

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT  
FOR THE PLANNING COMMITTEE  
TO BE HELD ON 25 APRIL, 2024**

<u>Page</u>	<u>Application</u>	<u>Location</u>	<u>Item No.</u>	<u>Description</u>
<b>ENFORCEMENT</b>				
P.		<u>(C) LAND AND BUILDINGS AT ORCHARD DENE, WELSH ST DONATS, CF71 7SS</u>	1.	Planning application received
<b>PLANNING APPLICATIONS</b>				
P.	2023/00285/RG3	St. Richard Gwyn RC High School, Argae Lane, St. Andrews Major	2.	Agent has queried wording of Conditions 16 and 30
P	2023/00826/FUL	Darren Farm, Westgate, Cowbridge	3.	Clarification to note the comments in the Committee Report are the personal comments of the Town Councillor John Andrew and not that of Cowbridge & Llanblethian Town Council.
			4.	Note reference Viability Review
P	2023/01265/FUL	Sewage Disposal Works, Brook Lane, St. Nicholas	5.	Comments from Natural Resources Wales to amend Condition 11

# MATTERS ARISING FOR COMMITTEE

1.

COMMITTEE DATE : 25<sup>th</sup> April 2024

<b>Enforcement File No.:</b> ENF/2023/0370/PC	<b>Case Officer:</b> Sarah Feist
<b>Location:</b> Land and Buildings at Orchard Dene, Welsh St Donats <b>Proposal:</b> To issue an Enforcement Notice under section 172 of the Town and Country Planning Act 1990 (as amended) in respect of a new building erected to the rear of Orchard Dene.	

## Update on Breach:

Following the preparation of the report, a planning application has been received relating to the retention of the building.

## Officer Response:

The owner's agent has been advised that if enforcement action is authorised by the Planning Committee, that action will continue. However if a valid planning application is made before the notice is issued, it is likely that the issuing of the notice will be postponed until the application is determined.

## Action required:

It has not been determined whether the application that has been recently submitted is valid. The current recommendation is therefore for authorisation to be given for an Enforcement Notice to be issued, however for the issuing of a notice to be postponed until the application is determined. If the submitted application is not however valid, then it is recommended that enforcement action is pursued.

## MATTERS ARISING FOR COMMITTEE

2.

COMMITTEE DATE : 25 April 2024

<b>Application No.:</b> 2023/00285/RG3	<b>Case Officer:</b> Mr William Groom
<b>Location:</b> St. Richard Gwyn RC High School, Argae Lane, St. Andrews Major	
<b>Proposal:</b> Proposed replacement St. Richard Gwyn Catholic High School including access, parking, landscape works, formal and informal recreation space, and demolition of the existing school	

### From:

Mark Farrar – Application Planning Agent

### Summary of Comments:

The agent has queried the wording of condition 16, which states :

*Notwithstanding the submitted external lighting layout, details of a revised scheme of external lighting which shall show that no lighting will fall within the sewer easement/protection zone shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be in full accordance with the approved details.*

### Reason:

*In order to ensure that DCWW assets are protected as a result of the development and in accordance with MD2 (Design of Development) of the Local Development Plan.*

He has requested that the condition should be reworded to "no lighting columns shall be sited within..." and prior to its installation.

The agent has also queried the wording of condition 30, which states:

*Notwithstanding the submitted hard landscaping plan REF: AMENDED SRG-HLM-XX-00-DR-L-0017-PLANNING ISSUE - P04 HARD LANDSCAPE STRATEGY, a revised scheme of hard landscaping which shall show that no permeable paving is to be installed in the western car park (above the drainage tanks) shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall be installed in full accordance with the approved details prior to the first occupation of the redeveloped school site.*

### Reason:

*In order to ensure that DCWW assets are protected as a result of the development and in accordance with MD2 (Design of Development) of the Local Development Plan.*

He has requested that the condition should be reworded to prior to its installation.

**Officer Response:**

The comments raised in relation to condition 16 are noted and agreed for clarity that the concern is in relation to the physical lighting columns and bollards and not lighting (illumination).

The comments raised in relation to condition 30 are noted and agreed in principle however the revised hard landscaping scheme should be agreed prior to any external works and not installation

**Action required:**

**Amend condition 16 to;**

Notwithstanding the submitted external lighting layout, details of a revised scheme of external lighting which shall show that no lighting columns/bollards will fall within the sewer easement/protection zone shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. All external lighting shall thereafter be in full accordance with the approved details.

Reason:

In order to ensure that DCWW assets are protected as a result of the development and in accordance with MD2 (Design of Development) of the Local Development Plan.

**Amend condition 30 to read:**

Notwithstanding the submitted hard landscaping plan REF: AMENDED SRG-HLM-XX-00-DR-L-0017-PLANNING ISSUE - P04 HARD LANDSCAPE STRATEGY, a revised scheme of hard landscaping which shall show that no permeable paving is to be installed in the western car park (above the drainage tanks) shall be submitted to and approved in writing by the Local Planning Authority prior to undertaking any external works. The hard landscaping shall be installed in full accordance with the approved details prior to the first occupation of the redeveloped school site.

Reason:

In order to ensure that DCWW assets are protected as a result of the development and in accordance with MD2 (Design of Development) of the Local Development Plan.

## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE: 25 April, 2024**

<b>Application No.:</b> 2023/00826/FUL	<b>Case Officer:</b> Guy Watkins
<p><b>Location:</b> Darren Farm, Westgate, Cowbridge</p> <p><b>Proposal:</b> Redevelopment of site incorporating the erection of a Class B1 office building and a retirement living scheme for older people with communal lounge, refuse, guest suite, electric buggy, and house manager accommodation. Associated car parking with electric charging points, cycle storage realigned vehicular access, sub station, retaining walls, sustainable drainage and landscaped grounds.</p>	

**From:** Town Councillor John Andrew

### **Summary of Comments:**

The personal comments of Town Councillor John Andrew are provided in the Consultations section of the Committee report.

**Officer Response:** The issues are addressed in the Committee Report and are considered acceptable.

**Action required:** To note the comments in the Committee Report are the personal comments of the Town Councillor and not that of Cowbridge & Llanblethian Town Council.

## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 25<sup>th</sup> April 2024**

<b>Application No.:</b> 2023/00826/FUL	<b>Case Officer:</b> Guy Watkins
<p><b>Location:</b> Darren Farm, Westgate, Cowbridge</p> <p><b>Proposal:</b> Redevelopment of site incorporating the erection of a Class B1 office building and a retirement living scheme for older people with communal lounge, refuse, guest suite, electric buggy, and house manager accommodation. Associated car parking with electric charging points, cycle storage realigned vehicular access, sub station, retaining walls, sustainable drainage and landscaped grounds.</p>	

**From:**

Case Officer

**Summary of Comments:**

The Viability Review identified in the Section 106 Planning Obligations part of the Committee Report must be included in the Heads of Terms of the Section 106

**Officer Response:**

Agree

**Action required:**

If Members approve the application the above will be required as part of the Section 106 agreement to be completed and signed before any planning permission is sent out.

## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 25 April 2024**

<b>Application No.:</b> 2023/01265/FUL	<b>Case Officer:</b> Mr William Groom
<p><b>Location:</b> Sewage Disposal Works, Brook Lane, St. Nicholas</p> <p><b>Proposal:</b> Full planning permission is sought for the expansion of the existing Waste Water Treatment Works to include the following: Inlet Works, Trickling Filter, Buried Humus Tanks, Sludge Holding Tank, Motor Control Centre Kiosk, Reed Bed, Reed Bed Blower Kiosk, Alkalinity Dosing Kiosk, Trickling Filter Distribution Chamber, De-sludge Pumps and Slabs, Landscaping, Internal Access Road, Lighting, along with a Temporary Contractor's Compound and Construction Access.</p>	

**From:** Natural Resources Wales

### **Summary of Comments:**

NRW were consulted on the Site Specific Environmental Management Plan which was a requirement to be approved under draft condition 11 and was submitted by the agent to avoid the as worded, pre commencement condition.

NRW have responded and continue to have concerns with the details as submitted, however they are satisfied that these concerns can be overcome if the document identified below and following condition is included in the approved plans and documents condition on the decision notice:

*Memo - St Nicholas WWTW – Planning Permission Condition 1 – Annex to SSEMP prepared by Arcadis dated 26/03/2024.*

NRW are satisfied with this information and have no further observations, and therefore advise this is included in the approved plans and documents condition.

### **Officer Response:**

The consultee response is noted.

### **Action required:**

Include Annex to SSEMP within approved plans condition (Condition 2) and amend the wording of Condition 11.

### **Amend Condition 2 to the following:**

The development shall be carried out in accordance with the following approved plans and documents, other than where amended by conditions below:

B10181 0ag964 Zz Zz Dr Ta Pn0235 Site Location Plan  
300745 Del Xxx Dr 00001 P01 General Arrangement Sheet 1 of 3

300745 Del Xxx Dr 00002 P01 General Arrangement Sheet 2 of 3  
 300745 Del Xxx Dr 00003 P01 General Arrangement Sheet 3 of 3  
 300745 Del Xxx Dr 00004 P01 Temporary Access Road Details  
 B10181 Oag964 Zz Zz Dr Ta Pn0237 Elevation View Through Northern Eastern Side  
 B10181 Oag964 Zz Zz Dr Ta Pn0238 Elevation View Through Southern Western Side  
 B10181 Oag964 Zz Zz Dr Ta Pn0295 Planning General Arrangement Site Layout  
 B10181 Oag964 Zz Zz Dr Ce Di0340 Proposed Elevations And Floorplans Of Above  
 Ground Structures  
 AMENDED St Nicholas WwTW Landscape Planting Plan-SITE GA  
 Proposed Site Compound Layout  
 B10181 Oag964 Zz Zz Me Nb Ed0286 St Nicholas Wwtw Bat Tree Climbing Report  
 B10181 Oag964 Zz Zz Rp Ca Ai0241 St Nicholas Wwtw Archaeological Evaluation  
 Project Design (1)  
 B10181 Oag964 Zz Zz Rp Nb Ed0245 St Nicholas Wwtw Dormouse Survey Report  
 B10181 Oag964 Zz Zz Rp Nb Ed0240 St Nicholas Wwtw Flood Consequence Assessment Fca  
 Design Access Statement Final  
 B10181 Oag964 Zz Zz Rp Nb Ed0052 St Nicholas Wwtw Site Ecological Constraints  
 Memo  
 Planning Statement Final  
 B10181 Oag964 Zz Zz Rp Na Dh0343 NrW Technical Note  
 St Nicholas Wastewater Treatment Works Preliminary Ecological Appraisal Report Rev1  
 Operationl (1) Compressed  
 Cda Ecological Impact Assessment Report St Nicholas 2023 V2 Final  
 B10181 Oag964 Zz Zz Rp Nb Ed0246 St Nicholas Wwtw Bat Survey Report  
 B10181 Oag964 Zz Zz Rp Wb Cj0321 St Nicholas Wwtw Site Specific Environmental  
 Management Plan  
 B10181 Oag964 Zz Zz Rp Wb Cj0327 P01 Transport Statement  
 REDACTED - B10181 Oag964 Zz Zz Rp Wb Cj0327 P01 Transport Statement  
 REDACTED - B10181 Oag964 Zz Zz Rp Nb Ed0052 St Nicholas Wwtw Site Ecological Constraints  
 Memo  
 B10181 Oag964 Zz Zz Rp Na Dh0343 NrW Technical Note  
 St Nicholas Wastewater Treatment Works Preliminary Ecological Appraisal Report Rev1  
 Operationl (1) Compressed  
 Cda Ecological Impact Assessment Report St Nicholas 2023 V2 Final  
 B10181 Oag964 Zz Zz Rp Nb Ed0246 St Nicholas Wwtw Bat Survey Report  
 B10181 Oag964 Zz Zz Rp Wb Cj0321 St Nicholas Wwtw Site Specific Environmental  
 Management Plan  
 B10181 Oag964 Zz Zz Rp Wb Cj0327 P01 Transport Statement  
 REDACTED - B10181 Oag964 Zz Zz Rp Nb Ed0052 St Nicholas Wwtw Site Ecological Constraints  
 Memo  
 B10181 Oag964 Zz Zz Rp Na Dh0343 NrW Technical Note  
 St Nicholas Wastewater Treatment Works Preliminary Ecological Appraisal Report Rev1  
 Operationl (1) Compressed  
 Cda Ecological Impact Assessment Report St Nicholas 2023 V2 Final(1) Redacted  
 Report 4366 St Nicholas Wwtw Archaeological Evaluation Report Cfa  
 REDACTED - St. Nicholas Wastewater Treatment Pac Report Final  
 B10181 Oag964 Zz Zz Rp Ce Dh0332 P01 Ctmp  
 B10181 Oag964 Zz Zz Rp Na Ei0323 231122 St Nicholas Green Infrastructure Statement  
 AMENDED B10181-OAG964-ZZ-ZZ-RP-NB-ED0285 Arboricultural Report  
 St Nicholas WWTW Response to Highway Authority Comments v2  
 Briefing Note- Use of Recycled Aggregate for Access Track.pdf  
 Highways HGV addendum  
 Briefing Note - Verge Protection and Temporary Passing Points - P02  
 Memo - St Nicholas WWTW – Planning Permission Condition 1 - Annex to SSEMP

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.

**Amend condition 11 to the following:**

All measures set out within the document: *Memo - St Nicholas WWTW – Planning Permission Condition 1 – Annex to SSEMP* prepared by Arcadis dated 26/03/2024 shall be in place and shall be adhered to during the construction phase of the development, with



the exception of construction traffic management which shall be in accordance with the requirements of Condition 6.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) MD9 (Promoting Biodiversity) MG19 (Sites and Species of European Importance) MG20 (Nationally Protected Sites and Species) of the Local Development Plan.

Ein cyf/Our ref: CAS-252404-K0S5  
Eich cyf/Your ref: 2023/01265/FUL

The Vale of Glamorgan Council  
Docks Office  
Barry Docks  
Barry  
CF63 4RT

Dyddiad/Date: 21 April 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: FULL PLANNING PERMISSION IS SOUGHT FOR THE EXPANSION OF THE EXISTING WASTE WATER TREATMENT WORKS TO INCLUDE THE FOLLOWING: INLET WORKS, TRICKLING FILTER, BURIED HUMUS TANKS, SLUDGE HOLDING TANK, MOTOR CONTROL CENTRE KIOSK, REED BED, REED BED BLOWER KIOSK, ALKALINITY DOSING KIOSK, TRICKLING FILTER DISTRIBUTION CHAMBER, DE-SLUDGE PUMPS AND SLABS, LANDSCAPING, INTERNAL ACCESS ROAD, LIGHTING, ALONG WITH A TEMPORARY CONTRACTOR'S COMPOUND AND CONSTRUCTION ACCESS**

**LLEOLIAD/LOCATION: SEWAGE DISPOSAL WORKS, BROOK LANE, ST. NICHOLAS**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 March 2024.

**We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below and following condition is included in the approved plans and documents condition on the decision notice:**

- Memo - St Nicholas WWTW – Planning Permission Condition 1 – Annex to SSEMP prepared by Arcadis dated 26/03/2024.

**Please note, without the inclusion of these we would object to this planning application.**

- Condition: Landscape Scheme

### **European Protected Species**

We note the submission of the additional Memo: St Nicholas WWTW – Planning Permission Condition 1 – Annex to SSEMP. We are satisfied with this information and have no further

observations. We therefore advise this is included in the approved plans and documents condition.

We refer you to our previous response (our reference CAS-248914-G1F9) where our comments remain valid.

### **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall  
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Ffôn/Phone: 03000 65 3091

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.