parking Standards 2019 states the following:- Paragraph 10.1– Residential: New Build and Conversions - one space per bedroom. This would work out a 9 parking spaces – not six. Paragraph 10.4 – states ‘visitor parking must be designed as an integral part of any development where it is required and must take into account the needs of the disabled’ There are no provisions for disabled parking. According to a survey by Statista in 2017 it states that ‘people aged 60 years and older were the age group with the highest share of car ownership. Public Transport and Active Travel in this area haven’t reached a stage where the reduction in current vehicle levels can be relied upon as a consequence. Traffic. Additional vehicles in this locality, would cause serious issues for drivers and pedestrians (even more so if reversing). There could be potentially six exits that lead onto a blind bend. Loss of amenity space Would overlook other people’s property Footpath - Increase in traffic levels in this area would also have an impact on the Public Rights of Way footpath (No. S1/38/1) which is frequently used by school children and dog walkers linked to this area Land Ownership - In response to the most recent amended application – there are concerns over the land immediately in front of Sunbeams. Copy of ‘Certificate of Ownership C’ indicates that the land is not in the ownership of the applicant. How and why does this allow the applicant to acquire access/develop this land? Planning Committee have requested this planning application is ‘called in’ Section 106 Viability Study - If this application were to be approved, the Community Council see no reason why the applicant should not contribute to Section 106.

Date Received	Reference Number	Location and Description	Decision of Planning Committee
19/10/22	2022/01063/CA C	Location: Hillcroft, Heol y Cawl, Dinas Powys Proposal: Demolition of garage and proposed subdivision of single dwelling to three dwellings with extensions to rear	The Community Council's opinion remains the same. They STRONGLY OBJECT to this application. Significant over development of this area Not in keeping with the character of the area especially as it is situated in a conservation area Hillcroft is a County Treasure • Insufficient parking spaces. The site does not meet the requirement of parking spaces. Additional vehicles would cause serious issues for drivers and pedestrians in this locality. • Loss of amenity space Would overlook other people's property Planning Committee have requested this planning application is 'called in'
25/10/22	2022/01087/FUL	Location: 4 Ashgrove, Dinas Powys Proposal: Proposed two storey side extension and front bay to ground floor	NO OBJECTIONS
25/10/22	2022/01089/FUL	Location: Foxes Hollow, Michaelston-le-Pit Road, Michaelston-le-Pit Proposal: Proposed retention of stable building with associated external works	Observations to be made by Michaelston-le-Pit & Leckwith CC
26/10/22	2022/01077/FUL	Location: Castle Court Dental Practice, Dinas Powys Proposal: Single storey front extension and the change of use of the existing domestic maisonette to be included in the Dental Practice	NO OBJECTIONS

APPROVED PLANNING APPLICATIONS BY VOG COUNCIL

Date Received	Reference Number	Location and Description	Decision of Planning Committee
11/10/22	2022/00929/FUL	Location: Broadfields, Twyncyn, Dinas Powys Proposal: Enclosure of rear first floor balcony	APPROVED 10/10/22
06/10/22	2022/00937/FUL	Location: Murch Farm Manse, Wesley Court, Dinas Powys Proposal: Proposed amendments to car parking arrangements And associated works as approved by Application No. 2019/00524/FUL	APPROVED 06/10/22
05/10/22	2022/00911/FUL	Location: 32 Clos Yr Ysgol, Dinas Powys Proposal: Removal of existing glass box to rear of property. New single storey extension to rear. Existing garage remodeled internally mezzanine level with Juliet balcony created. Canopy over and shed to right of property connecting to existing garage and proposed extension.	APPROVED 05/10/22
24/10/22	2022/00987/FUL	Location: 10 Murch Crescent, Dinas Powys Two storey side extension and single storey rear extension	APPROVED 23/10/22