

PLANNING COMMITTEE

Minutes of a meeting held on 3rd October, 2013.

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

Also present: Councillor Dr. I.J. Johnson.

445 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. A.J. Preston and Mrs. M.R. Wilkinson.

446 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 5th September, 2013 be approved as a correct record.

447 DECLARATIONS OF INTEREST -

No declarations were received.

448 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 5th September, 2013 be noted:

Apologies for absence were received from Councillor Mrs M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird (site (b)), Mrs. P. Drake, J. Drysdale, E. Hacker, Mrs. V.M. Hartrey, K. Hatton, H.J.W. James, Mrs. M. Kelly Owen, N. Moore (site (b)) and A.G. Powell.

- | | |
|---|--|
| (a) Castle Lodge, St. Georges-Super-Ely | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, K.P. Mahoney,
R.A. Penrose and E. Williams. |
| (b) 21 Ash Grove, Barry | Councillor F.T. Johnson (Chairman);
Councillors K.P. Mahoney, R.A.
Penrose and E. Williams. |

449 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.
- (3) T H A T the proposal to serve Notices under Section 32 of the Building Act 1984 as listed in the report be noted.

450 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

2012/01006/FUL	A	Greedown Inn, Drope Road, St Georges-Super-Ely	Renewal of planning permission 2007/00727/FUL for the conversion and alteration of existing buildings for three residential units.
----------------	---	--	--

2013/00354/ADV	A	Tesco Stores Ltd., Culverhouse Cross, Cardiff	Relocating the existing hand car wash and valeting operation to nearer the store entrance; installation will include the erection of a canopy, installation of an office and concrete wash pad.
2013/00460/FUL	A	Tesco Stores Ltd., Culverhouse Cross, Cardiff	Relocating the existing hand car wash and valeting operation to nearer the store entrance; installation will include the erection of a canopy, installation of an office and concrete wash pad.
2013/00570/LBC	A	Town Hall, High Street, Cowbridge	Replacement of the two arched Council Chamber windows on a like for like basis.
2013/00574/FUL	A	Rosedew Farm, Llantwit Major	Agricultural building for additional grain storage, agricultural machines and general purpose storage - extension to existing - length 40.8m x breadth 6m x height to eaves 5.5 m, height to ridge 6.1m.
2013/00576/CRO	A	MOD Superhangar, MOD St. Athan, St. Athan	Change of use of part of Super Hangar from B1 and B2 to B8 use for an interim period between September 2013 to March 2017 inclusive.
2013/00579/LBC	A	1, Pwll y Min Crescent, Peterston Super Ely	Partial demolition of existing disused chimney and rebuild to match.
2013/00607/FUL	A	The Glebe, The Causeway, Llanblethian, Cowbridge	Demolition of existing kitchen/ conservatory/ utility and garage. New build extension of kitchen/ utility, additional bedroom and new garage hard standing.
2013/00608/CAC	A	The Glebe, The Causeway, Llanblethian, Cowbridge	Demolition of existing kitchen/ conservatory/ utility and garage. New build extension of kitchen/ utility, additional bedroom and new garage hard standing.

2013/00616/FUL	A	West Winds, St. Mary Church	Revised design to sunroom - ref 2012/00341/FUL.
2013/00621/FUL	A	Chris Davies Estate Agents, 24, High Street, Barry	Change of use from first and second floor offices to two bedroom apartment including alteration to personnel access.
2013/00624/FUL	A	Meadowvale Nursery, Cowbridge Road, Llantwit Major	Application for a horticultural retail area and tea room.
2013/00638/FUL	A	127, Redlands Road, Penarth	Demolish existing coal shed and build single storey kitchen extension.
2013/00650/FUL	A	2, Cwrt Leubren, Barry	Single storey extension to rear.
2013/00655/FUL	A	46, Westbourne Road, Penarth	Re-render the two storey bay to the front, fit 8 No. UPVC sliding sash windows to the bay only.
2013/00656/FUL	A	163, Colcot Road, Barry	Single storey side and rear extension and front porch.
2013/00667/FUL	A	7, Trebeferad, Boverton, Llantwit Major	Single storey extension, porch and conservatory.
2013/00679/FUL	A	11, Arno Road, Barry	Two storey extension on end elevation and porch.
2013/00468/ADV	A	4, Birds Lane, Cowbridge	Fit new fascia and hanging signage.
2013/00507/LBC	A	The Flat, 71, Eastgate, Cowbridge	Block up opening in roof space to adjacent property (no. 73). Remove failed timber beams and replace with concrete lintels.
2013/00517/FUL	A	11, Park Crescent, Barry	Change of use of lock up shop from Retail A1 to D2 Assembly and Leisure, no alterations are proposed to the building.
2013/00545/LAW	A	Rear of 53, Plymouth Road, Penarth	Completion of a dwelling house in accordance with planning permission 1990/00162/FUL.

2013/00577/FUL	A	Unit 3, Herbert Terrace, Penarth	Change of use from A1 to A3 (restaurant) and addition of first floor within existing building and addition of windows to street façade.
2013/00597/FUL	A	30, Andover Close, Barry	Construction of new sun lounge to rear of dwelling.
2013/00600/ADV	R	181, Court Road, Barry	Free standing V shaped sign.
2013/00601/FUL	A	8, Clive Crescent, Penarth	Second floor balcony.
2013/00613/FUL	A	Sealawns Hotel, Slon Lane, Ogmore by Sea	Restoration of site.
2013/00620/FUL	R	14, Channel Close, Rhoose	Proposed first floor extension to side elevation above existing kitchen/utility room and alteration to existing porch to include a pitch roof above (instead of existing flat roof).
2013/00623/FUL	A	Brynhawddgar, Ruthin, St, Mary Hill	Proposed ménage and agricultural store building.
2013/00637/OUT	R	17, Fontygary Road, Rhoose	New three bedroom detached house.
2013/00639/FUL	A	21, West Farm Road, Ogmore By Sea	Porch extension to front of property.
2013/00640/LAW	A	Bridge House, Bridge Street, Llanblethian, Cowbridge	Minor building alteration providing a glazed screen to turn a woodstore to form an enlarged kitchen.
2013/00646/FUL	A	305, Barry Road, Barry	New vehicle crossover and new driveway/parking bay.
2013/00659/ADV	R	Penarth House, 26-28, Stanwell Road, Penarth	Permanent For Sale/To Rent advertisement board.
2013/00661/FUL	A	Stanwell School, Salisbury Avenue, Penarth	The Change of Use of an existing unoccupied caretakers house from a dwelling to Non Residential Institution (School) D1 use.

2013/00666/FUL	A	61, Hillside Drive, Cowbridge	Change velux window to dormer window to match two other dormer windows on same roof plane.
2013/00669/FUL	A	4, Birds Lane, Cowbridge	Replace the existing shopfront with a painted hard wood version; fit condensor units to the exterior; shopfit the interior for use by Caffè Nero.
2013/00670/FUL	A	4, Robinswood Close, Penarth	Loft conversion with rear dormer and front porch extension.
2013/00675/FUL	A	15, Stacey Road, Dinas Powys	Single storey side extension; single storey rear extension; Installation of five rooflights.
2013/00683/FUL	A	Showhome, Plot 1, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension along with temporary visitor parking.
2013/00685/FUL	A	3, West Farm Close, Ogmore By Sea	Garage extension.
2013/00695/FUL	A	6, Murlande Way, Rhoose	Demolish conservatory and construct a single storey rear extension.
2013/00708/FUL	A	3, Fforest Drive, Barry	Erection of a single pitched roof garden room extension and the replacement of existing patio doors.
2013/00693/SC1	EN	Penllyn Estate Farm, Llwynhelig	Proposed 0.5 MW Anaerobic Digestion Facility (ADF).
2013/00502/FUL	A	66, Bron Awelon, Barry	Amendment to the approved plan no 2012/00477/FUL. To Install windows to the rear elevation.
2013/00531/FUL	A	Greenacres, Southerndown	Detached garage / store to replace existing.

2013/00631/FUL	R	29, Colcot Road, Barry	Proposed alterations to existing as built to party boundary wall to No. 27 and retention of rear extension wall and party boundary wall to No. 31 as built, and addition of Juliet balcony.
2013/00648/FUL	A	Badgers Hollow, Graig Penllyn	First floor side extension.
2013/00654/FUL	A	14, Hickman Road, Penarth	Replace front elevation windows with similar design double glazed hardwood box sash.
2013/00674/FUL	A	14, Le Sor Hill, Peterston Super Ely	Single storey lean to extension to rear of house.
2013/00678/FUL	A	16, York Place, Barry	The proposed development includes the change of use of the ancillary retail floor space to create a self-contained one-bed apartment to the rear.
2013/00682/FUL	R	51, Amherst Crescent, Barry Island	First floor side granny annexe and rear conservatory.
2013/00716/FUL	A	20, Powys Drive, Dinas Powys	Replacement of existing porch with new brick build/pitched roof porch. Car port to side of house with pitched roof front section to dress into porch roof.
2013/00730/FUL	A	Greenfield, Sigingstone	Demolition of existing side car port and lobby together with rear conservatory. Construction of new first floor/dormer style accommodation over existing bungalow. Alteration to existing vehicle entrance way together with external finishes.
2012/01334/FUL	A	Woodlands, Woodlands Lane, Leckwith, Cardiff	Part change of use of the redundant care home to a Business Centre.
2013/00567/FUL	A	54, Westbourne Road, Penarth	Double and single storey extensions to the side and rear.

2013/00575/FUL	A	Ty Coch Farm, St Brides Super Ely	Application for variation of conditions 4 and 12 re 2012/00450/FUL and amendment to position of garage.
2013/00609/LBC	A	Penarth Pier Pavilion, The Esplanade, Penarth	Alteration to insert a spiral stair to provide access from the ground floor to first floor to link the cafe at the seaward end of the building.
2013/00643/LBC	A	Barons Court, Penarth Road, Penarth	Repair works to porch.
2013/00658/FUL	A	Tynewydd y Bryn, Peterston Super Ely	Erection of a hay barn and machinery store.
2013/00664/FUL	A	18, Drylla, Southra Park, Dinas Powys	Two storey side extension.
2013/00665/FUL	A	7, Beach Road, Penarth	Proposed orangery style extension and rear utility extension.
2013/00671/FUL	A	13, Stallcourt Avenue, Llantwit Major	Ground and first floor extension.
2013/00680/FUL	A	Caffe Nero, 4, Birds Lane, Cowbridge	Change of use of ground floor from A1 to A1/A3.
2013/00681/FUL	A	3, Railway Terrace, Penarth	Loft conversion with dormer to rear.
2013/00694/FUL	A	1, Ringwood Crescent, St. Athan	Rear conservatory extension.
2013/00697/FUL	A	Clare Cottage, West Street, Llantwit Major	Additional toilet extension to rear ground floor of property.
2013/00700/FUL	A	96, Millfield Drive, Cowbridge	Extension at the rear of the property to accommodate a new kitchen.
2013/00711/FUL	A	Millwood House, Penmark	Single storey front extension and garage conversion.
2013/00713/FUL	A	168, Woodlands Road, Barry	Change from hairdressing salon to residential.
2013/00714/FUL	A	17, Dulverton Drive, Sully	Single storey rear extension and new garage to side extension.

2013/00718/FUL	A	41, Smeaton Close, Rhoose	Removal of existing conservatory and construction of single storey extension to rear of property.
2013/00727/FUL	A	Sutton Mawr, Weycock Road, Barry	Garage extension to existing dwelling.
2013/00732/LBC	A	Old White Hart Inn, Wine Street, Llantwit Major	Rebuilding of damaged pier and repair of boundary wall.
2013/00735/FUL	A	21, Herbert Street, Barry	Erection of single storey extension within existing rear patio area to be used as dining room.

451 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 2013 to March 2014 as detailed in the report be noted.

452 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

2013/00677/TCA	A	4, Birch Grove, The Knap, Barry	Crown lift and crown reduction to Eucalyptus.
2013/00644/TPO	A	Grove Cottage, Sigginstone	Fell three Cypresses and one Western Red Cedar and Laburnum; reduce height and shorten limbs to north west on one Copper Beech and light reduction to Blue Atlas Cedar.

453 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:

2012/00451/FUL and 2012/00452/LBC Received on 11 May 2012

(p40)

Mrs. Lorraine Pointon-Bell, 64, Millfield Drive, Cowbridge, Vale of Glamorgan, CF71 7BR

Hoole and Walmsley Architects, 63, Ffynnonau, Crickhowell, Powys, NP8 1DB

Llanmihangel Cornmill and Barn, Llanmihangel

Conversion and repair to Cornmill and Barn for conversion of barns to holiday let accommodation

DEFERRED (site visit)

2013/00268/FUL Received on 2 April 2013

(p68)

Mrs. Jacqueline Stevens Ashdene Manor, Bridgeman Road, Penarth, Vale of Glamorgan, CF64 3AN

David Preece DipArch RIBA, 44, Seabank, Penarth, Vale of Glamorgan, CF64 3AR

Ashdene Manor, Bridgeman Road, Penarth

Conversion of Ashdene Manor existing building into three apartments with extensions providing a further four apartments with associated appropriate cycle and car parking and amenity spaces. Apartments all being two bed with en-suite

DEFERRED (site visit)

2013/00305/FUL Received on 20 August 2013

(p85)

Mr. Greg Swaine, 1, Corbett Road, Penarth, Glamorganshire, CF64 2QX

Jeremy Peter Associates, 21, Britten Road, Penarth, Vale of Glamorgan, CF64 3QJ

Greenway Farm, Bonvilston, Vale of Glamorgan

Erection of single dwelling

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. The 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.

3. The construction of the 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.

4. 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.

5. This consent shall relate to the plans re-registered on the 19 August 2013 other than where amended by plans reference 000 Rev C received on the 30 July 2013, 001 Rev C received 28 August 2013, and the revised site location plan, received 20 August 2013.

Reason:

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

6. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished floor levels of the dwelling, in relation to existing and proposed ground levels 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 amenities of neighbouring properties and to ensure the development accords with Policies ENV27 of the Unitary Development Plan.

7. Notwithstanding the submitted details, further details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority, which shall ensure that foul water and surface water discharges shall be drained separately from the site, with no surface water or land drainage run-off allowed to connect (either directly or indirectly) into the public sewerage system. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the dwellings hereby approved.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, 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 or re-enacting that Order with or without modification), the rooflight windows in the roof slope of the west elevation (facing towards

Greenway Cottage) shall be fitted with obscure glazing and fixed shut at the time of the construction of the development hereby approved and prior to the first beneficial use of the new dwelling and shall thereafter be so maintained at all times, unless otherwise agreed in writing by the Local Planning Authority.

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.

9. 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 the west elevation (facing towards Greenway Cottage) of the development hereby permitted 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.

10. 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), prior to the installation of any access gates, details of the access gates to the car parking area hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Any gates should be in accordance with the approved details.

Reason:

In the interests of highway safety and the visual amenities of the area, to meet the requirements of Policy ENV27 of the Unitary Development Plan.

11. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the dwelling hereby approved, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

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

12. 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.

13. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used, including samples and a 1sqm sample panel of the stonework, jointing and mortar type made available for inspection, 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.

14. 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 hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

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

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

16. Prior to the commencement of development, including any site clearance, details of the route to and from the site for construction/waste removal vehicles shall be submitted to the Local Planning Authority, along with a 'Condition Survey' of the highway from the junction with the private access road adjacent to the plot to the A48. The construction / waste removal traffic shall use the route in accordance with the agreed details.

Reason:

To prevent undue damage and obstructions to the public highway, in accordance with Policy ENV27 of the Unitary Development Plan.

17. The access point, parking and turning areas shall be formed as detailed on the drawing 001 Rev C, received 28/08/13 prior to the first beneficial occupation of the dwelling and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the agreed access shall remain the sole access point to the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, in accordance with Policies ENV27 and TRAN10 of the Unitary Development Plan.

18. 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), details of the means of enclosure of the site shall be as stated in the submitted Design and Access Statement, and details of any new means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and the approved enclosure shall be fully implemented on site prior to the first beneficial occupation of the dwelling.

Reason:

In the interests of the visual amenity of the rural setting of the site, in accordance with Policies ENV10 and ENV27 of the Unitary Development Plan.

2013/00333/FUL Received on 18 April 2013

(p102)

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend,
CF31 3SH

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend,
CF31 3SH

**Site located in field 400m along an unnamed road between the A4266
and Duffryn (grid ref 308215 : 171623)**

Drill a single vertical exploration borehole

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. No operations authorised by this permission, with the exception of the site restoration works set out in Section 8.17 of the supporting statement submitted with the application, shall take place after a period of 10 weeks following the commencement of drilling operations on the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

3. The drill rig and all other items of plant and equipment to be used in the drilling operations hereby approved shall each have a typical noise level at 1 metre not exceeding 79 dB(A).

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary development Plan.

4. No operations authorised by this permission shall take place until details of a scheme to mitigate noise impacts at the nearest residential and / or commercial properties, has been submitted to and approved in writing by the Local Planning Authority. All operations shall subsequently be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted documents, prior to any drilling taking place, a detailed working method statement for the drilling operation, to include methods to minimise the risk of the loss of drilling fluid to ground water resources during the drilling process and monitoring for any loss of drilling fluid, as well as measures for the collection and disposal of spilt drilling fluid, shall be submitted to and approved in writing by the Local Planning Authority. All operations shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

6. Monitoring and assessment of vibration from the operations shall be carried out in accordance with the vibration methodology below unless otherwise agreed in writing with the Local Planning Authority.
 - i) An acceptable datum level of vibration will be agreed with the Local Planning Authority prior to drilling commencing.
 - ii) The inherent vibration of the drill rig will be monitored before transporting to site.
 - iii) Normal prevailing vibration over the drilling area will be measured at the nearest residential and commercial properties before drilling commences.
 - iv) From the commencement of the drilling operation, vibration will initially be continuously monitored without interruption; at times when the drill is both in use and not in use. Monitoring will take place at both the nearest residential and commercial properties. The duration of continuous monitoring will be agreed with the Local Planning Authority once representative vibration data has been compiled and assessed.
 - v) Once the recorded vibration level approaches 10% below the agreed datum level, drilling will cease.

Reason:

To inform the Council's analysis of any impacts at the site from vibration caused as a result of the drilling hereby approved, and to comply with Policy ENV29 of the Unitary Development Plan.

7. Within three months of the completion of drilling and testing operations, all plant, machinery, buildings and the bund compound shall be removed from the site and the site shall be restored in accordance with the details set out in Section 8.17 of the statement entitled Accompanying Information submitted with the application or any alternative scheme that may first be agreed in writing with the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

8. The works to prepare the site for drilling, construct and dismantle the drill and equipment, and restore the site shall not take place outside the hours of 08:00 to 18:00.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

9. Any lighting shall be in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted documents, prior to any drilling taking place on the site, a detailed working method statement / construction environmental management plan, which shall include a buffer zone between the existing hedgerows and the proposed works, shall be submitted in writing to and approved by the Local Planning Authority, and all operations shall thereafter be carried out in accordance with the approved details.

Reason:

Since the construction phase of any proposed development poses significant risks to controlled waters, specifically diffuse pollution to the water environment arising from ground works, and in the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

11. Any facilities for the storage of oils, fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the

compound should be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason:

To prevent pollution of the water environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

12. Full details of a scheme for the disposal of 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 any drilling operations or site preparation taking place on the site. The approved scheme shall include proposals for the treatment and disposal of suspended solids from surface water run-off and shall include emergency procedures to be implemented where any failure results in the pollution of controlled waters.

Reason:

To mitigate the risks of pollution and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Prior to any drilling operations taking place, a scheme for the treatment, storage and disposal of any dust created by the operation shall be submitted in writing to and approved by the Local Planning Authority and the approved scheme shall thereafter be retained in operation throughout any periods of drilling on the site.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

14. Vehicular access to the site shall only be made in accordance with Section 7.6 of the supporting information and, in particular heavy traffic (such as the rig, drill pipe and cabins) shall approach and leave the site only from / to the North via the A48 and A4226.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

15. Within two weeks of the commencement of the first drilling operations a full noise survey shall be undertaken at all the nearest identified noise sensitive residential and / or commercial properties, to ensure

compliance with the details set out in Condition Nos. 3 and 4 above and the submitted noise report and if any readings indicate a breach of the requirements, additional acoustic protection measure shall be implemented immediately and retesting shall be undertaken within 1 week of the original tests and should a continued failure to meet the requirements of Condition Nos. 3 and 4 be then identified, all drilling operations must cease immediate until such time as sufficient acoustic protection is implemented to ensure compliance with Condition Nos. 3 and 4 and the submitted noise report.

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary Development Plan.

16. Prior to the commencement of development details of measures for wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the duration of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

2013/00334/FUL Received on 18 April 2013

(p125)

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend, CF31 3SH

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend, CF31 3SH

Unit 20, Sutton Spring Road, Llandow Trading Estate

To drill a single vertical exploration borehole

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. No operations authorised by this permission, with the exception of the site restoration works set out in Section 8.17 of the supporting statement submitted with the application, shall take place after a period of ten weeks following the commencement of drilling operations on the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

3. The drill rig and all other items of plant and equipment to be used in the drilling operations hereby approved shall each have a typical noise level at 1 metre not exceeding 79 dB(A).

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary Development Plan.

4. No operations authorised by this permission shall take place until details of a scheme to mitigate noise impacts at the nearest residential and commercial properties, as well as the bat roost to the west of the site, has been submitted to and approved in writing by the Local Planning Authority. All operations shall subsequently be carried out in accordance with the approved details.

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary Development Plan.

5. Within two weeks of the commencement of the first drilling operations a full noise survey shall be undertaken at all the nearest identified noise sensitive residential and commercial properties, as well as the bat roost to the west of the site, to ensure compliance with the details set out in Condition Nos. 3 and 4 above and the submitted noise report and if any readings indicate a breach of the requirements, additional acoustic protection measure shall be implemented immediately and retesting shall be undertaken within one week of the original tests and should a continued failure to meet the requirements of Condition Nos. 3 and 4 be then identified, all drilling operations must cease immediate until such time as sufficient acoustic protection is implemented to ensure compliance with Condition Nos. 3 and 4 and the submitted noise report.

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary development Plan.

6. Notwithstanding the submitted documents, prior to any drilling taking place, a detailed working method statement for the drilling operation, to include methods to minimise the risk of the loss of drilling fluid to ground water resources during the drilling process and monitoring for any loss of drilling fluid, as well as measures for the collection and disposal of spilt drilling fluid, shall be submitted to and approved in writing by the Local Planning Authority. All operations shall thereafter be carried out in accordance with the approved details.

Reason:

Since the construction phase of any proposed development poses significant risks to controlled waters, specially diffuse pollution to the water environment arising from groundwork, and in the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

7. Monitoring and assessment of vibration from the operations shall be carried out in accordance with the vibration methodology below unless otherwise agreed in writing with the Local Planning Authority.
 - i) An acceptable datum level of vibration will be agreed with the Local Planning Authority prior to drilling commencing.
 - ii) The inherent vibration of the drill rig will be monitored before transporting to site.
 - iii) Normal prevailing vibration over the drilling area will be measured at the nearest residential and commercial properties before drilling commences.
 - iv) From the commencement of the drilling operation, vibration will initially be continuously monitored without interruption; at times when the drill is both in use and not in use. Monitoring will take place at both the nearest residential and commercial properties. The duration of continuous monitoring will be agreed with the Local Planning Authority once representative vibration data has been compiled and assessed.
 - v) Once the recorded vibration level approaches 10% below the agreed datum level, drilling will cease.

Reason:

To inform the Council's analysis of any impacts at the site from vibration caused as a result of the drilling hereby approved, and to comply with Policy ENV29 of the Unitary Development Plan.

8. Within three months of the completion of drilling and testing operations, all plant, machinery, buildings and the bund compound shall be removed from the site and the site shall be restored in accordance with the details set out in Section 8.17 of the statement entitled Accompanying information submitted with the application or any alternative scheme that may first be agreed in writing with the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

9. The works to prepare the site for drilling, construct and dismantle the drill and equipment, and restore the site shall not take place outside the hours of 08:00 to 18:00.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

10. Any lighting shall be in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

11. Notwithstanding the submitted documents, prior to any drilling taking place on the site, a detailed working method statement/construction environmental management plan shall be submitted in writing to and approved by the Local Planning Authority, and all operations shall thereafter be carried out in accordance with the approved details.

Reason:

Since the construction phase of any proposed development poses significant risks to controlled waters, specifically diffuse pollution to the water environment arising from ground works, and in the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

12. Any facilities for the storage of oils, fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound should be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason:

To prevent pollution of the water environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Full details of a scheme for the disposal of 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 any drilling operations or site preparation taking place on the site. The approved scheme shall include proposals for the treatment and disposal of suspended solids from surface water run-off and shall include emergency procedures to be implemented where any failure results in the pollution of controlled waters.

Reason:

To mitigate the risks of pollution and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. Prior to any drilling operations taking place, a scheme for the treatment, storage and disposal of any dust created by the operation shall be submitted in writing to and approved by the Local Planning Authority and the approved scheme shall thereafter be retained in operation throughout any periods of drilling on the site.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

15. Vehicular access to the site shall only be made in accordance with Section 7.6 of the supporting information and, in particular heavy traffic (such as the rig, drill pipe and cabins) shall approach and leave the site only from / to the south via the A4050, A4226 and B4265 to avoid Llysworney Village.

Reason:

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

16. Prior to the commencement of development details of measures for wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the duration of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

2013/00335/FUL Received on 18 April 2013

(p146)

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend, CF31 3SH

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend, CF31 3SH

Land on the west side of the road leading from Llancarfan to Bonvilston (Grid ref. 305209:172962)

Drill an exploration borehole to test for gas reserves

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. No operations authorised by this permission, with the exception of the site restoration works set out in Section 8.17 of the supporting statement submitted with the application, shall take place after a period of 10 weeks following the commencement of drilling operations on the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

3. The drill rig and all other items of plant and equipment to be used in the drilling operations hereby approved shall each have a typical noise level at 1 metre not exceeding 79 dB(A).

Reason:

In order to protect the local amenity in accordance with Policy ENV29 of the Unitary development Plan.

4. No operations authorised by this permission shall take place until details of a scheme to mitigate noise impacts at the nearest residential and commercial properties, as well as the bat roost to the west of the site, has been submitted to and approved in writing by the Local Planning Authority. All operations shall subsequently be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted documents, prior to any drilling taking place, a detailed working method statement for the drilling operation, to include methods to minimise the risk of the loss of drilling fluid to ground water resources during the drilling process and monitoring for any loss of drilling fluid, as well as measures for the collection and disposal of spilt drilling fluid, shall be submitted to and approved in writing by the Local Planning Authority. All operations shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

6. Monitoring and assessment of vibration from the operations shall be carried out in accordance with the vibration methodology below unless otherwise agreed in writing with the Local Planning Authority.
 - i) An acceptable datum level of vibration will be agreed with the Local Planning Authority prior to drilling commencing.
 - ii) The inherent vibration of the drill rig will be monitored before transporting to site.

- iii) Normal prevailing vibration over the drilling area will be measured at the nearest residential and commercial properties before drilling commences.
- iv) From the commencement of the drilling operation, vibration will initially be continuously monitored without interruption; at times when the drill is both in use and not in use. Monitoring will take place at both the nearest residential and commercial properties. The duration of continuous monitoring will be agreed with the Local Planning Authority once representative vibration data has been compiled and assessed.
- v) Once the recorded vibration level approaches 10% below the agreed datum level, drilling will cease.

Reason:

To inform the Council's analysis of any impacts at the site from vibration caused as a result of the drilling hereby approved, and to comply with Policy ENV29 of the Unitary Development Plan.

- 7. Within three months of the commencement of drilling and testing operations, all plant, machinery, buildings and the bund compound shall be removed from the site and the site shall be restored in accordance with the details set out in Section 8.17 of the statement entitled Accompanying Information submitted with the application or any alternative scheme that may first be agreed in writing with the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

- 8. The works to prepare the site for drilling, construct and dismantle the drill and equipment, and restore the site shall not take place outside the hours of 08:00 to 18:00.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

- 9. Prior to the commencement of development details of measures for wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the

duration of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted plans any lighting shall be in accordance with a lighting plan that shall be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site and any lighting shall be installed and operated in accordance with the details hereby approved.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

11. Notwithstanding the submitted documents, prior to any drilling taking place on the site, a detailed working method statement/construction environmental management plan, which shall include a buffer zone between the existing hedgerows and the proposed works, shall be submitted in writing to and approved by the Local Planning Authority, and all operations shall thereafter be carried out in accordance with the approved details.

Reason:

Since the construction phase of any proposed development poses significant risks to controlled waters, specifically diffuse pollution to the water environment arising from ground works, and in the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

12. Any facilities for the storage of oils, fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound should be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason:

To prevent pollution of the water environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Full details of a scheme for the disposal of 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 any drilling operations or site preparation taking place on the site. The approved scheme shall include proposals for the treatment and disposal of suspended solids from surface water run-off and shall include emergency procedures to be implemented where any failure results in the pollution of controlled waters.

Reason:

To mitigate the risks of pollution and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. Prior to any drilling operations taking place, a scheme for the treatment, storage and disposal of any dust created by the operation shall be submitted in writing to and approved by the Local Planning Authority and the approved scheme shall thereafter be retained in operation throughout any periods of drilling on the site.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

15. Vehicular access to the site shall only be made in accordance with Section 7.6 of the supporting information and, in particular heavy traffic (such as the rig, drill pipe and cabins) shall approach and leave the site only from / to the North via the A48 to avoid Llantrithyd.

Reason:

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

16. Within two weeks of the commencement of the first drilling operations a full noise survey shall be undertaken at all the nearest identified noise sensitive residential and commercial properties, as well as the bat roost to the west of the site, to ensure compliance with the details set out in Condition Nos. 3 and 4 above and the submitted noise report and if any readings indicate a breach of the requirements, additional acoustic protection measure shall be implemented immediately and retesting shall be undertaken within 1 week of the original tests and should a continued failure to meet the requirements of Condition Nos. 3 and 4 be then identified, all drilling operations must cease immediate until such time as sufficient acoustic protection is implemented to ensure compliance with Condition Nos. 3 and 4 and the submitted noise report.

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary development Plan.

It was also

RESOLVED - T H A T the Council write to the Welsh Government expressing concern and disappointment over the lack of any Welsh guidance regarding the exploration or extraction of onshore oil and gas with particular regard to hydraulic fracturing, given the number of applications that have recently been submitted for such activities in South Wales.

Reason for decision

To assist in the planning process.

2013/00364/OUT Received on 24 April 2013

(p168)

Mr. Richard Coleman, 27, The Moorings, Penarth Marina, Vale of Glamorgan, CF64 1SG

Mr. Richard Coleman, 27, The Moorings, Penarth Marina, Vale of Glamorgan, CF64 1SG

Woodlands House, Leckwith Road, Llandough

Low impact carbon neutral eco house and detached eco wellness centre

REFUSED (Written Representations)

1. In the opinion of the Local Planning Authority the proposal represents an unjustified and unacceptable new dwelling and business development in an unsustainable countryside location that would detract from the undeveloped and unspoilt character of the surrounding rural landscape contrary to Policies ENV1 - Development in the Countryside, ENV3 - Green Wedges, ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV27 - Design of New Developments, HOUS3 - Dwellings in the Countryside, HOUS13 - Exception Sites for Affordable Housing in the Rural Vale, EMP2 - New Business and Industrial Development, and Strategic Policies 1 & 2-The Environment and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Sustainable Development and Design in the Landscape; and national guidance contained in Planning Policy Wales, TAN6-Planning for Sustainable Communities and TAN12-Design.

2. Insufficient information has been provided to allow the Local Planning Authority to fully assess the likely impact of the proposed development on highway safety on the adjacent B4267 Leckwith Road.

2013/00763/FUL Received on 12 August 2013

(p189)

Mr. Dion Hunter, DH Solutions, 84, Port Road East, Barry, Vale of Glamorgan, CF62 4PN

Mr. Dion Hunter, DH Solutions, 84, Port Road East, Barry, Vale of Glamorgan, CF62 4PN

7, Cardiff Road Business Park, Cardiff Road, Barry

Change of use: repair, maintenance and de-pollution of light motor vehicles with storage for pre and post worked on vehicles

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. The use hereby permitted shall only be in operation during the hours of 08:00 - 18:00 Monday to Saturday.

Reason:

To safeguard the amenities of the nearest occupiers of residential properties, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

3. No paint spraying or maintenance / repair work on vehicles larger than cars or light vans shall take place within the approved site.

Reason:

To safeguard the amenities of the nearest occupiers of residential properties, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. Notwithstanding the submitted plans full details of any storage of scrap, recycled materials or waste on the site shall be submitted to and approved in writing by the Local Planning Authority and any storage on the site shall thereafter be in accordance with the approved details.

Reason:

In the interests of visual amenity, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

2013/00672/RG3 Received on 18 July 2013
(p189)

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry., CF63 4RU
Stride Treglown, Promenade House, The Promenade, Clifton Down, Bristol,
Avon, BS8 3NE

Ysgol Gymraeg Nant Talwg, Colcot Road, Barry

Removal of existing demountable classroom units and creation of new primary school building with associated playground, parking, landscaping and lighting.

Deemed planning consent be GRANTED 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. 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.

3. 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 plan PL(0)004 Rev 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.

4. Notwithstanding the submitted plans, 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.

5. The school shall at all times be operated in accordance with the measures set out in the Travel Plan submitted with this planning application, namely Capita Symonds: Ysgol Nant Talwg Primary School (Phase 2) Travel Plan June 2013.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Unitary Development Policies 2, 8 and ENV27 - Design of New Developments.

6. Prior to the first beneficial use of the new school, the cycle hoops/spaces shall be provided in accordance with plan PL(0)004 Rev B, and so retained at all times thereafter.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. The new Welsh Medium School hereby approved shall only operate within a schedule of start and finish times that is 'staggered' with those of Ysgol Gyfun Bro Morgannwg, to ensure that they do not coincide with those of Ysgol Gyfun Bro Morgannwg. The hours shall be as follows, unless otherwise first agreed in writing with the Local Planning Authority:

- Ysgol Gymraeg Nant Talwg: 0900 to 15:30
- Ysgol Gyfun Bro Morgannwg: 0830 to 15:05

Reason:

In order to ensure that there is sufficient parking capacity to serve both schools, to reduce the likelihood of vehicle conflict and queuing within the highway, and to ensure compliance with Policies ENV27 and TRAN10 of the Unitary Development Plan.

8. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The scheme shall include details of the proposed replacement hedgerow, which shall contain a mix of at least seven native species.

Reason:

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

9. 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.

10. Any new external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority, prior to the lighting being constructed / erected / placed on site.

Reason:

In the interests of visual/residential amenity and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

11. Prior to the commencement of development (including any demolition), a Method Statement for the demolition, clearance of the site and construction of the development, including details of mitigation measures to dealing with noise and dust, disposal of demolition waste and the hours of work, shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out in accordance with the approved details.

Reason:

To ensure a safe and satisfactory form of development and to protect the amenities of nearby occupiers and to ensure compliance with Policies ENV27 of the Unitary Development Plan.

12. Prior to the first beneficial use of the new school, further details (to include full engineering plans where necessary) of the following shall be submitted to and approved in writing by the Local Planning Authority:
- the incorporation of a pedestrian crossing facility into the northern arm of the existing signalised junction at Colcot Road.
 - the removal of the existing pedestrian crossing to the north of the existing signalised junction.
 - the extension in length of the right turn lane at this signalised junction, on the southbound part of the carriageway.
 - the provision of yellow lines (through the requisite TRO process) along the north bound carriageway of Colcot Road, south of the signalised junction into the application site (to be provided unless the TRO application process is not approved). These details shall include the length of the yellow lines and the times where parking will be restricted.
 - details of the signal phasing of the existing junction and an assessment of whether junction capacity would be increased by amending the signal phasing to run a left turn phase (in a northerly direction) separately from the straight ahead phase.
 - the implementation of an amended signal phasing of the signalised junction, should the assessment referred to above demonstrate that capacity of the junction would be improved, with such changes..

These works shall thereafter be carried out and maintained in accordance with the approved plans and details, in accordance with a schedule of works (to include timings and phasing), which shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this planning permission.

Reason:

In the interests of the safety and free flow of traffic and to ensure compliance with Policy ENV 27 of the Unitary Development Plan.

13. Each new non-residential building hereby permitted shall be constructed to achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) (or subsequent equivalent quality assured scheme) overall 'Very Good' and achieve a minimum of 6 credits under category 'Ene1 - Reduction of CO2 Emissions' in accordance with the requirements of BREEAM 2008. 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. An 'Interim Certificate' shall be submitted to the Local Planning Authority within 6 months of the date of the commencement of development, certifying that a minimum BREEAM overall 'very good' and a minimum of 6 credits under 'Ene1 - Reduction of CO2 Emissions' has been achieved for that individual building in accordance with the requirements of BREEAM 2008.

Reason:

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

15. Within 6 months of the first beneficial occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'very good' and a minimum of 6 credits under 'Ene1 - Reduction of CO2 Emissions' has been achieved for that building in accordance with the requirements of BREEAM 2008.

Reason:

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

2013/00734/RG3 Received on 4 September 2013
(p207)

Mrs Pauline Rowland, Cogan Nursery School, Cawnpore Street, Cogan,
Penarth, Vale of Glamorgan, CF64 2JU
Mrs. Kelly Williams, Vale of Glamorgan Council, Civic Offices, Holton Road,
Barry, CF63 4RU

Cogan Nursery School, Cawnpore Street, Cogan, Penarth

Installation of new log cabin teaching space

Deemed planning consent be GRANTED 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 4 August 2013 other than where amended by plans reference AL(00)02 B and AL(00)01 A received on 4 September 2013

Reason:

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

2013/00773/RG3 Received on 14 August 2013
(p212)

Project Management Unit, Mr. John Dent, Docks Offices, Barry, Vale of Glamorgan, CF63 4RT
Project Management Unit, Mr. John Dent, Docks Offices, Barry, Vale of Glamorgan, CF63 4RT

Eastern Promenade, Barry Island, Barry

Repairs to the Grade II listed Eastern Shelter; New walkways and various other works to public realm

Deemed planning consent be GRANTED 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. Any external lighting (excluding the lighting for the ammonite mist feature) of the development site hereby approved shall be in accordance with a lighting scheme which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and residential amenity and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

3. Prior to the beneficial use of the development hereby approved, details of a site Management Plan (to include the hours of operation) shall be submitted to and approved in writing by the Local Planning Authority. The operation of the Development shall be undertaken in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the operation of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. This consent shall relate to the plans registered on 14 August 2013, other than the additional plans received on 13 September 2013 providing a Vegetation Clearance Works Plan and a Site Clearance Plan (Ecological) and then where amended by plans reference Site Masterplan 2000B' Site Plan 1 2001B and Site Plan 2 2002B, received on 30 September 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.

- 5, The Local Planning Authority and Natural Resources Wales shall be notified in writing by the developer / agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.

Reason:

To ensure that Natural Resources Wales are appropriately consulted, and to ensure for the preservation of the special character of this SSSI in this respect.

2013/00821/RG3 Received on 23 August 2013

(p222)

Mr. Paul Scourfield, Vale of Glamorgan Council, Property Section, Civic Offices, Barry, CF63 4RU

Mr. Paul Scourfield, Vale of Glamorgan Council, Property Section, Civic Offices, Barry, CF63 4RU

St. Andrews Major Primary School, St. Andrews Road, Dinas Powys

Erection of timber pergola to create dry play area to match existing pergola

Deemed planning consent be GRANTED 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.