

CYNGOR CYMUNED DINAS POWYS COMMUNITY COUNCIL

Planning Committee

Minutes of Meeting

The Old Library, Parish Hall, Dinas Powys
14 May 2018, at 7.30pm

Present:

Cllr R Grigg (Chair)
Cllr M Pratt
Mr Mike Hartrey
Cllr C Franks

Cllr R Crowley
Cllr R Williams
Cllr A Asbrey
Cllr S Kear-Smith

Also Present – Carol Price, Rural Housing Enabler, VOG

60. Apologies for Absence:

There were no apologies.

61. Q & A Session – Affordable Housing

Cllr R Grigg welcomed Carol Price, VOG Affordable Housing Officer and thanked her for taking the time to address the meeting, which was at the request of members of DP Planning Committee.

Carol outlined the process and policies which influence the development of Affordable Housing, from National Government policies, cascading down to local Planning policies. Affordable Housing is the provision of social and intermediate rented properties as well as low cost home ownership.

There are a number of mechanisms the Vale uses to develop affordable housing, including Supplementary Planning Guidance, Social Housing Grant & Private Finance, Recycled Capital Grant or Strategic Capital Investment Funding.

At present there is a requirement on developers to provide at least 30% affordable housing on sites that can accommodate more than 10 dwellings. (The St Cyres site has a 40% affordable housing requirement)

Of the Affordable Housing allocation within each development, the units are divided between low cost ownership (70%) and housing association (30%).

There are 2 schemes for low cost ownership in operation:-

Aspire2Own

Shared ownership with the Housing Association

Rent First (shortly to be available)

Enables people to rent a property first and then purchase it at a later date. Intermediate rental, of which 25% goes towards a deposit.

The affordable housing scheme is aimed at local people. VOG will discuss the criteria to be applied in DP with the Community Council, as well as undertaking consultation activity with the local community.

62. Declaration of Interests

Declarations of Interest were submitted by:

Cllr C Franks – a non-financial personal interest in an entry on the Planning Schedule;

63. Confirmation of Minutes

Minutes of the meeting held on 4 December were taken as read, and, it was **RESOLVED - THAT** the Minutes be approved as a true record.

64. Matters Arising from Minutes

There were no matters arising.

65. Planning Applications as per attached Schedule

Details of Planning Applications recently received were considered. Committee recommendations are contained in the attached Planning Schedule

66. Any Other Business

a) Premises License Application – The Plug, 13a Station Road

The VOG Licensing Dept has received an application for a Premises License for the above premises for the Sale of Alcohol, Live and Recorded Music, 7 days per week until 11.00pm. Members expressed concern regarding the effect of live music on neighbours. There are a number of residential dwellings in close proximity to the premises in question.

b) Road Names for New Development off Cross Common / Cardiff Road

Suggestions put forward by the VOG. Council have the opportunity to make proposals. The following were proposed: - Plas Derwen

c) Planning Consultation – Supplementary Planning Guidance

VOG has prepared a number of draft SPGs to supplement policies contained in the LDP in relation to the following topics:-

Public Art in New Development

Travel Plans

Trees, Woodlands and hedgerow Development

Comments are invited up until 19 June 2018.

Further information and documents available [Here](#)

67. Date of Next Meeting – Monday 18 June 2018

Signature:	Date:
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PLANNING COMMITTEE – 14 MAY 2018

DATE OF APPLICATION	REF. NO. OF APPLICATION	TYPE OF APPL.	APPLICANT, LOCATION AND DESCRIPTION	DECISION OF COMMITTEE
09/03/18	2018/00165	FUL	Little Green, Westra, Dinas Powys, CF64 4HA Little Green, Westra, Dinas Powys New access off highway and parking to serve existing business	NO OBJECTION
14/03/18	2018/00223	FUL	4, Robin Hill, Dinas Powys, CF64 4TF 4 Robin Hill, Dinas Powys Extend kitchen approx. 1.0m towards boundary and remove kitchen door (Ammendment to 2016/00668/FUL)	APPROVED 19 APRIL 2018
20/03/18	2018/00221	FUL (JMM)	Wooleston, 2, Stacey Road, Dinas Powys, Land adjacent to Westra Stables, Westra, Dinas Powys Proposed new stable block for stabling horses	APPROVED 16 APRIL 2018
03/04/18	2018/00351	FUL	Lon Twyn, Twyncyn, Dinas Powys. CF64 4AS Lon Twyn, Twyncyn, Dinas Powys Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property	NO OBJECTION
03/04/18	2018/00352	LBC (PDJT)	Lon Twyn, Twyncyn, Dinas Powys. CF64 4AS Lon Twyn, Twyncyn, Dinas Powys Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property	NO OBJECTION

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06/04/18	2018/00162	FUL (YP)	Arosfa, Sully Road, Penarth, Vale of Glamorgan. CF64 2TQ Arosfa, Sully Road, Penarth New rear and side single storey extensions and roof conversion to include 2 no. front facing dormer windows and large rear dormer extension	APPROVED 1 MAY 2018
10/04/18	2018/00359	FUL (YP)	Meliden, Sunnycroft Lane, Dinas Powys, Vale of Glamorgan. Meliden, Sunnycroft Lane, Dinas Powys Replacement dwelling on site of former house burned down	NO OBJECTIONS
11/04/18	2018/00222	FUL (SZ)	1st. Dinas Powys Scouts Group, 3, The Mount, Dinas Powys, Vale of Glamorgan. CF64 4DP Village Hall/Scout Hall, Highwalls Road, Dinas Powys Demolition of existing single storey rear extension and construction of a two storey rear extension including access ramp and erection of flag pole	NO OBJECTIONS
13/04/18	2018/00295	FUL (SZ)	C/o Agent DTB Design, Temple Court, 13a, Cathedral Road, Cardiff. Ishton Barn, Lon Cwrt Ynyston, Leckwith Rear extension and front hall extension	NO OBSERVATIONS (OUT OF AREA)
23/04/18	2017/00615	FUL (YP)	4, Sunnycroft Lane, Dinas Powys, Vale of Glamorgan. CF64 4QQ 4 Sunnycroft Lane, Dinas Powys Two storey side extension including basement	NO OBJECTIONS

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26/04/18	2018/00457	OUT (RL)	20, Longmeadow Drive, Dinas Powys, Vale of Glamorgan. CF64 4TA 20 Longmeadow Drive, Dinas Powys New detached bungalow at side of property NB: PRE-APPLICATION – SEE ORIGINAL APPLICATION No. 2018/00105 9th February 2018	OBJECTION Overcrowding of site – the surrounding properties are of generous proportions with a full frontage, and flanked by mature green spaces to either side. The proposed development shoe-horns in a property which cannot match the scale, design and openness of the surrounding buildings. The proposed development is completely out of character with the street scene and neighbouring properties, is detrimental to the visual aspect of the neighbourhood and would have a negative impact on the locality.
30/04/18	2018/00413	FUL (MBM)	17, Ashgrove, Dinas Powys. CF64 4TL 17 Ashgrove, Dinas Powys Extension to existing garage complete with new pitched roof to front part of garage.	NO OBJECTIONS
01/05/18	2018/00467	FUL (SZ)	12, Murch Crescent, Dinas Powys. CF64 4RF 12 Murch Crescent, Dinas Powys Raised decking continuing off the rear of my lawn that will protrude over sloping ground	CONCERNS EXPRESSED REGARDING NEIGHBOUR PRIVACY
28/02/18			TREE PRESERVATION ORDER (No 9) 2012 Trees situated at Laburnum Way, Chestnut Close & Ashgrove, Dinas Powys	FOR INFORMATION

PLANNING COMMITTEE – 14 MAY 2018

APPROVED PLANNING APPLICATIONS RECEIVED

DATE OF APPLICATION	REF. NO. OF APPLICATION	TYPE OF APPL.	APPLICANT, LOCATION AND DESCRIPTION	DECISION OF COMMITTEE
06/03/18	2018/00023	FUL	Woodridge, Cross Common Road, Penarth Single storey rear extension with a walk on roof, a dormer window and roof alterations	APPROVED – 28/02/18
06/03/18	2018/00010	FUL	13 Perclose, Dinas Powys Replacement of single storey attached garage with two storey side extension. Single storey rear extension and front entrance porch.	APPROVED – 28/02/18
09/03/18	2018/00107	FUL	185 Cardiff Road, Dinas Powys Single storey rear extension	APPROVED – 07/03/18
15/03/18	2018/00045	FUL	34 Nightingale Place, Dinas Powys Provision of new conservatory/dining room and part relocation of kitchen on rear extension to the house at ground floor	APPROVED – 14/03/18
15/03/18	2018/00161	FUL	33 Cardiff Road, Dinas Powys The demolition and reconstruction of an existing garage at the rear of the property	APPROVED – 14/03/18
15/03/18	2017/01068	FUL	13 Harlech Drive, Dinas Powys Two storey side extension	APPROVED – 14/03/18

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APPROVED PLANNING APPLICATIONS RECEIVED

16/03/18	2018/00051	RG3	Ysgol y Deri, Sully Road, Penarth Works at Ysgol y Deri Respite Centre to include the construction of a single storey enclosed corridor as an extension to the existing building providing a new method of access to three proposed classrooms following internal alterations of the existing building	APPROVED – 14/03/18
18/03/18	2017/01136	HYB	Former St. Cyres Lower School, Murch Road, Dinas Powys Hybrid application comprising Full application for residential development for 215 units, highways and drainage infrastructure and associated landscaping; and Outline application in respect of the community and recreational use zone.	APPROVED – 09/02/18
20/04/18	2018/00187	FUL	21 Highwalls Road, Dinas Powys Proposed two storey extension to side elevation to replace existing dilapidated structure.	APPROVED – 18/04/18
20/04/18	2018/00223	FUL	4 Robin Hill, Dinas Powys Extend kitchen approx. 1.0 m towards boundary and remove kitchen door (Amendment to 2016/00668/FUL)	APPROVED – 19/04/18
03/05/18	2018/00162	FUL	Arosfa, Sully Road, Penarth New rear and side single storey extensions and roof conversion to include 2 No. front facing dormer window and large rear dormer extension.	APPROVED – 01/05/18
14/05/18	2017/01327		2a, Cardiff Road, Dinas Powys Removal of condition 7 (garden noise level) and variation to the site layout plan of Planning Permission	APPROVED – 10/05/18

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REFUSED PLANNING APPLICATIONS RECEIVED

29/03/18	2018/00105	OUT	20 Longmeadow Drive, Dinas Powys New detached bungalow at the side of the property	REFUSED – 26/03/18
13/04/18	2018/01310	FUL	Post Office, 3 Station Road, Dinas Powys Change of use of Ground Floor from A1 (Post Office) to C3 (bedroom flat0	REFUSED – 11/04/18
08/08/17	2017/00848	FUL	21, Station Road, Dinas Powys Proposed extension to rear elevation and roof extension to provide remodelled 1st floor 2 bed apartment and new 2 bed 2nd floor apartment & balconies	REFUSED – 09/05/18