

PLANNING COMMITTEE

Minutes of a meeting held on 7th March, 2013.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Ms. R. Birch, J.C. Bird, Ms. B.E. Brooks, Mrs. P. Drake, J. Drysdale, Mrs. .M. Hartrey, K. Hatton, N.P. Hodges, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, E. Williams and M.R. Wilson.

Also present: Councillor R.P. Thomas.

951 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, E. Hacker and Mrs. A.J. Preston.

952 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 7th February, 2013 be approved as a correct record.

953 DECLARATIONS OF INTEREST -

No declarations were received.

954 VALE OF GLAMORGAN CONSERVATION AREA ADVISORY GROUP –

The following report of a meeting held on 21st February 2013 was submitted:

Present: Councillor Mrs. M.R. Wilkinson (Chairman); Mrs. J. Poole (The Georgian Group), Councillor T. Alexander (Penarth Town Council) and Mr. G. Robertson (The Penarth Society).

Also present: Mr. C. Hope, Mr. S. Rennie and Mr. P. Thomas.

(a) Apologies for absence -

This was received from Councillor F.T. Johnson (Vice-Chairman).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 13th December, 2012 be noted.

(c) Feedback -

It was noted that there was no feedback to the Group on this occasion.

(c) Applications in Conservation Areas-

(i) Penarth

2013/00036/FUL

Received on 16 January 2013

*Mr. Frank Moloney, 10 Park Road, Penarth, Vale of Glamorgan, CF64 3BD
John Wotton Architects, Greyfriars House, Greyfriars Road, Cardiff, CF10 3AL*

10 Park Road, Penarth

New three storey dwelling built over existing pool with access formed off Park Road.

Mrs. Poole expressed the view that the design of the current application represented an improvement over the previous one, although the appearance could be improved by the use of a coloured render picking up on the use of Bathstone locally, and through further consideration being given to the design of the gates.

Councillor Ms. Alexander and Mr. Robertson felt that the design was not pleasing to the eye, and was intrusive on the street scene.

Having considered the application, it was

RECOMMENDED – REFUSAL – the design of the proposal being considered inappropriate for this site, neither enhancing nor preserving the Conservation Area.

RESOLVED – T H A T the contents of the report be noted.

Reason for decision

Having regard to the views of the Vale of Glamorgan Conservation Area Advisory Group.

955 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 7th February, 2013 be noted:

Apologies for absence were received from Councillors Mrs. M.E.J. Birch, Ms. R. Birch, J. Drysdale, E. Hacker, K. Hatton, E. Williams and M.R. Wilson.

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| (a) 98 Fontygary Road, Rhoose | Councillor F.T. Johnson (Chairman);
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);
Councillors Mrs. P. Drake, Mrs. V.M. Hartrey, H.J.W. James, A. Parker, R.A. Penrose and A. Powell. |
| (b) Land North of the Railway Line off Pentir y De, Rhoose | Councillor F.T. Johnson (Chairman);
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);
Councillors P.J. Clarke, Mrs. P. Drake, Mrs. V.M. Hartrey, H.J.W. James, A. Parker, R.A. Penrose and A. Powell. |
| (c) Former Magistrates Court, Thompson Street, Barry | Councillor F.T. Johnson (Chairman);
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);
Councillors Mrs. P. Drake, Mrs. V.M. Hartrey, H.J.W. James, A. Parker, R.A. Penrose and A. Powell. |

956 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DDS) –

RESOLVED –

- (1) T H A T the Building Regulation Applications as listed in the report be noted.
- (2) T H A T the service of Notices under the Buildings (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

957 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DDS) –

RESOLVED – T H A T the report on the following applications determined under Delegated Powers be noted:

Decision Codes

A	-	Approved	O	-	Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C	-	Unclear if permitted (PN)	B	-	No observations (OBS)
EB	-	EIA (Scoping) Further information required	E	-	Split Decision
EN	-	EIA (Screening) Not Required	G	-	Approved the further information following "F" above (PN)
F	-	Prior approval required (PN)	N	-	Non permittal (OBS - objections)
H	-	Allowed : Agricultural Condition Imposed : Appeals	Q	-	Referred to Secretary of State for Wales (HAZ)
J	-	Determined by NAFW	S	-	Special observations (OBS)
L	-	Approved <u>AND</u> refused (LAW)	U	-	Undetermined
P	-	Permittal (OBS - no objections)	RE	-	Refused (Enforcement Unit Attention)
R	-	Refused	V	-	Variation of condition(s) approved

2012/00238/FUL	O	Llandough Hospital, Penlan Road, Penarth	Stroke Rehabilitation Centre. Construction of two twin-storey links between wards East 3/4 and East 5/6. Demolition of wards East 3/4 and East 5/6 existing Day Rooms and construction of new 4 bed wards.
2012/00443/FUL	A	1, 2 and 3, The Butts, Cowbridge	Convert and extend existing Grade 2 terraced property comprising of three dwellings into a single dwelling.
2012/00446/LBC	A	1, 2 & 3, The Butts, Cowbridge	Convert and extend existing Grade 2 terraced property comprising of three dwellings into a single dwelling.
2012/01103/FUL	A	St. Donats Church, Welsh St. Donats	Retention of the siting of The Ark for a further 5 year period.
2012/01186/FUL	R	Tudor Lodge, Bonvilston, Cardiff	Extension of existing wall at access, with a stone faced low wall with stone piers at approx. 2m centres and a close boarded timber infill fence.
2012/01236/FUL	A	87, Westbourne Road, Penarth	Amendment to application 2012/00882/FUL recently approved to include first floor extension.

2012/01287/FUL	A	West Ceffyl, Broughton Road, Wick	The removal of condition 2, whereby consent was given for construction one agricultural house at little West Farm, Wick 53/75/0953.
2012/01289/LBC	A	4, Mount Pleasant, Barry	Amend the eastern elevation of the West Coach house and open up a blocked off window in the southern elevation of the West Coach House.
2012/01290/FUL	A	13, Elm Grove Road, Dinas Powys	To alter and extend the single story extension to the rear of the existing property and provide a dropped kerb to the front of the property to allow for an off street car parking space and proposed gates.
2012/01298/FUL	A	Wayside, Westgate, Cowbridge	Demolition of existing single storey dwelling which is to be replaced with a new dwelling.
2012/01300/FUL	A	Buy Memory Cards, Unit 21a, Vale Business Park, Llandow, Cowbridge	Office extension to existing industrial unit.
2012/01304/ADV	E	One Stop Store (ex Spar Stores) 1, Winston Road, Barry	1x Fascia sign with internally illuminated by LEDs 'One Stop' and externally illuminated by overhead trough light vinyl lettering - front elevation. 1x Fascia sign internally illuminated by LEDs to side elevation. 1x internally illuminated by LEDs Projection sign to front elevation. 1x internally illuminated by LEDs 'Free cash/withdrawals' sign fitted above cash machine. 1x set of 4 digitally printed window graphics. 1x door vinyl 'One stop'.
2012/01319/FUL	A	The Old Vicarage, Colwinston	Loft conversion to create games room above garage.

2012/01325/FUL	A	28, Barry Road, Barry	Change of use of ground floor shop unit into two bedroom flat and reduction of four bed flat part ground floor and first floor into two bedroom first floor flat.
2012/01336/FUL	R	8, Bowmans Way, Cowbridge	Single storey ground floor conservatory on the rear elevation of the property.
2012/01348/FUL	A	Clifton House, Treoes	Removal of existing car port for a single garage and driveway.
2012/01350/FUL	A	9, Hickman Road, Penarth	Replace existing wooden front door with another wooden front door.
2012/01352/FUL	A	Southerndown Lodge, Southerndown	Renewal of 2007/01540/FUL - for two storey extension to existing dwelling for use as granny flat.
2013/00035/OBS	P	Holm Sands Area 377, 379, 381	Extraction of minerals by marine dredging.
2013/00011/SC1	EN	Land off Weycock Road, Barry	Solar Farm of up to 10MW.
2013/00024/SC1	EN	Land at Plasnewydd Farm, Llantwit Major	Residential development of 120 dwellings, new vehicular access from the existing roundabout junction from Cowbridge Road and the laying out of areas of open space.
2012/00323/FUL	A	Moorlands Farm, Wick Road, Llantwit Major	Renewal of 2006/01142/FUL for change of use of agricultural building to two dwellings.
2012/00647/FUL	A	1, Norman Cottages, Michaelston Le Pit	Proposed internal alterations and two storey extension to form additional living room/kitchen to ground floor and master bedroom with en-suite to first floor.
2012/00872/FUL	A	Caerau (Ely) AFC, Cwrt Yr Ala Road, Cardiff	Installation of new floodlight system to existing football pitch, comprising 8No. 15m high columns each fitted with 2No. Thorn Champion 2kW floodlights.

2012/00941/FUL	A	Pen y Bryn, Llanmaes, Llantwit Major	Conversion of 2 existing barns into 2 dwellings.
2012/01122/FUL	A	The Laurels, Llanquian Road, Aberthin, Cowbridge	Demolition of existing bungalow and construction of two storey family house and garage.
2012/01202/FUL	A	2, Windsor Terrace, Penarth	Proposed single storey rear extension to form disabled work live space.
2012/01275/LBC	A	Dyffryn Gardens, St. Nicholas	Add a security shutter and window bars to the inside of the store, install a vent for an existing gas boiler.
2012/01294/FUL	A	Ross Kear, Penonn, Llancarfan, Barry	First floor extension over living room to form master bedroom with en suite bathroom.
2012/01295/FUL	A	130, Westbourne Road, Penarth	Single storey ground floor extension to the rear of the property.
2012/01305/FUL	A	The Garlands Liveries, Walterston, Llancarfan	Demolition and re-build of residential element of mixed use building (equestrian and residential) including new rear extension.
2012/01306/FUL	A	Bryn y Ddafad Guest House, Bryn y Ddafad Lane, Welsh St. Donats	Solar PV panels fitted to house roof, solar thermal panels fitted to house roof. Biomass boiler installed adjacent to oil boiler in existing boiler room (oil boiler to remain as back-up).
2012/01307/FUL	A	79, Holton Road, Barry	Change of use of vacant retail unit to Coffee shop/restaurant use (Limited A3 use). Repair and alteration of existing building to include installation of new shop front.
2012/01312/FUL	A	10, Glan y Nant, Treoes	Proposed extension to rear of property, making a single storey existing kitchen/living space 2 storey - adding 2 bedrooms to the property.

2012/01313/FUL	A	9, Glan y Nant, Treoes	Double storey rear extension.
2012/01314/FUL	A	Tinkinswood Farm, Duffryn Lane, St Nicholas, Cardiff	To replace the existing single storey rear extension with a modern two storey rear extension.
2012/01316/FUL	A	Solideal UK Ltd, Unit 65, Vale Business Park, Llandow, Cowbridge	The change of use of unit 64 from B1, B8 to D2.
2012/01323/FUL	A	8, Bassett Road, Sully	To erect a white PVCU conservatory at the rear of the property.
2012/01324/FUL	R	Three Horseshoes Inn, Moulton, Barry	Community events and functions marquee.
2012/01335/FUL	A	Meadow Woods (House B), 8A Windmill Lane, Llanblethian, Cowbridge	Proposed car port.
2012/01339/FUL	A	13, Wordsworth Close, Llantwit Major	Proposed first floor extension over existing garage to create new master bedroom and en suite.
2012/01346/FUL	A	Dewi Sant, Station Road West, Wenvoe	New vehicle access to property off A4050 and new driveway, turning space and parking area in existing garden.
2012/01349/FUL	A	Little Orchard, 7a Merevale, Dinas Powys	Enclosure and extension of car port. Enlargement of windows. New doorway and storm canopy.
2012/01351/FUL	A	Hatch Cottage, Bridge Street, Barry	Internal alterations and construction of new single storey extension/conversion to rear.
2012/01356/FUL	A	1, Gilbert Lane, Barry	Single storey extension to the rear of the property consisting of kitchen/day room.
2013/00001/FUL	A	54, Cornwall Rise, Barry	Construct new garden store to side of dwelling.
2013/00014/FUL	A	28, Lon Cefn Mabley, Rhoose	Ground floor front extension.

2012/01256/SC2	EA	Land north of Weycock Cross, Port Road, Barry	Regulation 10 request for a scoping opinion - Proposed development for housing, employment and ancillary community facilities, including all associated building and engineering operations, ecological mitigation and landscaping.
2012/00696/FUL	A	56A, Plymouth Road, Penarth	Alteration and extension of existing hipped roof, including two new gable ends and two dormer windows.
2012/01138/LBC	A	Mount Pleasant Barn, Llangan	Proposed conversion and alterations of existing barn to form residential dwelling.
2012/01139/FUL	A	Mount Pleasant Barn, Llangan	Proposed conversion and alterations of existing barn to form residential dwelling.
2012/01170/FUL	A	Upper Langcross Farm, Leckwith, Cardiff	Extension to caravan to provide extra bedroom.
2012/01229/CAC	R	Normandy, Bridgeman Road, Penarth	Demolition of building.
2012/01330/FUL	A	Tynewydd Farm, Clemenstone	Proposed extension to rear forming new family room and link to upper level of property.
2012/01332/LBC	A	Former Fire Station, Court Road, Barry	Proposed works to improve the condition of the building including undertaking certain temporary measures to help prevent further deterioration of the building fabric.
2012/01355/FUL	R	Field at Heol Y March, Bonvilston, opposite Forestry Entrance	Laying of chippings in front of hay shed.
2013/00004/FUL	R	26, Clos Y Fulfran, Barry	Additional storey over existing garage to be used as sun lounge.
2013/00016/FUL	A	17, Clos Celyn, Barry	Single storey extension to side of house.

2013/00019/FUL	A	25, Dudley Place, Barry	Two storey side extension and loft conversion.
2013/00020/FUL	A	The Admiral Public House, 1, Vere Street, Barry	Erection of boundary fence (retrospective).
2013/00041/FUL	A	36, Westgate, Cowbridge	Conservatory.
2013/00043/FUL	A	117, Westbourne Road, Penarth	Extension to rear and extension and conversion of existing garage to side, dormer windows to roof.
2012/00916/FUL	A	Field parcel 110 to the south of Sigingstone	Construction of a replacement agricultural storage shed.
2012/01118/FUL	A	Green Valley Farmhouse, Trerhyngyll	Change of use of agricultural storage shed, attached to side of farmhouse, to annex accommodation, with associated works.
2012/01160/FUL	A	28, Smithies Avenue, Sully	Alteration and extension to an existing three bedroom single storey residential unit to create a four bedroom two storey residential property.
2012/01197/FUL	A	9, Bull Cliff Walk, Barry	Proposed build of detached double garage with conversion of integral single garage to living space with proposed extension to side of existing single garage building to boundary wall.
2012/01308/LBC	A	22, Victoria Road, Penarth	Enlarge the existing 1970s extension towards the rear of the house, to accommodate a large living room to connect with the existing kitchen and dining area; open up the kitchen and dining rooms, and create a larger opening between the house and extension. Also part of the works in this new area will be a wine cellar and w.c. The alterations will include new windows, and large glazed bi-folding doors to the rear.

2012/01309/FUL	A	22, Victoria Road, Penarth	Enlarge the existing 1970s extension towards the rear of the house, to accommodate a large living room to connect with the existing kitchen and dining area; open up the kitchen and dining rooms, and create a larger opening between the house and extension. Also part of the works in this new area will be a wine cellar and W.C. The alterations will include new windows, and large glazed bi-folding doors to the rear.
2012/01317/FUL	A	The Granary, St. Marys Well Bay Road, Swanbridge, Penarth	Raised ridge. Raise front and side gable wall. Hip to gable roof extension. Front, side and rear apex dormer.
2012/01327/FUL	A	33, Augusta Crescent, Penarth	Extension to rear of property and conversion of roof space to house two bedrooms and roof dormer to house a new bathroom. Garage to be re-built.
2012/01353/FUL	R	118, Andrew Road, Penarth	Change of use of the summer room attached to 118, Andrew Road to a self contained dwelling.
2012/01354/FUL	A	4, The Precinct, Llantwit Major	Change of use for 1st floor only from retail to D2 (leisure use).
2013/00003/FUL	A	Frolics Farmhouse, Llanmaes Road, Llantwit Major	Extend existing property to create a granny annex and build attached double garage with games room.
2013/00121/PND	A	Aberthaw signal box	Demolition of signal box.

958 APPEALS (DDS) –

RESOLVED –

(1) T H A T the list of Appeals received arising from the refusal of the Council to grant planning permission as detailed in the report be noted.

(2) T H A T the statistics relating to the Appeals for April 2012 to March 2013 as detailed in the report be noted.

959 TREES (DDS) –

(i) Delegated Powers

RESOLVED – T H A T the following applications determined by the Director under Delegated Powers be noted:

Decision Codes

A - Approved
E Split Decision

R - Refused

2012/01067/TPO	A	61, Walston Road, Wenvoe	15% crown reduction of Ash to front.
2012/01318/TCA	A	Homeside House, Bradford Place, Penarth	Various remedial works and removal of Norway Maple.
2013/00029/TPO	A	The Bailey, West Street, Llantwit Major	Removal of four Ash trees.
2012/01347/TPO	A	16, Laburnum Way, Dinas Powys	Reduce canopy of Oak by 20%.

(ii) Confirmation of Tree Preservation Order No. 7, 2012: Land Surrounding the HTV Centre, South of Valegate Retail Park

The report related to trees on land surrounding the HTV Centre south of Valegate Retail Park at Culverhouse Cross. Trees were located to the edges of the land which currently served as parking / landscaped areas and which were planted as part of the landscaping scheme at the time the HTV Centre was developed in the late 1970s / early 1980s.

The service of the Order had been prompted by the planning application to develop the land following the demolition of the HTV Centre for residential purposes. The details of the application were limited, but the Design and Landscape Assessment included a drawing showing an indicative layout of dwellings with some trees, mainly around the periphery of the site as part of (suggested) landscaping and there were numerous street trees throughout the infrastructure. An Oak was to be retained and which was described as a veteran tree.

All the individual trees protected by the Tree Preservation Order No. 7, 2012 were well established specimens with most being native species or in the case of the Birches T1 to T1, closely related to Silver Birch. In addition, there were two groups of trees: one group containing semi-mature native species

and the other comprising native species of all ages – several mature Sycamores, Silver Birch, Alder and semi-mature Birch, Alder and Field Maples.

A letter of objection had been received on behalf of RPS Planning and Development who were the agents for Carlton Communications Limited which detailed reasons why, in their view, the Order should be revoked:

- because the plan is inaccurate and does not clearly show the locations of some of the protected trees
- that very few of the trees were visible from outside the site and those that were visible were not of “any significant form or rarity”
- the protected trees “are not in uniform with the wider landscape outside of the site” which was taken to mean that – because the trees were artificially located having been actively planted as part of a landscape scheme they strongly contrasted with the natural “wider landscape” consisting as it did of field hedgerows with occasional trees within a hedge or inside the fields
- the majority of the trees had been neglected and had no formative pruning. What appeared to be original stakes remain in situ and decayed / dead or broken limbs had not been attended to and some had very low crowns or very dense crowns and structural weaknesses were becoming evident. That the Order would make addressing this neglect “a very difficult, unpractical and administrative task” and as a result the trees were likely to remain unmanaged and “those developing defective parts may pose an unacceptable risk to people and property” on the site.

The Authority’s responses to these points were as follows:

- The Authority’s view was that the surrounding overgrown Beech hedge was to be removed as part of the development of the site, it was contended that the trees would obviously become more visible and if the Beech hedge were simply reduced to typical heights of 2 or 3 metres.
- If residential development were approved at the site, the existing trees would enhance the location as an attractive site with a variety of good sized trees which could be incorporated into a development scheme, “soften” the new structures and distracting from the ever present traffic and traffic noise at the Culverhouse Cross roundabout junction to the benefit of new occupiers and because the “landscape” species were not too far removed from native species, this would visually aid the transition from countryside to urban build environment. The land to the west and north west of the Retail Park was designated a Special Landscape Area and it was considered that the presence of these trees should alleviate the visual shock of a new development at its edge.
- Trees with stakes no longer in use, low crowns and structural / stability issues could be dealt with by the submission of a detailed tree condition report with remedial recommendations. The whole could be considered and conditioned and a planning permission to be carried

out prior to development commencing. Otherwise, it seemed certain that much of the work could be carried out under the exemption provisions of the Tree Regulations which require the Authority to be notified in writing with a few days notice of the proposed work. However, despite the lack of formative pruning, the presence of stakes, crossing / rubbing /poorly pruned stubs and some minimal decay, many trees had developed their characteristic shape, becoming attractive specimens.

It was noted that the Authority had acted in accordance with procedures and Government guidance to protect the trees, believing them to be at risk from development pressures. It was considered that future redevelopment of the site could adequately allow for the presence of the trees contained within the modified Order, and it was therefore

RESOLVED – T H A T the Order be confirmed.

Reason for decision

Having regard to the Authority's response.

960 PLANNING APPLICATIONS (DDS) –

Having considered the applications for planning permission, and where necessary the observations of interested parties

RESOLVED – T H A T in pursuance of powers delegated to the Committee, the following applications be determined as indicated and any other necessary action taken:

2012/00194/FUL Received on 13 November 2012
(P. 30)

Mr. Gwyn Thomas, Duffryn Bach Farm, Pendoylan, Vale of Glamorgan,
CF71 7UP

Kennedy James Griffiths, Number Seven, Oak Tree Court, Mulberry Drive,
Cardiff Gate Business Park, Cardiff, CF23 8RS

Duffryn Bach Farm, Pendoylan

Proposed agricultural building with an equine veterinary facility, car parking and turning area

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall relate to the plans re-registered on the 13 November 2012 other than where amended by plans reference 747:PL:1:04A received on the 27 April 2012.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. The layout of the development hereby approved shall relate to that shown on plan reference 747:PL:1:04A only (received on the 27 April 2012).

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans / development.

4. Full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the first beneficial use of the development.

Reason:

To ensure a suitable drainage system, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

5. The development shall be carried out in accordance with the recommendations of the submitted 'Flood Consequence Assessment' (Reference 12166.D100A - Received 4 January 2013), detailed in Section 8.0 of this report produced by Shear Design, unless the Local Planning Authority agrees in writing to any variation.

Reason:

To ensure suitable flood mitigation, in accordance with Policy ENV27 of the Unitary Development Plan.

6. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

7. The section of the building to be used as an Equine Veterinary Facility as hereby approved shall only be used for this specific use as detailed in the application and at no time shall the site be used for any other purpose, including those that fall within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason:

To control the precise nature of the site, since an unrestricted Class D1 use would be inappropriate in accordance with the Unitary Development Plan Policies ENV1 and ENV27.

8. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished levels of the application site and the building (including slab level), in relation to existing ground levels and those of the adjoining land shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

In the interests of visual amenity, in order to protect the visual amenities of the rural vicinity and to ensure the development accords with Policies ENV4 and ENV27 of the Unitary Development Plan.

2012/00862/OUT Received on 14 August 2012

(P. 39)

Winchester Development Company, C/o Agent
Mr. Peter Waldren, White Young Green, 5th Floor, Longcross Court,
47 Newport Road, Cardiff, CF24 OAD

Former Emporium Garden Centre, Fferm Goch, Llangan

Outline erection of 40 dwellings with associated access and landscaping. All matters reserved

RESOLVED – T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- At least 35% (14 units) of the dwellings approved under the planning permission shall be built and thereafter maintained as affordable housing units in perpetuity, of which at least 10 of the units would be social rented and the remaining 4 would be low cost home ownership (LCHO).
- The developer shall pay a contribution of £116,686 towards primary and nursery education.
- The developer shall pay a contribution of £39,000 towards the initial costs of providing school transport.
- The developer shall pay the sum of £15,000 in order to provide additional children's play equipment to be sited at Fferm Goch Public Open Space.
- The developer shall pay the sum of £39,540 towards physical improvements / renovation of the community hall at Heol Llidiard.
- The developer shall pay the sum of £80,000 prior to beneficial occupation of the development to provide sustainable transport facilities serving the site (i.e. for public transport users, cyclists, pedestrians and car sharers).
- The developer shall make appropriate provision for the maintenance of the on site Public Open Space through submission and approval by the Local Planning Authority of a detailed scheme.
- The developer will provide public art on site or in the vicinity of the site to a value of 1% of the build costs of the development or provide a financial contribution to the same value in lieu of on site provision for the Council's public art fund.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£5,804.52 in this case).

APPROVED subject to the following condition(s):

1. Approval of the details of the layout, scale, appearance, access and landscaping of the development (hereinafter called 'the reserved matters') shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of five years from the date of this permission.
 - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Before the development hereby permitted is begun, the further written approval of the Local Planning Authority shall be obtained for details of the design and construction of the estate roads and footways serving the development. These details shall include large scale plans and cross and longitudinal sections, showing design, layout, construction of the estate together with surface water drainage to outfall.

Reason:

In the interest of highway safety and to ensure compliance with the terms of Policies HOUS8 and ENV27 of the Unitary Development Plan.

5. The dwellings hereby permitted shall not be brought into beneficial use until such time as:
 - (1) The applicant / developer enter into a highway agreement under S278 of the Highways Act 1980 (including the provision of a commensurate bond) with the Council to provide the necessary highway works including all required Traffic Regulatory Orders, in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Planning Authority; and
 - (2) The requirements of the highway improvement scheme and any associated requirements of the new/amended Traffic Regulation Order have been implemented.

Reason:

In the interests of highway safety and to ensure compliance with the terms of Policies ENV27 of the Unitary Development Plan.

6. Prior to the commencement of development full details of a scheme for the comprehensive, integrated and sustainable drainage of the site showing how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details and thereafter so maintained at all times.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. The submitted drainage scheme for the site shall ensure that all foul water, surface water and land drainage discharges separately from the site and that land drainage run-off and surface water shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment. and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

8. The details required in connection with Condition No. 7 above shall include, and be informed by, the results of an assessment of the potential for disposing of surface water by means of a sustainable drainage system. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters.
 - ii. Include a timetable for its implementation.
 - iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any

other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To ensure that, wherever practically possible, the development is serviced by an appropriate Sustainable Urban Drainage Scheme, and to ensure compliance with the terms of Policies ENV7 and ENV27 of the Unitary Development Plan.

9. The subsequent reserved matters application shall be supported by an up-to-date and comprehensive tree and hedgerow survey of the site including details of any woodland edge trees / planting, which shall inform the detailed landscaping scheme for the site, with such landscaping scheme also having full regard to the views expressed by the Countryside Council for Wales that Bythynian Vetch should be retained on site.

Reason:

To ensure that the development of the site mitigates and / or enhances any impact on habitats within the site and to ensure compliance with Policies ENV11, ENV14, ENV16 and ENV27 of the Unitary Development Plan.

10. No development shall commence on site until such time as a scheme for the protection of Bythynian Vetch has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, the identification of receptor sites, timescales and methodology for the translocation and details of post development monitoring.

Reason:

To ensure that the development of the site protects the population of Bythynian Vetch in the Vale of Glamorgan and to ensure compliance with Policies ENV11, ENV14, ENV16 and ENV27 of the Unitary Development Plan and the Local Biodiversity Action Plan (LBAP).

11. No development shall commence on site until such time as a scheme for the protection of slow worm has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, identification of receptor site(s), timescales and methodology for site clearance and translocation; and details of post development monitoring.

Reason:

To ensure that the development of the site protects the population of slow worm and to ensure compliance with Policies ENV11, ENV14,

ENV16 and ENV27 of the Unitary Development Plan.

12. The detailed landscaping scheme for the site shall provide for no less than two replacement 'extra heavy standard' trees (Horse-Chestnut - *Aesculus hippocastanum*) to replace the Horse-Chestnut on the site frontage and the provision of a hedgerow along the entire frontage of the site. The replacement trees shall be planted at the front of the central area of Public Open space during the next available planting season following the laying out of the open space and the hedgerow to the front of the site shall be planted in the first available planting season following the commencement of construction.

Reason:

In order to compensate for the loss of the existing mature tree, and to ensure the character of the development and wider area is preserved, and to accord with Policy ENV27 of the Unitary Development Plan.

13. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

14. This consent shall relate to the development of a maximum of 40 dwellings and the layout of the site shall be in broad accordance with the illustrative plan and principles for development as set out in the Design and Access Statement, and shall have full regard to the guidance and advice as set out in Manual for Streets.

Reason:

To ensure that the revised matters application is submitted in accordance with good practice and the submitted Design and Access Statement, that the character and appearance of the surrounding countryside is not prejudiced by the development, and to ensure compliance with Policies ENV14, ENV27, HOUS8 and REC3 of the Unitary Development Plan.

15. The existing substandard concrete footway fronting the site and adjoining link to the southern side of Fferm Goch shall be reconstructed in accordance with the Vale of Glamorgan Council Standards for adoption and a new length of illuminated footway constructed on the

open land to the front of Fferm Goch, inside of the existing hedge, in accordance with a scheme which shall be first submitted to and approved in writing by the Local Planning Authority to provide a safe and commodious footway link from the proposed site and the northern side of Fferm Goch to the existing footway which serves the community hall located on Heol Llidiard. The agreed footpath shall be constructed prior to the first beneficial occupation of any dwelling hereby approved.

Reason:

In the interest of highway / public safety and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

16. No development shall commence on site until details of additional carriageway markings and 30mph gateway feature signing on approaching Llangan from the north (from Pencoed) together with additional carriageway markings on both approaches to the new access is submitted to and approved by the Local Planning Authority and the agreed scheme shall be implemented prior to the first beneficial occupation of any of the dwellings hereby approved.

Reason:

In the interest of highway / public safety to be agreed with the Local Planning Authority as part of the engineering details.

17. The proposed primary means of vehicular access to serve the proposed development shall incorporate and maintain thereafter minimum vision splays of 2.4m x 120m in both directions along the adopted highway and there shall be no obstructions, inclusive of planting, whatsoever within the areas required for vision splays and all proposed boundary walls, hedgerows or planting shall be located to the rear of the required vision splays.

Reason:

In the interests of highway safety and to ensure compliance with the terms of Policies ENV27 of the Unitary Development Plan.

18. The site shall be served by a single point of access, with no other vehicular accesses provided or created onto Ruthin Road at any time thereafter

Reason:

To ensure the provision on safe access into site to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

19. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- (i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

The site is underlain by the Blue Lias Formation which is classed as a Principal Aquifer with Intermediate high vulnerability. The previous use of the site as a garden centre means there is the potential for contaminative substances and materials to be present, such as fertilisers, pesticides and fuels, which could pose a threat to groundwater and other controlled waters.

20. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that

the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason:

To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality.

21. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that longer term remediation criteria relating to controlled waters have been met.

22. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason:

Given the nature of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

2012/01278/FUL Received on 4 December 2012

(P. 83)

Mr. Simon Hunt, The Ramblers, 84A, Broadway, Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7EY

Mr. Isaac Benjuya, Anderson and Associates (S.W.) Ltd., 39, High Street, Cowbridge, Vale of Glamorgan, CF71 7AE

Land at Heol y Fro and Heol Pentrer Cwrt, Llantwit Major

Erection of two 4 bed dwellings with double garage on part of the site at Heol y Fro and Heol Pentrer Cwrt, Llantwit Major and with on site parking to each

RESOLVED – T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- The formal transfer of the land identified within the application as 'Open Space' to the Council, at no cost.
- Payment of a commuted sum of £10,000 for the maintenance of this area for the next 20 years.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£150 in this case).

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall only relate to the amended plans reference 58(B), 67(A) and 68(A) received on 15 February 2013 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

4. Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

5. Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the completed development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

6. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used in the construction of the dwelling and hard surfaces within the site, including samples, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

7. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on Drawing No. 58(B) and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), means of vehicular access to the development hereby approved shall only be made from the two entrance points identified on Drawing No. 58(B), and no additional vehicular accesses shall be created unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. The vehicular access to the site shall not be used until visibility splays have been provided to the public highway carriageway with an 'x' distance of 2 metres and 'y' distances of 33 metres. No structure, erection, trees or shrubs exceeding 0.6 metres in height above the adjoining highway carriageway shall be placed, allowed to grow or be maintained within the visibility splays so defined.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates, bollards, chains or other means of obstruction shall be placed or erected across the approved vehicular access.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) the dwelling(s)

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, in the interests of local character, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

13. Notwithstanding the submitted drawings, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the construction or provision of any such enclosures, and the means of enclosure shall be implemented in accordance with the approved details prior to any dwelling being first occupied, and thereafter retained unless otherwise approved in writing by the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with provision of appropriate soft landscaping to the site boundaries and to the remainder of the site.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

15. No development shall commence until such time as a scheme providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and

areas of deposit of soil or waste or areas for storage has been submitted to and agreed in writing with the Local Planning Authority and the approved protection scheme has been implemented. The scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

17. Any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated through submission to the Local Planning Authority of an appropriate survey that nesting birds are absent or a method statement for works is agreed in writing with the Local Planning Authority and fully implemented.

Reason:

To ensure nesting birds are not affected by the development, as required by Policy ENV11 of the Adopted Unitary Development Plan.

2012/01285/FUL Received on 6 December 2012

(P. 101)

Mr. Mat Feakins Caerau Solar IQ Ltd., 6, Glendower Street, Monmouth, Monmouthshire, NP25 3DG

Mr. Simon Brown Sustain by Design, 14, Monk Street, Monmouth, Monmouthshire, NP25 3NZ

Woden Park, land off Cwrt yr Ala Road, Michaelston Le Pit

Installation of 5MWp solar PV park on the site of derelict land associated with the former Ely Brickworks

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the submitted plans, before their installation on site, further details of the switchgear and sub-station housings, cctv cameras including location and any hard surfacing, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details.

Reason:

Full details have not been provided and in the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area and the ecology/biodiversity of the area in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

3. Before the commencement of development further details of the proposed access to the site, which shall provide for its upgrade with a new crossover, surfacing in a bound material for a minimum distance of 10m from the adopted highway, and details of any gates, which shall be set back a minimum distance of 10m from the adopted highway and must open inwards, shall be submitted to and approved in writing with the Local Planning Authority. The improved access shall be implemented in accordance with the approved details prior to the commencement of works for the laying out of the solar park and associated development and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

In the interests of highway safety in accordance with Policies COMM8 - Other Renewable Energy Schemes and ENV27 - Design of New Developments of the Unitary Development Plan.

4. The development hereby approved shall be implemented in full accordance with the Traffic Management Plan as outlined in the

submitted Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety in accordance with Policies COMM8 - Other Renewable Energy Schemes and ENV27 - Design of New Developments of the Unitary Development Plan.

5. Before the commencement of development the site specific method statement, referred to at Point 13 of the Traffic Management Plan, shall be submitted to and agreed in writing with the Local Planning Authority. This shall include details of both wheel wash and road sweeper facilities to be provided on site for the duration of the development works of construction unless otherwise agreed in writing of the Local Planning Authority and the development shall be implemented in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety in accordance with Policies COMM8 - Other Renewable Energy Schemes and ENV27 - Design of New Developments of the Unitary Development Plan.

6. The development hereby permitted shall be implemented in accordance with the recommendations outlined in the submitted Ecological Appraisal prepared by ACE Consulting, dated 19 November 2012, in particular the maintenance of a minimum gap of 5m between the edge of the hedgerow and the nearest solar panel, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of the ecology / biodiversity of the area in accordance with Policies ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan, and TAN5 - Nature Conservation and Planning.

7. Before the commencement of development, including any site clearance, a comprehensive Habitat Management Plan (HMP), which shall include provisions for the grassland under the solar arrays, and the hedgerows as referred to at paragraph 6.3 of the accompanying Ecology Appraisal, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of the ecology/biodiversity of the area in accordance with Policies ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan, and TAN5 - Nature Conservation and Planning.

8. Before its use on site full details of the proposed lighting of the development, including hours of operation and details of mitigation of light pollution, shall be submitted to and agreed in writing with the Local Planning Authority. The lighting shall be implemented and operated thereafter in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of ecology/biodiversity and the local amenities of the area in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV29 - Protection of Environmental Quality and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan, and TAN5 - Nature Conservation and Planning.

9. Before the commencement of development a detailed landscaping scheme, which shall be in line with the proposals as outlined in the accompanying Landscape and Visual Appraisal (particularly paragraph 5) prepared by Enderby Associates, November 2012; Tree Survey and Arboricultural Constraints Report prepared by Acer Ecology, December 2012; and the Design and Access Statement; shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

Full details have not been provided and in the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

10. Before the commencement of development, including any site clearance, preparation / excavations, an accurate plan showing the routes of underground cabling (and any other incidental trench works), in relation to the existing trees and hedgerows, along with full details of measures for the protection of trees and hedgerows during construction, (which shall provide for protective fencing of Chestnut palings at the crown dripline edge of trees within the ancient woodland abutting the northern boundaries of Fields B and C), shall be submitted

to and approved in writing with the Local Planning Authority. The approved scheme of protection shall be installed on site prior to any site clearance, preparation or excavation works and shall be so retained for the duration of such works, and at no time shall the area being protected be used for storage of solar panels and associated equipment, materials, machinery, vehicles, waste deposits, for fires or mixing of cement.

Reason:

To safeguard existing trees and hedgerow to be retained in the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area; the ecology / biodiversity of the area; and historical interests in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, or first operational use of the solar facility, whichever is the sooner, with all new hedgerows and other planting provided as part of the approved landscaping scheme, together with the existing hedgerows and trees, to be managed and maintained for the duration of the life of the solar park in accordance with the approved details, including the Habitat Management Plan referred to at Condition No. 7, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the maintenance of the existing and proposed planting on the site in the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area; the ecology / biodiversity of the area; and historical interests in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within and along the boundaries of the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

13. Within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures, infrastructure and fencing hereby approved shall be dismantled and removed from the site and the land restored in accordance with a written scheme, which shall have been submitted to and agreed in writing by the Local Planning Authority. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production or construction works prior to first operational use, that use has ceased or will not commence, whichever is the sooner.

Reason:

In the interests of the character and appearance of the Cwrt-yr-Ala Basin Special Landscape Area; the ecology / biodiversity of the area; and historical interests in accordance with Policies ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment and COMM8 - Other Renewable Energy Schemes of the Unitary Development Plan.

2012/01291/FUL Received on 7 December 2012

(P. 121)

Mr. Brian Quinn, Garnllwyd, Llancarfan, Barry, South Glamorgan, CF62 3AT
Mr. Andrew Jones, A. J. Design Associates, The Studio, Sunnyside Cottages, Beggars Pound, St. Athan, Vale of Glamorgan, CF62 4PA

Garnllwyd, Llancarfan, Barry

Proposed new tourist accommodation to replace an existing summer house and store room

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall relate to the plans registered on the 7 December 2012 other than where amended by plans reference 05 and 06 Rev A received on the 15 January 2013.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. The accommodation hereby approved shall be used or occupied solely as holiday accommodation only and not as a permanent dwelling house.

Reason:

The proposed conversion is not suitable for permanent residential accommodation, which would be contrary to the Council's adopted policies and national guidance, and to ensure compliance with Strategic Policy 2 and Policies ENV1 and ENV27 of the Unitary Development Plan.

4. A register of the names and addresses of all occupiers, including the dates of occupancy of the accommodation hereby approved shall be made available for inspection by the Local Planning Authority within two weeks of the Local Planning Authority making a request in writing to inspect the register.

Reason:

To enable the Local Planning Authority to control the nature of the use in accordance with Policy ENV1 - Development in the Countryside of the Unitary Development Plan.

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

Reason:

To protect the rural character of the building and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting that Order) no building, structure or enclosure required for the purpose incidental to the enjoyment of the holiday let unit shall be constructed, erected or placed within the application site without the prior written consent of the Local Planning Authority.

Reason:

To protect the rural character of the area and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

7. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their construction / erection in the development, and the means of enclosure shall only be implemented in accordance with the approved details.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no new fence, wall or means of enclosure (other than those agreed under the terms of Condition No. 7 of this planning permission) shall be erected, constructed, improved or altered on site without the prior consent of the Local Planning Authority.

Reason:

To safeguard local visual amenities and to ensure compliance with the terms of Policies ENV8 and ENV27 of the Unitary Development Plan.

9. Notwithstanding the submitted plans, further details of the parking area specifically to serve the development shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme of parking shall be laid out in accordance with the approved details prior to the first beneficial use of holiday let unit and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

10. A method statement detailing the cleaning, repair, repointing and where necessary the re-instatement of the stone elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any works to the external elevations, and the development shall be constructed in full accordance with the agreed method statement and so thereafter so maintained at all times. Any new areas of stonework shall be in accordance with samples of stone that shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason:

In order to protect the character of the barn and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

11. Notwithstanding the submitted details, further details of windows, the rooflight (which shall be flush fitting), doors, eaves and rainwater goods, including sections to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority, prior to their use in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

Reason:

In the interests of local visual amenities and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

12. Prior to its use in the development hereby approved, a sample of the new roofing slates and ridge tiles shall be submitted to and approved in writing by the Local Planning Authority. The building shall at all times thereafter be maintained in accordance with the approved samples.

Reason:

In order to protect the character of the barn and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

13. Any vegetation clearance / works affecting the buildings should only be undertaken outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent and information to that effect shall be submitted to and agreed in writing by the Local Planning Authority prior to clearance works commencing.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

2012/01328/FUL Received on 20 December 2012

(P. 134)

Mr. Nick Wall, 34, Smithies Avenue, Sully, Vale of Glamorgan, CF64 5SS

Mr. Nick Wall, 34, Smithies Avenue, Sully, Vale of Glamorgan, CF64 5SS

34, Smithies Avenue, Sully

Two storey dwellinghouse, parking and access (amended version of previously approved Full Planning Permission granted on same site, recently renewed).

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall relate to the plans registered on 20 December 2012 other than where amended by plans reference EL 1A2 received on 4 February 2013 and PL1A(2) received on 18 February 2013.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used, including samples, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

4. Details of the treatment of all boundaries of the site shall be submitted to and approved by the Local Planning Authority, and the dwelling hereby approved shall not be occupied until such time as such approved boundary treatment has been implemented in full accordance with the approved details. The boundaries shall thereafter be retained in their approved form unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and in order to comply with Policy ENV27 of the Unitary Development Plan.

5. The windows identified in the attached plan shall be fitted with obscure glazing at the time of the construction of the development hereby approved and prior to the first beneficial use of the dwelling and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

6. 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(s) 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 in order to comply with Policy ENV27 of the Unitary Development Plan.

7. The dwelling hereby permitted shall not be occupied until the new access (designed as a 'pair' with the access to No. 34) and two on-site parking spaces have been provided in accordance with the 1:200 site plan submitted on 4 February 2012. The parking spaces shall thereafter be retained in accordance with the approved plans to serve the dwelling, unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that adequate parking facilities are provided and retained for use in connection with the development hereby permitted and in order to comply with Policy ENV27 of the Unitary Development Plan.

8. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

2012/01331/FUL Received on 20 December 2012
(P. 149)

Wales and West Housing, 3, Alexandra Gate, Ffordd Pengam, Tremorfa,
Cardiff, CF24 2UD
SJF and Toms Architects, 8, St. Andrews Crescent, Cardiff, CF10 3DD

Bridgeman Court, Bridgeman Road, Penarth

New shed within existing site boundary for store

DEFERRED For site visit.

2012/01357/FUL Received on 27 December 2012
(P. 156)

Mr. & Mrs. David Evans, 88, Lavernock Road, Penarth, South Glamorgan,
CF64 3QF
LeGuilcher Architecture, 1, Powys Road, Penarth, Vale of Glamorgan,
CF64 3PB

88, Lavernock Road, Penarth

First floor extension over existing garage and two storey extension to rear

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall only relate to the amended plans reference 1253/PL03 Rev B and 1253/PL04 Rev B received on 20 February 2013 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development in the interests of visual amenity, privacy and amenity of neighbouring occupiers in accordance with Policy ENV27 of the Unitary Development Plan, and for the avoidance of doubt as to the approved plans.

3. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no windows other than those expressly authorised by this permission shall be inserted in either side elevation of the extension hereby permitted at first floor level without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

5. The first floor window in the south-eastern elevation serving 'bed 1' shall be non opening and fitted with obscure glazing at the time of the construction of the development hereby approved and prior to the first beneficial use of the bedroom and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

2013/00009/OUT Received on 8 January 2013

(P. 164)

Mr. Richard Henton, Deri Investments Ltd., 382-384, Cyncoed Road, Cardiff, CF23 6SA

Mr. Mark Taylor, MT Surveyors, 29, Berrymead Road, Cyncoed, Cardiff, South Glamorgan, CF23 6QA

1-3, Adenfield Way, Rhoose

Outline planning permission for 4 No. residential dwellings in lieu of 3 No.

retail units

REFUSED (Written Representations)

1. The proposal would result in the loss of the existing retail units which comprise the neighbourhood centre of Fontygary, wherein Policy SHOP9 of the Unitary Development Plan favours the retention of retail uses. The principle of the development is therefore considered unacceptable and detrimental to the local community, failing to comply with Policy SHOP 9 - Protection of Retail Uses of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.
2. Based on the parameters and illustrative plans forming part of this outline submission, the proposed development of 4 No. dwellings would not be achieved without adversely affecting the character of the wider street scene and visual amenities of the surrounding area and amenity of neighbouring properties. The proposal is therefore contrary to Policies ENV27 - Design of New Developments; HOUS8 - Residential Development Criteria' and HOUS 11 'Residential Privacy and Space of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.