

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 7 JUNE, 2018**

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<b>Page</b>	<b>Application</b>	<b>Location</b>	<b>Item No.</b>	<b>Description</b>
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**GENERAL PLANNING MATTERS**

P.49	2017/01135/1/CD	Former St. Cyres Lower School, Murch Road, Dinas Powys	1.	Submissions by Applicant (Barratt Homes) <ul style="list-style-type: none"><li>• Revised travel plan to discharge Condition 20</li><li>• Request to reinstate Officer Delegation to determine Conditions 33-37 (Drainage)</li></ul>
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**PLANNING APPLICATIONS**

P.63	2018/00078/FUL	18, Bron Awelon, Barry	2.	Comments from neighbour
P.78	2017/01203/FUL	Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	3.	Comments from Agent – recommended amended Condition 2

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## MATTERS ARISING FOR COMMITTEE



COMMITTEE DATE: 7 June 2018

<b>Application No.</b> 2017/01136/1/CD	Case Officer: Mrs. Y. J. Prichard
<b>Location:</b> Former St. Cyres Lower School, Murch Road, Dinas Powys <b>Proposal:</b> Discharge of Conditions 13 - Lighting Scheme, 14 - Long Term Management Plan, 17 - Highways Details, 20 - Travel Plan, 21 - Materials Details, 22 - Levels, 24 - Construction Traffic Management Plan, 26 - Contaminated Land Assessment, 27 - Contaminated Land Remediation Scheme, 33 - Drainage Details, 37 - SuDS Management Plan and 38 - Landscaping Scheme. Planning Permission ref. 2017/01136/HYB : 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	

**From:** Applicants Barratt Homes

### Summary of Comments:

1. Revised Residential Travel Plan following negotiations with Council Transport Officers.
2. Letter from Project Manager Barratt Homes requesting re-instatement of Delegated Powers for certain conditions. In determination of application 2017/01136/HYB at the Committee Meeting of 8 February 2018, Members requested that a number of the conditions be reported to a future meeting of the Planning Committee for approval. These include details under Conditions 20-Travel Plan, 24-Construction Traffic Management Plan (CTMP), and 33 to 37 relating to Drainage. The request seeks the re-instatement of delegated powers relating to Condition 20-Travel Plan, and 33 to 37-Drainage. The reasons given for seeking the re-instatement of delegated powers relate to the delays in consultation responses, with subsequent delays in the purchasing of the site from the Vale of Glamorgan Council, and commencement of development. The commencement of development is extremely important to the business which is demonstrated by the fact that Barratt Homes have entered into a Planning Performance Agreement to enable the LPA to prioritise the original planning application and now the subsequent discharge of conditions.

### Officer Response:

1. The revised Residential Travel Plan has been confirmed as acceptable by the Council's Transport Officers.
2. The delegated powers need not be re-instated in relation to Condition 20-Travel Plan, as it is reported here as a Matters Arising for consideration by Planning Committee. As for Conditions 33 to 37 relating to Drainage, as with the application at Darren Farm, these are very technical issues that will rely on the expertise of the Council's Drainage section to fully assess. It will be noted from the original Planning Committee report on the application that the Council's Drainage section did not raise an objection to the overall strategy. The comments are repeated below for information:-

**Council's Drainage section** were consulted and note that no development on this site should have a detrimental effect on existing flood risk in the area and surface water drainage should be carefully considered on this site.

They have requested revised calculations for greenfield runoff rates and note that the site investigation report adequately demonstrates that disposal of surface water via infiltration is not viable on this development site and that when considering SuDS an above ground attenuation basin would be preferred on this site.

The surface water drainage system for the development must not have an adverse effect on water quality and the applicant must therefore demonstrate that appropriate measures shall be put in place to demonstrate this. Preliminary storage calculations have been submitted with the application, which differs to the proposed impermeable area of the development site. These calculations are therefore required to be revised prior to approval of any surface water drainage scheme on the site.

It is recommended that a number of pre-commencement conditions are imposed on any consent, relating to, a scheme for surface water drainage; details of the proposed measures for surface water runoff treatment; a SuDS management plan; and a construction environmental management plan; and an advisory note relating to the possible need for Land Drainage Consent.

**Action required:**

1. The Amended Residential Travel Plan be agreed by Committee in discharge of Condition 20.
2. The officer delegated powers be re-instated for Conditions 33 to 37 – Drainage which will be fully assessed by the Council's Drainage section, and any amendments/additional information sought, if necessary.



**BARRATT**  
HOMES

Victoria Robinson  
Operational Manager for Planning and Building Control  
Regeneration and Planning  
Vale of Glamorgan Council  
Barry Dock Offices  
Holton Road  
Barry  
CF63 4RT

5<sup>th</sup> June 2018

Dear Mrs Robinson

**Re: 2017/01136/1/CD – Discharge of Conditions 20, 33, 34, 35, 36 and 37– Former St Cyres Lower School, Murch Road, Dinas Powys – Request to defer discharge of Conditions back to Case Officer**

Following a request from Members at Planning Committee on 9<sup>th</sup> November 2017 to have the above mentioned conditions reported back to Planning Committee, I write to request that Members renew the delegated powers for discharge of the above-mentioned conditions back to the Case Officer. The wording of each condition is set out below:

*Condition 20: Notwithstanding the submitted details, before the commencement of the development hereby approved, a revised Travel Plan shall be submitted to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.*

*Condition 33: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.*

*Condition 34: Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at:*

*i) A point of connection on the public sewerage system identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.*

*or*

*ii) The 150 mm foul sewer at manhole reference number ST16714001 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.*

*No building shall be occupied until it is served by the approved connection.*

*Condition 35: The details of surface water drainage submitted under Condition 33, showing how road and roof/yard water will be dealt with, shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event plus climate change and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Any calculation for onsite attenuation or discharge*

should also be included. Good practice guidelines should be followed for the use of SuDS techniques on the site.

*Condition 36: The details of surface water drainage submitted under Condition 33 shall include surface water runoff treatment measures to ensure that the development does not have a detrimental effect on water quality. The proposed measures shall be based on those suggested within The Ciria SuDS Manual and the Interim Non-Statutory Standards for SuDS in Wales.*

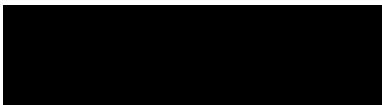
*Condition 37: No development shall commence until a SuDS management plan, which includes details on future management responsibilities for the site and its drainage assets, has been submitted to and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The management plan shall be implemented in full accordance with the agreed terms and conditions for the lifetime of the development.*

Following the issuing of the Decision Notice on 17<sup>th</sup> April 2018, the information required to discharge the above mentioned conditions, as well as Condition 24 – Construction Traffic Management Plan was submitted on 23<sup>rd</sup> April 2018 due to the pressing need for the Conditions to be reported back to the first Planning Committee to allow the site to be purchased from the Vale of Glamorgan Council and development commenced on site by mid-June 2018.

As you are aware, the Construction Traffic Management Plan is being reported to Committee on 7<sup>th</sup> June 2018 for approval but despite chasing by the Case Officer and the applicant, the Highway and Engineering Department has failed to respond and therefore the applications to discharge the Conditions cannot be reported to Planning Committee on 7<sup>th</sup> June 2018 for approval which will cause delays in terms of the site being purchased from the Vale of Glamorgan Council and development commencing on site. In order to minimise further delays, we therefore respectfully request that Members renew the delegated powers back to the Officers so the conditions can be discharged shortly after the receipt of the feedback from the Highway and Engineering Department of the Council. Commencing development on this site, as soon as possible, is extremely important to our business and has been since we first secured a position on the site. This importance is demonstrated by the fact that we entered into a Planning Performance Agreement with the Council on 21<sup>st</sup> July 2017 to enable the LPA to prioritise the determination of the original hybrid application and the subsequently conditions.

If you have any queries in relation to the above request, please let me know, otherwise I trust you raise the request with Members under Matters Arising at the Committee on 7<sup>th</sup> June.

Yours sincerely,



Zoe Aubrey

Planning Manager

# MATTERS ARISING FOR COMMITTEE

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COMMITTEE DATE : 7 June 2018

<b>Application No.:</b> 2018/00078/FUL	<b>Case Officer:</b> Miss Angharad Hobbs
<b>Location:</b> 18, Bron Awelon, Barry	
<b>Proposal:</b> Ground and first floor rear extension	

**From:** Neighbour

## Summary of Comments:

Raising issues regarding enforcement issues that are not relevant to this application.

## Officer Response:

No further action required.

## Action required:

None

[Redacted]

**From:** HART NEIL [Redacted]  
**Sent:** 31 May 2018 09:53  
**To:** Hobbs, Angharad  
**Cc:** Hodges, Nic Cllr (Home); shirley.hodges  
**Subject:** Re: Vale of Glamorgan Council Planning Application No. 2018 / 00078 / FUL. 18 Bron Awelon, Barry.

Hi Angharad, I am aware that you have been advised that work has recently been carried out at 18 Bron Awelon that probably required Planning Consent and / or Building Reg. Approval.

Bearing in mind that this is a 'Conservation Area' would you please advise me whether this matter will be investigated and 'Enforcement Action' taken if appropriate.

Advice as to where any relevant report may be viewed by a member of the public would be appreciated.

Regards, Neil.

On 25 May 2018 at 10:19 "Hobbs, Angharad" [Redacted] wrote:

Dear Neil,

Thank you for your email. I have received two objections from Barry Town Council – one of which was received on the original plans and the second was received based on the amended plans. Both objections have been included within my report.

Kind regards,

Angharad Hobbs  
Assistant Planner / Cynllunydd Cynorthwyol  
Regeneration and Planning / Adfywio a Chynllunio  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704694  
mob / sym:  
e-mail / e-bost [Redacted]

Consider the environment. Please don't print this e-mail unless you really need to.

Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

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**From:** HART NEIL [REDACTED]  
**Sent:** 25 May 2018 08:09  
**To:** Hobbs, Angharad  
**Cc:** Shelley Vidal; emma1978ross1980; Hodges, Nic Cllr (Home); shirley.hodges  
**Subject:** Re: Vale of Glamorgan Council Planning Application No. 2018 / 00078 / FUL. 18 Bron Awelon, Barry.

Hi Angharad, I note that objections have been made by Barry Town Council in respect of this application [ See responses on Vale portal dated 23rd. & 24th. May 2018] I should be grateful if you would confirm that these objections shall be referred to and will be taken into account .when compiling your report.

Regards, Neil.

On 23 May 2018 at 13:47 "Hobbs, Angharad" [REDACTED] wrote:

Dear Mr Hart,

Further to your recent email on the planning application for 18, Bron Awelon, I am writing to inform you that the intended date for the application to be considered at planning committee is the 7<sup>th</sup> June, 2018. Further details on planning committees, including times and how to register to speak can be found via the following link:  
[http://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/Planning/planning\\_committee/Planning-Committee.aspx](http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_committee/Planning-Committee.aspx)

Kind regards,



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Angharad Hobbs

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# MATTERS ARISING FOR COMMITTEE

3

COMMITTEE DATE : 7 June 2018

<b>Application No.:</b> 2017/01203/FUL	<b>Case Officer:</b> Mr. S. D. Butler
<b>Location:</b> Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	
<b>Proposal:</b> Change of use of land as an extension to the existing wastewater treatment works site and to the compensatory dormouse habitat and for the construction of an Advanced Anaerobic Digestion (AAD) Plant, together with associated landscaping and mitigation measures and the formation of a temporary construction compound at Cog Moors Wastewater Treatment Works (WwTW), Cardiff Road, Dinas Powys	

**From:** Planning Agent

## Summary of Comments:

With regard to condition 2, the agent has identified the following minor amendments that should be made to the wording of the condition, in the interests of completeness and accuracy:

- The Preliminary Ecological Appraisal should be dated October 2016 and not November 2017
- Add – Existing Site Layout 4. 06105 Rev P01
- Add – Badger Report, March 2018
- Add – Photomontages. 06128 – 06132 (All Rev P2)

**Officer Response:** Noted and agreed and Condition 2 should be amended.

## Action required:

Amend Condition 2 to read :

The development shall be carried out in accordance with the following approved plans and documents:

- Air Quality Assessment, November 2017
- Design and Access Statement, November 2017
- Noise Impact Assessment, November 2017
- Proposed Site Layout Plan Sheet 4 of 4. 06109 Rev P02
- Elevation Looking South Sheet 1 of 2. 06110 Rev P02
- Elevation Looking South Sheet 2 of 2. 06111 Rev P02
- Elevation Looking North Sheet 1 of 2. 06112 Rev P02

- Elevation Looking North Sheet 2 of 2. 06113 Rev P02
- Elevation Looking West Sheet 1 of 2. 06114 Rev P02
- Elevation Looking West Sheet 2 of 2. 06115 Rev P02
- Elevation Looking East Sheet 1 of 2. 06116 Rev P02
- Elevation Looking East Sheet 2 of 2. 06117 Rev P02
- Proposed Structure Sections through Stack 300m. 06140 Rev P02
- Proposed Structure Sections through Stack 500m and 1000m. 06141 Rev P02
- Existing Structure Sections through Stack 300m. 06142 Rev P02
- Existing Structure Sections through Stack 500m and 1000m. 06143 Rev P02
- Exhaust Stack Section Location. 06144 Rev P02
- View towards Pop Hill. 06145 Rev P02
- Construction Traffic Management Plan, November 2017
- Odour Assessment, November 2017 (Figure 3 superseded by 06120 Rev P03)
- Pre-Application Consultation Report
- Drainage Strategy, November 2017
- Tree Report and Arboricultural Impact, November 2017
- Preliminary Ecological Appraisal, October 2016
- Landscape Mitigation Plan 06127 Rev P06 (including dormouse nest boxes) within Habitat Management Plan, Dormouse Report and Biodiversity Strategy
- Transport Statement, January 2018
- Waste Planning Assessment, January 2018
- Letter from Arcadis, dated 21 March 2018, enclosing FCA
- Project Environmental Management Plan, 3rd April 2018
- Supporting Planning Statement, April 2018
- ZVI. 06119 Rev P04
- Landscape Mitigation Plan. 06127 Rev P06
- Landscape Planting Plan. 06133 RevP02
- Site Location Plan. 06100 Rev P02
- Planning Application Site Boundary. 06101 Rev P02
- Existing Site Layout 1. 06102 Rev P02
- Existing Site Layout 2. 06103 Rev P02
- Existing Site Layout 3. 06104 Rev P02
- Existing Site Layout 4. 06105 Rev P01
- Proposed Site Layout 1. 06106 Rev P03
- Proposed Site Layout 2. 06107 Rev P03
- Proposed Site Layout 3. 06108 Rev P03
- Proposed Site Layout 4. 06109 Rev P02
- Proposed Site Development. 06120 Rev P03
- Photomontages. 06128 – 06132 (All Rev P2)
- Site Development Area. 06149 Rev P02
- Bat Activity Survey Report, March 2018
- Bat Tree Roost Assessment Report, March 2018
- Dormouse Survey Report, March 2018
- Reptile Survey Report, March 2018
- Badger Report, March 2018
- SINC Botanical Survey Report, March 2018
- Addendum Preliminary Ecology Appraisal, March 2018
- Biodiversity Strategy. March 2018
- Habitat Management Plan, March 2018
- Landscape Management Plan, March 2018
- Landscape and Visual Impact Assessment, March 2018
- Great Crested Newt Survey Report, March 2018
- Non-Technical Summary, March 2018

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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.