

H.M. LAND REGISTRY

TITLE NUMBER

WA 428225

ORDNANCE SURVEY
PLAN REFERENCE

ST 0178

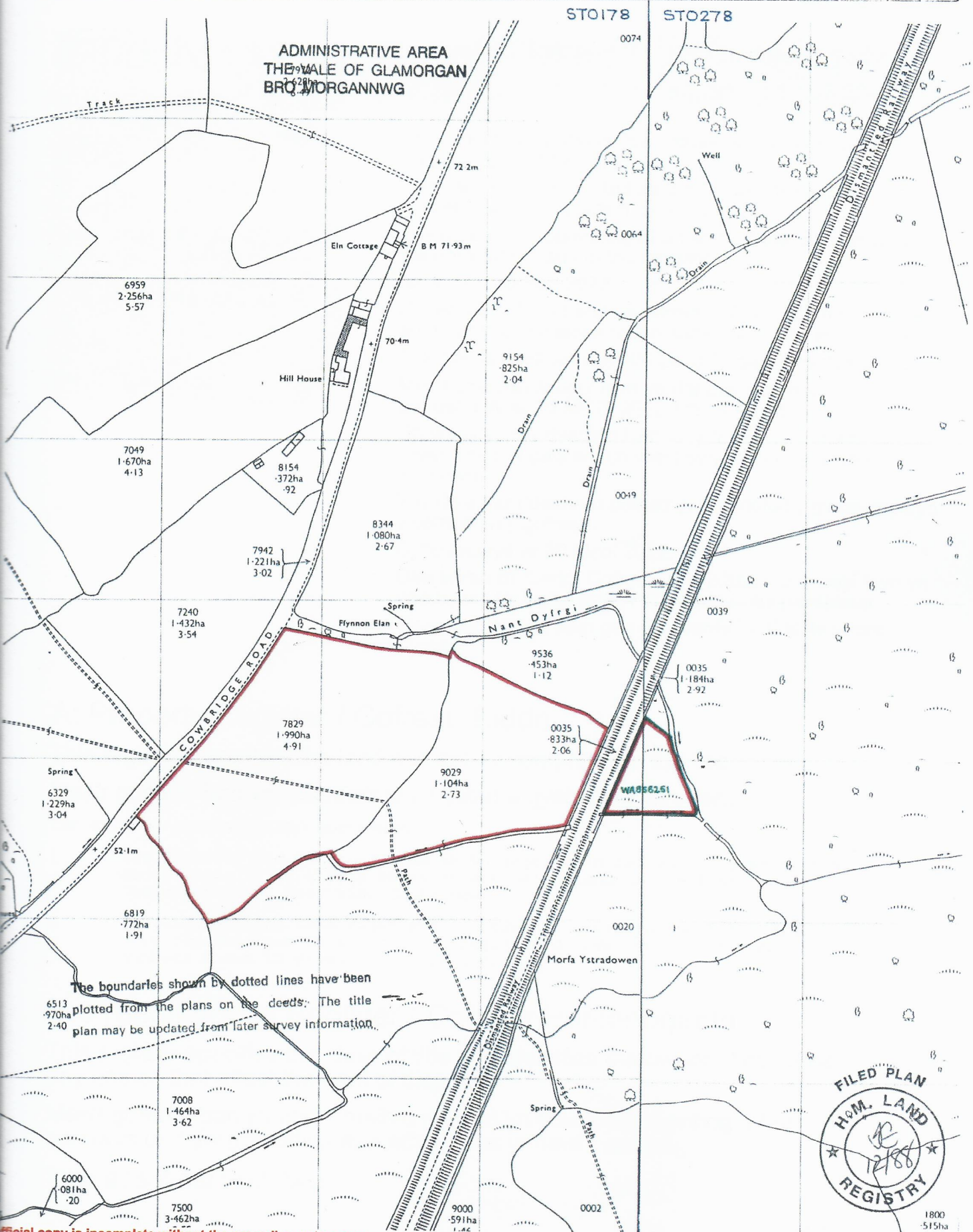
ST 0278

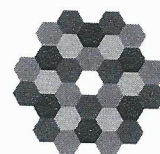
Scale
1/ 2500

COUNTY SOUTH GLAMORGAN

DISTRICT VALE OF GLAMORGAN

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Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA428225

Edition date / Dyddiad yr
argraffiad 10.06.2021

- This official copy shows the entries on the register of title on 30 SEP 2022 at 14:45:33.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 30 Sep 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 30 MEDI 2022 am 14:45:33.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 30 Medi 2022.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

THE VALE OF GLAMORGAN/BRO MORGANNWG

- 1 (29.07.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the East side of Cowbridge Road, Aberthin, Cowbridge.
- 2 (28.01.1998) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

Title number / Rhif teitl WA428225

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 1 (07.01.2013) PROPRIETOR: JAMES FRANCIS ROSIER of Sevenoaks Fishery, Cowbridge Road, Pontyclun CF72 9JU.
- 2 (07.01.2013) The price stated to have been paid on 13 December 2012 for the land in this title and in WA836457 was £571,464.
- 3 (10.06.2021) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 8 June 2021 in favour of Nationwide Finance Limited referred to in the Charges Register.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

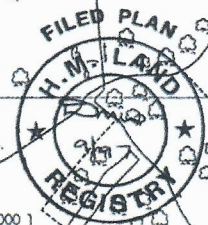
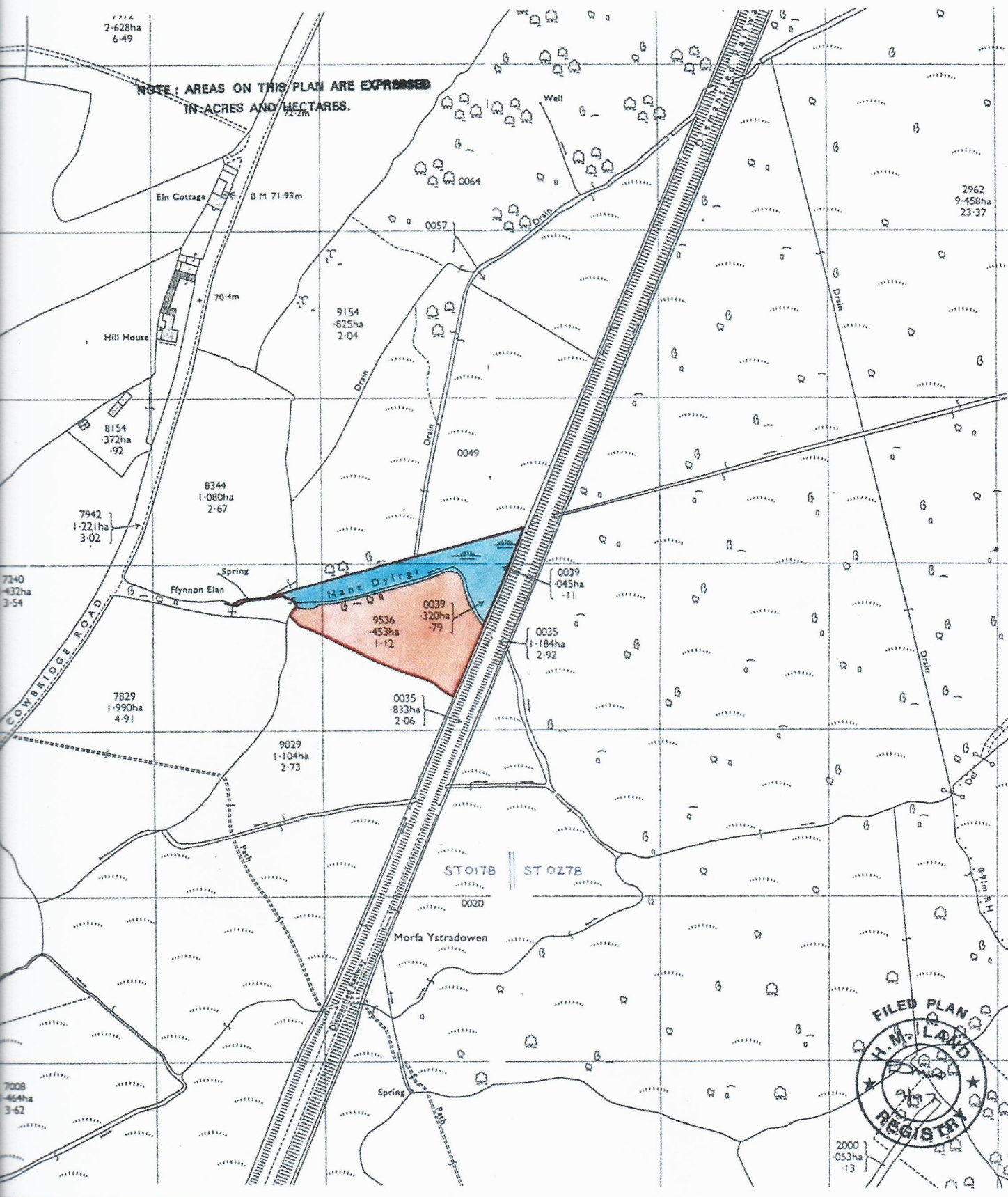
Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (29.07.1988) The parts of the land affected thereby are subject to the rights granted by an Agreement dated 27 October 1972 made between (1) Sidney Arthur Tucker and (2) Wales Gas Board.

The said Agreement also contains restrictive covenants by the Grantor.
NOTE: Copy filed.
- 2 (10.06.2021) REGISTERED CHARGE dated 8 June 2021.
- 3 (10.06.2021) Proprietor: NATIONWIDE FINANCE LIMITED (Co. Regn. No. 12199793) of 9 Osier Way, Olney MK46 5FP.

End of register / Diwedd y gofrestr

H.M. LAND REGISTRY		TITLE NUMBER
		WA 836457
ORDNANCE SURVEY PLAN REFERENCE	ST0178/ST0278	Scale 1/2500
ADMINISTRATIVE AREA		THE VALE OF GLAMORGAN BRO MORGANNWG
		© Crown Copyright



THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

FULL PLANNING PERMISSION

Agent:

Mr and Mrs Rosier,
Sevenoaks Fish Farm,
Talgarn,
Pontyclun,
CF72 9JU

Applicant:

Mr and Mrs Rosier,
Sevenoaks Fish Farm,
Talgarn,
Pontyclun,
CF72 9JU

Permanent change of use to residential and office use at Seven Oaks Fish Farm, Talgarn, Pontyclun

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 19 May 2009 subject to the following condition(s):

1. The occupation of the dwelling / office hereby approved shall be limited to a person solely or mainly working, or last working in the locality in the fish breeding and rearing enterprise, as described in the application details, or in any other agriculture or forestry business as defined in Section 336 of the Town and Country Planning Act 1990 (as amended), or a widow or widower of such a person, and to any resident dependants.

Reason:

A dwelling / office in this rural location would be contrary to Policies ENV1 - Development in the Countryside; and HOUS3 - Dwellings in the Countryside unless justified in terms of Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan.

2. The curtilage of the building hereby permitted for permanent use shall be restricted to that area defined in green on the plan attached to this notice.

Reason:

In the interests of the visual amenities of this countryside location in accordance with policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling/office hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for the purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary 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 Unitary Development Plan 1996-2011.

Having regard to Policies ENV1 - Development in the Countryside; ENV27 - Design of New Developments; HOUS3 - Dwellings in the Countryside; HOUS5 - Agricultural or Forestry Dwellings; and TRAN10 Parking of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, along with Supplementary Planning Guidance on Amenity Standards, it is considered that it has been proven that the current enterprise satisfies the functional and financial tests necessary to justify the continued permanent use of the building for residential and office use, subject to appropriate restrictions.

NOTE:

1. **Please note that an agricultural occupancy condition applies to this consent and you should ensure that you can fully comply with the requirements for occupancy as detailed in the conditions. Failure to do so may result in the Council taking legal action against you.**

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: 18 September 2009

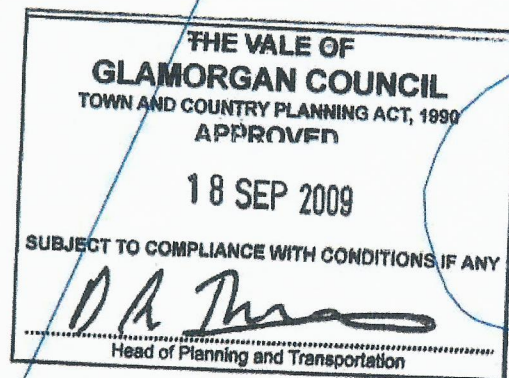


Head of Planning and Transportation

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

Ffynnon Elan

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	The Vale of Glamorgan Council						
	2009/00529/FUL						
	Plan accompanying decision						
	See condition 2.						
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