

**Version 2**

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012

**FULL PLANNING PERMISSION**

Agent:  
Mr. Barry Mayled  
Homes and Garden Architecture and  
Garden Design,  
Augusta Studio,  
The Court,  
16A, Augusta Road,  
Penarth,  
Vale of Glamorgan.  
CF64 5RH

Applicant:  
Mrs. Christine Southwell  
Secretary to  
1st. Dinas Powys Scouts Group,  
3, The Mount,  
Dinas Powys,  
Vale of Glamorgan.  
CF64 4DP

**Demolition of existing single storey rear extension and construction of a two storey rear extension including access ramp and erection of flag pole at Village Hall/Scout Hall, Highwalls Road, Dinas Powys**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 3 April 2018 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 and documents:

Proposed Plans P.02 Received on 28 Feb 2018.

Site Plan P.03 Received on 28 Feb 2018.

Flagpole Details Received on 3 Apr 2018.

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. Notwithstanding the submitted details, a schedule of materials and samples to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details thereafter.

Reason:

To safeguard local visual amenities, as required by policies MD2 (Design of New Development) & MD8 (Historic Environment) of the Local Development Plan.

4. The building hereby permitted shall not be used at any time other than for purposes ancillary to the scouts hall use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To avoid the creation of a separate unit or use, and to ensure compliance with the terms of Policy MD2 (Design of New Development) of the Local Development Plan.

5. No windows other than those expressly authorised by this permission shall be inserted in the first floor or roofslopes of the development hereby permitted without the prior formal consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers, and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

6. Prior to commencement of any works on site, the Protected Sycamore tree shall be protected by barriers and no materials or machinery shall be stored within the root system of the tree, at the commencement of and during excavations a qualified arboriculturalist must be retained on site to supervise and advise on any works discovering or exposing roots arising from the Protected Sycamore Tree and to only undertake any works in accordance with best practice. The Local Planning Authority must be notified in writing of the details of the arboriculturalist taken on for this purpose, four weeks prior to the commencement of any demolition, land preparation/excavations.

Reason:

In order to protect the future health of the protected Sycamore tree, in accordance with Policies Policy MD2 (Design of New Development) & MD8 (Historic Environment) of the Local Development Plan.

**2018/00222/1/CD**

**Details approved 26/06/2019**

**Julian Wilkes of Treescene Ltd employed - Application form received  
12 June 2019**

7. Notwithstanding the submitted plans, the rooflight windows in the proposed front elevation roof of the building shall be fitted at least 1.7 metres above internal floor level at the time of the construction of the development hereby approved and prior to the first beneficial use of the building and shall thereafter be so maintained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

Reason for Granting Planning Permission

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 comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

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

Having regard to Policies MD2- (Design of New Development); MD5 (Development within Settlement Boundaries) MD8 (Historic Environment) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the approved supplementary planning guidance Parking Standards (Interactive Parking Standards Zones Map), the Dinas Powys Conservation Area Appraisal and Management Plan and advice contained in Planning Policy Wales (PPW) it is considered that the proposals are acceptable, by reason of their appropriate design, materials and scale, with no detrimental impact to the character of the area or the amenities of neighbouring occupiers and parking.

**NOTE:**

1. **Please note that this site lies within a Conservation Area. Under the Town and Country Planning Act 1990 a person who wishes to carry out work to trees must give the Local Planning Authority six weeks notice in writing of their intentions. Work to the trees must not be carried out during this period without permission, if you do you could be liable to prosecution. You may also be required to plant a replacement tree. There are exceptions to this rule and it would be advisable to check with the Local Planning Authority before undertaking works to trees within the Conservation Area.**

2. **Please note that as the tree(s) referred to in this application are not situated on land in your ownership you are strongly advised to contact the owner in order to obtain their permission as necessary prior to carrying out the works hereby approved.**
3. **This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.**

**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.**

Dated: 6 July 2018

**M. J. Goldsworthy**

Head of Regeneration and Planning

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS  
LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**