

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 14 JULY, 2021**

Page	Application	Location	Item No.	Description
	2019/00871/OUT	Land at Model Farm, Port Road, Rhoose	1.	Amendment to wording of Condition 5.
			2.	Additional representations made by three persons
			3.	Comments from Rt. Hon. Alun Cairns MP expressing concerns of local residents

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 14 July 2021

<b>Application No.:</b> 2019/00871/OUT	<b>Case Officer:</b> Mr. Ceiri Rowlands
Land at Model Farm, Port Road, Rhoose Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.	

**From: Case Officer**

### Summary of Comments:

Due to a typing error, Condition 5 should be amended to read as follows:

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

JCD0064-001-D-210331 - Site Boundary Plan;  
 JCD0064-003-T-210511 - Indicative Concept Masterplan;  
 JCD0064-004-I-210511 - Parameter plan - Land Use & Storey Heights;  
 JCD0064-005-G-210510 - Parameter plan - Movement & Access;  
 JCD0064-006-J-210607 - Parameter plan - Green Infrastructure;  
 JCD0064-007 - Hedgerow, Scrub and Woodland Plan;  
 210520\_ECO01271-002 Rev A - Proposed Additional Mitigation and Wildlife Enhancement

Environmental Statement Vols1-3 by RPS dated July 2019;  
 Environmental Statement - Addendum (April 2021);

Ecology Surveys Report (Report Ref ECO00138 (Rev A)' by RPS dated 11 October 2019;

JNY9624-05 v.3 Framework Travel Plan;  
 Design and Access Statement;  
 Design Brief V6;

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.*

**Officer Response: Members to note**

**Action required: None**

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**From:** Additional representations made by three persons

### Summary of Comments:

The representations all objected to the development. The ground of objection are summarised as follows:

- Lack of need/ justification/ other brownfield sites available
- Traffic congestion
- Detrimental health impacts/ to air quality
- Loss of farmland/ tenancy
- Lack of existing infrastructure/ infrastructure provision
- Modal shift (away from private car) not realistic/ achievable
- Detrimental impact to ecology/ habitat/ rare species
- Detrimental impact to ancient woodland
- Undemocratic processes
- Impacts and disruption during construction
- Development would contribute to climate change
- Uncertainty over future funding of the Porthkerry Park extension
- Flooding and contamination

### Officer Response:

The matters above have been previously raised in other representations. They have been considered within the Officer's Report, as follows:

- Need for the development (agenda page 35).
- Transportation and traffic congestion (agenda pages 39 - 41)
- Detrimental health impacts/ to air quality (agenda page 53)
- Loss of farmland/ tenancy (agenda page 37).
- Infrastructure provision (agenda page 60 - 66)
- Detrimental impact to ecology/ habitat/ rare species (agenda pages 53 - 57)
- Detrimental impact to ancient woodland (agenda pages 57 - 59)
- Undemocratic processes – the application has followed correct procedure and is to be considered at planning committee.

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- Impacts and disruption during construction (agenda pages 52 - 53)
- Development would contribute to climate change (agenda pages 38 - 39)
- Uncertainty over future funding of the Porthkerry Park extension (agenda pages 60 - 66)
- Flooding and contamination (agenda pages 59 - 60)

**Action required:** Members to note

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 14 July 2021

<b>Application No.:</b> 2019/00871/OUT	<b>Case Officer:</b> Mr. Ceiri Rowlands
<b>Location:</b> Land at Model Farm, Port Road, Rhoose <b>Proposal:</b> Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.	

**From: Rt Hon Alun Cairns MP**

### Comments:

*"I am writing in relation to the planning application 2019/00871/OUT, which proposes a business park at Model Farm in Rhoose. I have been contacted by local residents who have raised a number of concerns, as set out below. I would be grateful if this could be shared with the Planning Department and the relevant officers.*

*Their concerns are primarily centred around the correct protocols being followed before planning is granted by the Vale Council. Therefore, the Council must have the full and complete survey details of the effects that such a development would have on the wildlife, insects, flora and fauna, and protected species such as horseshoe bats, skylarks and badgers, all of which are present on the farm.*

*My constituent explained that there are numerous cases where planning has been granted with the proviso that full surveys must be done before work commences. However, they state:*

*"This is not the correct procedure. As the Cornwall ruling cited that the planning authority acted unlawfully by granting planning permission without sufficient information on flora and fauna. This is relevant where a development requires an Environmental Impact Assessment. The Vale of Glamorgan Council did indeed request an E I A for this proposed development. Full detailed surveys have not been carried out. Model Farm is rich in wildlife, contains ancient woodland, is home to some protected species, yet the developers are giving scant regard to environment they are destroying."*

*I look forward to your response and appreciate the Planning Department looking into these concerns."*

**Officer Response:**

The impact of the development upon ecology, habitats and rare species have been considered in the Officer's Report (agenda pages 53 - 57). It includes consideration of the Council's duties under the Habitats Directive, in relation to European Protected Species, and that requirement for survey work (where necessary) are to be undertaken prior to determination of the planning application.

The application is supported by ecological survey, which has been the subject review in consultation with Natural Resources Wales and the Council's Ecologist, who considered the scope of ecology survey work to be acceptable.

**Action required:** Members to note