

PLANNING COMMITTEE

Minutes of a meeting held on 21st November, 2013.

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

593 APOLOGIES FOR ABSENCE –

These were received from Councillors Mrs. M.R. Wilkinson (Vice-Chairman) and Mrs. M. Kelly Owen and Mrs. A.J. Preston.

594 MINUTES –

RESOLVED – T H A T the minutes of the undermentioned meetings be approved as a correct record:

- (i) 17th October, 2013.
- (ii) 24th October, 2013.

595 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest in planning application 2013/00411/FUL in that the Applicant was known to him. Councillor Parker also declared an interest in Planning Application 2013/00861/FUL in that the Applicant was his neighbour.

Councillor Parker vacated the room whilst the applications were considered.

596 VALE OF GLAMORGAN CONSERVATION AREA ADVISORY GROUP –

The following report of a meeting held on 7th November, 2013 was submitted:

Present: Councillor F.T. Johnson (Vice-Chairman); Councillor M. Hurst (Llandow Community Council) and Councillor M. Furnham (St. Nicholas and Bonvilston Community Council).

Also present: Mr. J. Rees, Mrs. J. Crofts and Mr. P. Thomas.

(a) Apology for Absence:

This was received from Councillor Mrs. M.R. Wilkinson.

(b) Minutes -

AGREED – T H A T the minutes of the meeting held on 8th October, 2013 be noted.

(c) Feedback –

There was no feedback presented to the Group.

(d) Applications in Conservation Areas –

(i) Aberthin

2013/00966/FUL Received on 9 October 2013

*Mrs. E. Davies, 12 Daniel Hopkin Close, Llantwit Major, Vale of Glamorgan, CF61 1QT
Cowbridge Design, 32 Middlegate Court, Cowbridge, Vale of Glamorgan, CF71 7EF*

Church Cottage, Aberthin Lane, Aberthin

Demolition of Church Cottage and development of 2 No. 3 bed houses, and 1 No. 4 bed house.

The application was not considered as there was no representative present from Cowbridge with Llanblethian Town Council.

(ii) Llysworney

2013/00976/FUL Received on 8 October

*Mr. Andrew Bray, Well Cottage, Llysworney, Vale of Glamorgan, CF71 7NQ
Mr. Gavin Birt, West Cross House, Llysworney, Vale of Glamorgan, CF71 7NQ*

Well Cottage, Llysworney

Erection of two storey rear extension.

RECOMMENDED – APPROVAL

(III) St. Nicholas

2013/01008/FUL Received on 17 October, 2013

Mr. Ivor Tanner, Highdene, Cowbridge Road, St. Nicholas, Vale of Glamorgan,
CF5 6SH

Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan,
CF5 6TR

Highdene, Cowbridge Road, St. Nicholas

Proposed new dwelling in garden of Highdene.

RECOMMENDED – APPROVAL.

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.

597 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 24th October, 2013 be noted:

Apologies for absence were received from Councillor Mrs M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, Mrs. P. Drake, E. Hacker, H.J.W. James, Mrs. M. Kelly Owen, A.G. Powell, Mrs. A.J. Preston (sites b-d) and E. Williams.

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| (a) Land to the rear of 3 Golden Cups, Southerndown | Councillor F.T. Johnson (Chairman);
Councillors Mrs. V.M. Hartrey, K. Hatton,
A. Parker, Mrs. A.J. Preston and
R.A. Penrose. |
| (b) Llanmihangel Cornmill and Barn, Llanmihangel | Councillor F.T. Johnson (Chairman);
Councillors Mrs. V.M. Hartrey, K. Hatton,
A. Parker, R.A. Penrose and
R.P. Thomas. |
| (c) Ashdene Manor, Bridgeman Road, Penarth | Councillor F.T. Johnson (Chairman);
Councillors Mrs. V.M. Hartrey, K. Hatton,
A. Parker, R.A. Penrose and
A.C. Williams. |

- (d) Former Marine Hotel, Barry Island Councillor F.T. Johnson (Chairman);
Councillors Mrs. V.M. Hartrey, K. Hatton,
N.P. Hodges, A. Parker and
R.A. Penrose.

NOTE: In relation to site (a), the Operational Manager (Development Control), whilst present took no part in the discussions in view of his having an interest in this planning application by virtue of a relative having lodged an objection to the application.

598 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.

599 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

2010/00012/FUL	A	Washington Buildings, Stanwell Road, Penarth	Change of Use of first floor office units and hairdressing salon to Live/Work Units.
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2013/00657/LBC	A	United World College of the Atlantic Ltd, St. Donats Castle, St. Donats	Internal alterations to Great Hall.
2013/00786/FUL	A	Land at Hill View Stud, Llysworney	Retention of stable building and wooden storage building.
2013/00794/FUL	A	9, Andover Close, Barry	Double storey side extension and single storey rear extension.
2013/00800/FUL	A	6, Herbert Terrace, Penarth	Change of use from A1 to Sui Generis for use as a ceramic painting studio with ancillary provision of hot and cold drinks, cakes etc.
2013/00808/FUL	A	12, Woodlands Road, Barry	To erect a prefabricated garage at the rear of the garden, four feet back from the lane on a concrete base.
2013/00813/FUL	A	3, Sandy Lane, Ystradowen	Conservatory to rear of property. Rendered 600mm wall with UPVC windows and aluminium roof all in white.
2013/00815/FUL	R	Ty Draw, St. Andrews Major, Dinas Powys	Proposed new lambing shed.
2013/00819/FUL	R	The Barley Field, The Lawns, Cwrt yr Ala Road, Cardiff	Retrospective excavation of three basin/ponds and proposed siting of a tool shed, shipping container to sustain and enable agricultural use of the site.
2013/00820/FUL	A	Pentwyn House, Pendoylan, Cowbridge	Proposed first floor extension.
2013/00825/FUL	A	1, Old Barry Road, Penarth	Extension to dwelling.
2013/00834/FUL	A	55, Walker Road, Barry	Removal of existing substandard conservatory and replacement with new conservatory.
2013/00849/FUL	A	85, Westbourne Road, Penarth	Two storey extension to front and single storey extension to side and rear.

2013/00869/FUL	A	Beechwood Hollow, City, Llansannor	Single storey study extension (retrospective) - revision of previously approved application 2009/01121/FUL.
2013/00636/FUL	A	Hillside, Peterston Super Ely	27m x 40m outdoor riding arena and new steel framed building.
2013/00710/FUL	A	52, Fonmon Road, Rhoose	Loft conversion, extension of garage with further loft conversion above the garage and single storey rear extension.
2013/00799/FUL	A	18, St. Cyres Road, Penarth	Replacement garage with bedroom above and rear single storey kitchen extension.
2013/00801/FUL	A	Greenway Cottage, Bonvilston	Renewal of planning consent (reference 2008/01269/FUL) regarding the demolition of existing garage and construction of garage with hobby room to roofspace.
2013/00818/FUL	R	Barry Car Sales, Cardiff Road, Barry	Change from car showroom to A1 Shop and A3 Café.
2013/00823/FUL	A	Sully Skills Development Centre, Hayes Road, Sully	Application for unit to remain on site permanently - temporary building and covered area for ramped access to the main building.
2013/00828/FUL	A	35, Trebeferad, Boverton	Proposed first floor extension to provide an additional one bedroom and shower room together with associated internal alterations to the existing house.
2013/00829/FUL	A	Point House, 4, Main Road, Ogmores By Sea	Proposed alterations to extend existing dwelling to provide additional accommodation to house elderly parent.
2013/00830/FUL	R	Hill Farm, Hensol	Application for the erection of a temporary screening fence.
2013/00831/FUL	A	Springfield House, Graig Penllyn	Re-submission of 2008/00570/FUL previously granted permission 4 September 2008 - Double storey and single storey extension.

2013/00836/FUL	A	20, Drylla, Southra Park, Dinas Powys	First floor side extension.
2013/00837/FUL	A	22, Drylla, Southra Park, Dinas Powys	First floor side extension.
2013/00840/FUL	A	6, Ty Pica Drive, Wenvoe	New pitched roof over new porch and existing garage. Front veranda.
2013/00842/FUL	A	Copse Edge, The Rhiw, Graig Penllyn	Two storey extension and new dormer window to rear.
2013/00844/FUL	A	The Kiosk, Stanwell Road, Penarth	Renewal of application 2008/01087/FUL for a replacement kiosk.
2013/00846/FUL	A	The Vale Funeral Service, 181, Court Road, Barry	Retention of 3 no. air conditioning units.
2013/00858/FUL	A	1, Rudry Street, Penarth	Two storey extension at side of dwelling with single storey at the rear, plus garden store.
2013/00859/FUL	A	9, The Broadshoard, Cowbridge	Retention of single storey extension to side of house.
2013/00860/FUL	A	22, Redlands Road, Penarth	Roof extension to existing garden room.
2013/00871/FUL	A	16, St. Cyres Road, Penarth	Replacement garage with bedroom above, rear single storey kitchen extension and conversion of roofspace for 2 bedrooms.
2013/00872/FUL	A	Rexton House, Wine Street, Llantwit Major	Alteration and extension to existing dwelling.
2013/00875/ADV	R	Crescent Corner Newsagents, 41, Park Crescent, Barry	3.8 x 2 metre hoarding advertising local business.
2013/00893/FUL	A	Treetops, Park Road, Dinas Powys	New pitched roof and loft room extension above existing flat roof annexe.
2013/00900/LAW	A	2, Cosmeston Drive, Penarth	Conservatory.

2013/00904/FUL	A	11, Ludlow Street, Penarth	Single storey extension to rear.
2013/00935/PND	A	Barry Railway Station, Broad Street, Barry	Proposed demolition of brick building on Operational Railway Land.
2013/00720/FUL	A	17, Plymouth Road, Barry	Two storey side/rear extension.
2013/00848/FUL	A	13, Cosmeston Drive, Penarth	Renewal of planning permission for proposed single storey extension to rear and single storey extension to side. (Planning approval ref: 2009/00287/FUL).
2013/00867/FUL	R	4, Nyth Yr Eos, Rhoose	Application to change the use of the current residential dwelling to a mixed residential and office use, due to employment of two people working in a part time capacity at the dwelling.
2013/00926/FUL	A	Unit 8, Atlantic Trading Estate, Barry	Extension to workshop and associated offices by addition of further storey.
2013/00949/OBS	P	Ford Motor Company, Waterton Industrial Estate, Bridgend	Single 500kW wind turbine 79m high with associated infrastructure including foundations, hardstanding, landscaped bund and cabling.
2013/00979/OBS	P	Hirwaun Power Station, Hirwaun Industrial Estate, South Wales	Construction, operation and maintenance of a gas fired power station.

600 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 be noted.

(2) T H A T the statistics relating to Appeals for April 2013 to March 2014 as detailed in the report be noted.

601 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

R - Refused

E Split Decision

2013/00850/TPO	A	Meriholm, Cwm Drive, Dinas Powys	Tree No. 01 - Oak - Pollard at 5m.; Tree No. 02 - Oak - Reduce and shape the entire canopy by approximately 2 m.; Tree No. 03 - Oak - Reduce and shape the entire canopy by approximately 2m.
2013/00852/TPO	A	Ashgrove, 59, Walston Road, Wenvoe	T1 Ash dismantle and remove; T2 Ash crown reduction of 15% and as necessary to rebalance following removal of T1.
2013/00853/TPO	A	Foxglove Cottage, 3, Castle Mews, Llanblethian, Cowbridge	Three Ash in G1 crown clean and balance by reduction.
2013/00865/TPO	A	25, Millbrook Road, Dinas Powys	Reduce Magnolia tree by 20%.
2013/00907/TCA	A	Lime Kiln Cottage, Llanbethery	Fell or reduce Willow.
2013/00908/TCA	A	Kynance House, Mount Road, Dinas Powys	Fell Cherry tree ONLY.
2013/00927/TCA	A	16, Windsor Terrace, Penarth	Fell Ash and Cherry trees.

602 ENFORCEMENT ACTION (DDS) –

(i) Land Adjacent to The Limes, Cowbridge: Regarding the Site Clearance and Erection of Hoarding at a Parcel of Land Adjacent to The Limes, Cowbridge –

A report was received by the Local Planning Authority regarding the site clearance and erection of hoarding at a parcel of land adjacent to The Limes, Cowbridge. The Limes is located in a residential part of the town centre. The site is in a prominent and slightly elevated position fronting The Limes, near its junction with Eastgate. The site is located in the Cowbridge with Llanblethian Conservation Area.

The site was previously an overgrown vacant piece of land screened by foliage from the street scene. The site is bound by two storey dwellings on either side of The Limes frontage, and is directly opposite Nos. 3 and 4, The Limes. Nos. 3 and 4 The Limes directly front the highway.

An initial site inspection noted that the site had been cleared of vegetation, waste materials that had been fly tipped or blown onto the site; following this the site had also been levelled and vacated. The extent of the works did not constitute development and therefore did not require the benefit of planning permission.

A means of enclosure in the form of hoarding had been erected to enclose the site. The hoarding measured approximately two metres in height and approximately 34 metres in length. The erection of a means of enclosure was considered to be development and therefore required planning permission. Although there was provision under the Town and Country Planning (General Permitted Development) Order, this provision stipulated that enclosures adjacent to a highway could only be a 'permitted development' if the height did not exceed one metre. As the enclosure exceeded that height, the works did not constitute permitted development.

The owner of the property had been advised that planning permission was required and of the acceptability of the works. Advice had been given on what means of enclosure would not require the benefit of planning permission, under the provisions of the Town and Country Planning (General Permitted Development) Order. In spite of the request for the removal of the hoarding in favour of more acceptable alternatives, no action had been undertaken. As no voluntary resolution had been achieved, the only course of action open was through formal action.

RESOLVED –

(1) T H A T the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) Permanently remove from the Land the means of enclosure comprising of green netting and wooden hoarding erected in the approximate location marked green on the Plan.

- (ii) Permanently remove any resultant waste from the above operation from the Land.

(2) T H A T in the event of non-compliance with the Notice, authorisation was also granted to take such legal proceedings as may be required.

Reason for decisions

(1) In view of the scale, design and materials in construction of the enclosure in this location, the development is considered unacceptable in terms of its impact on the character and appearance of the street scene and wider conservation area. The means of enclosure is considered unacceptable development that fails to preserve or enhance the character and appearance of the Cowbridge Conservation Area. As such, the development is considered to conflict with Policies: ENV17 – Protection of the Built and Historic Environment; ENV20 – Development in Conservation Areas; and ENV27 – Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011, as well as the principles of the Cowbridge with Llanblethian Conservation Area Appraisal and Management Plan (2010) adopted as Supplementary Planning Guidance for development control purposes.

603 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:

2012/01152/FUL Received on 14 January 2013

(p26)

Tim Vaughan Racing Ltd., Pant Wilkin Stables, Aberthin, Cowbridge, Vale of Glamorgan, CF71 7HE

Brian Griffin Planning & Countryside Consultants, The Cottage, Green Bottom, Littledean, Gloucestershire, GL14 3LH

Pant Wilkin Stables, Aberthin, Cowbridge

Dwelling house with treatment plant drainage and access, in connection with racing stables

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

- The dwelling as approved shall not be sold separately or separated from the horse racing stable enterprise, known for the purposes of this application as Pant Wilkins Stables.

- Obligation not to implement outline planning permission 2010/00802/OUT.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement.

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 occupancy of the dwelling shall be restricted to those:
 - a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
 - b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
 - c. widows, widowers or civil partners of the above and any resident dependants.

Reason:

Required as this is a dwelling in this rural location that would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

3. This consent shall relate to the plans registered on 12 April 2013 other than where amended by plans reference 'Proposed Site Plan – TP10A' (1:500), received 6 November 2013, the 'Site Plan' received 14 January 2013, the revised elevations received 21 October 2013, and the revised proposed Ground Floor and Proposed First Floor Plans, both received 30 May 2013.

Reason:

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

4. 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.

5. 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.

6. 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.

7. 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 of this rural location and Special Landscape Area and to ensure the development accords with Policies ENV27, ENV1 and ENV4 of the Unitary Development Plan.

8. Full details of a scheme for foul and surface water drainage, including details of the package treatment plant and its location, 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 of the foul and surface water drainage prior to the first beneficial occupation of the dwelling hereby approved.

Reason:

To ensure a suitable foul and surface water drainage scheme, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. Notwithstanding the submitted details, 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 the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

10. Notwithstanding the submitted details, a landscaping scheme, including details of new hedgerows, 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.

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 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.

12. Prior to their use in the construction of the dwelling and garage hereby approved, details of the 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) 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 the terms of Policy ENV27 of the Unitary Development Plan.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (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 dwellings 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 the terms of Policy ENV27 of the Unitary Development Plan.

2013/00411/FUL Received on 1 May 2013
(p44)

Mr. and Mrs. A. Richards

Geraint John Planning Ltd., Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

Land to the north and east of Tudor Lodge, Bonvilston

Proposed resurfacing of existing access track and retention, the amendment of earthworks providing existing - to the rear of the property, and stopping-up of existing residential access.

DEFERRED – For site visit.

2013/00633/FUL Received on 24 July 2013

(p57)

g2 Energy Renewable Developments Limited, 25, Osier Way, Olney Office Park,
Olney, Buckinghamshire, MK46 5FP

David Lock Associates, 50 North Thirteenth Street, Central Milton Keynes, Milton
Keynes, Buckinghamshire, MK9 3BP

Hill House Farm, St. Marys Hill, Bridgend

Erection of a single wind turbine, with a maximum blade height of 77 metres, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound.

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. Within three months of the wind turbine hereby approved becoming redundant or within 25 years of the turbine generating electricity (whichever is the sooner), the turbine, substation, any concrete foundations and associated development shall be removed from the land and the site shall be restored to its former condition.

Reason:

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

3. Prior to its construction/laying out within the application site, further details of the proposed construction materials for the associated access track shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be maintained in accordance with the approved details.

Reason:

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

4. The developer shall prepare a Traffic Management Plan (TMP) to show proposals for transporting the abnormal indivisible loads associated with the construction phase of this scheme. The TMP shall include proposed timescales and delivery schedules as well as numbers, dimensions, weights, axle distributions etc. of delivery vehicles. The TMP shall also include:

- a) Construction vehicle routing plans at 1:2,500 scale for all traffic showing swept path analysis from the point of entry onto the public highway network to the site; and in reverse for decommissioning.
- b) Construction vehicle routing plans at 1:2,500 scale for all traffic showing highway mitigation required and land ownership boundaries including identified holding areas, passing areas and layover areas. Any highway mitigation shall include supporting HD19/03 Safety Audit documentation.
- c) No development shall commence until the land required for highway mitigation and holding areas has been acquired or made available for use.
- d) Site access highway design plans at 1:2,500 scale that shall include supporting HD19/03 Safety Audit documentation.
- e) Detailed schedules of the management of junctions to and crossings of the public highway and other public rights of way during delivery construction materials and other operating equipment.
- f) The provision of delivery schedules detailing the time and date of movements, nature of delivery vehicles: particularly detailing vehicle parameters, gross vehicle weight, number of vehicles in convoy size, dimensions (width, length, height) and weight (total vehicle with loads and axel loading).
- g) Details of escorts highlighting where and when along the route private vehicles, banksman and Police vehicles escorts will be used.
- h) Provision of plan drawings and associated traffic signs schedule highlighting locations along the route where temporary traffic management (cones, temporary signs, etc.) needs to be deployed.
- i) An agreed impact assessment on all highway structures on the affected route, including bridges, culverts, retaining walls, embankments, drainage features, and third party buildings and structures and a comprehensive condition survey of the agreed length of the haulage route undertaken by a suitably qualified and experienced Highway Maintenance Consultant, to provide a benchmark of the existing standard of the road.
- j) Following completion of construction activities, the developer shall carry out a final road survey to determine any areas which require repair works to return the highway to the pre-existing condition and undertake the identified works to the satisfaction of the Local Planning Authority, making good of any damage done by construction traffic associated with the proposed development to the trunk road and county road

network including street furniture, structures, drainage features, highway verges and carriageway surfaces.

- k) Documented trial runs with supporting videoed evidence shall be included in the TMP demonstrating the suitability of the entire transport route from point of entry onto the highway network to the site for all deliveries and in reverse for the decommissioning of the windfarm unless the components are broken up on site.
- l) Details of all required road widenings, passing places, bridge strengthening, etc.
- m) Any temporary Traffic Regulation Orders (TTROs) for each section of the routes where the Police may need to stop or hold traffic.
- n) Details of measures for wheel washing and dust suppression.
- o) Confirmation that no construction traffic or deliveries to the site shall be made or leave the site during the hours of 7.30 – 9.30 a.m. and 3.00 – 6.00 p.m.

The development shall at all times be carried out in accordance with the approved TMP and the details submitted and agreed therein.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM7 of the Unitary Development Plan.

5. A noise survey post installation at the nearest residential premises 'The Rock' shall be undertaken when the turbine is initially commissioned and again after six months. The noise survey is to be provided in the same format as in the developer's Noise Assessment on page 8 table 5.2. The results of the noise assessment shall be submitted to the Local Planning Authority, within two months of the date of this planning permission and, should the surveys indicate that the noise levels exceed those stated in the application documents, the use of the turbine shall cease until such time as a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority, and those measures implemented. The development shall at all times be carried out in accordance with any mitigation measures that are identified as being necessary.

Reason:

In the interests of residential amenity and to ensure compliance with Policy COMM7 of the Unitary Development Plan.

6. Should in future a justified noise complaint be made to the Local Authority, within 28 days from the receipt of a written request from the Local Planning Authority, the operator of the development shall, at its expense, employ an

independent consultant approved by the Local Planning Authority to assess the level of noise from the wind turbine at the complainant's property following the procedures described in ETSU-R-97 `The Assessment and Rating of Noise from Wind Farms`.

During the course of the investigation, should the wind turbine be identified as operating outside of the parameters specified in the original noise assessment the wind turbine will be modified, limited or shut down. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating turbine to a level within the parameters specified in the noise assessment.

Reason:

In the interests of residential amenity and to ensure compliance with Policy COMM8 of the Unitary Development Plan.

7. Should following the construction and commissioning of the wind turbine a justified complaint be made regarding shadow flicker to the Local Planning Authority, within 28 days from the receipt of a written request from the Local Planning Authority, the operator of the development shall, at its expense, employ an Independent Consultant approved by the Local Planning Authority to assess the extent of shadow flicker and identify in a report the remedial measures necessary to overcome the issue, and within three months of the operator receiving that report the operator shall undertake the identified remedial measures unless otherwise agreed in writing by the Local Planning Authority. Should no recommended measures be identified to overcome the issue of shadow flicker then the turbine shall shut down until such time as the issue is resolved.

Reason:

In the interests of residential amenity and to ensure compliance with Policy COMM8 of the Unitary Development Plan.

8. No vegetation shall be cleared from the site during the bird nesting season.

Reason:

To safeguard birdlife during the nesting season and to ensure compliance with Policy COMM7 of the Unitary Development Plan.

9. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

10. No development shall commence on site until details of any mitigation measures necessary to be installed on Cardiff Airport radar system and a programme for the installation has been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be installed in accordance with the approved details and programme and so retained at all times thereafter.

Reason:

In the interests of aviation safety.

11. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any development 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 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 completion of the development, 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. 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 shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented and 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.

14. No development shall commence until details of the materials to be used in external finishes of the substation have been submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be maintained in accordance with the approved details.

Reason:

In the interests of visual amenities and to comply with Policy ENV27 of the Unitary Development Plan.

2013/00724/FUL Received on 1 August 2013

(p85)

INRG Solar Limited

Pegasus Group, First Floor, South Wing, Equinox North Great Park Road,
Almondsbury, Bristol, BS32 4QL

Land at West Hall Farm, Aberthaw, St. Athan

Installation of ground mounted photovoltaic (PV) solar arrays to provide circa 7MW generation capacity together with transformer stations; substation; internal access track; landscaping; fencing; security measures; access gate; and ancillary infrastructure.

DEFERRED – Due to receipt of amended plans and the need for consultation.

2013/00760/FUL Received on 12 August 2013

(p113)

Mr. Edward Thomas, V J Thomas & Son, Pancross Farm, Llancarfan, Barry, Vale of Glamorgan, CF62 3AJ

Mr. Edward Thomas, V J Thomas & Son, Pancross Farm, Llancarfan, Barry, Vale of Glamorgan, CF62 3AJ

Boverton Place, Boverton

A liquid digestate storage lagoon

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 12 August 2013 other than where amended by plans reference RAC/5786/3 Rev A received on 1 November 2013.

Reason:

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

3. The lagoon hereby permitted shall solely be used for the storage of liquid digestate as a by-product of the anaerobic digestion process carried out at Pancross Farm, as set out in the application.

Reason:

To enable the Local Planning Authority to maintain control over the use of the lagoon, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

4. Notwithstanding the submitted plans full details, including materials and elevations, of any 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 on site, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities, and in order to preserve the special character of the Glamorgan Heritage Coast as required by Policies ENV5 and ENV27 of the Unitary Development Plan.

5. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site which shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures for their protection in the course of development, and details of supplementary landscaping to mitigate the visual impact of the development.

Reason:

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

6. All planting, seeding or turfing comprised in the approved details of landscaping, in accordance with Condition 5, shall be carried out in the first planting and seeding seasons following the completion of the development; 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.

7. Prior to the first beneficial use of the development, the vehicular access shall be surfaced in a bound material for a minimum distance of 15 metres from the back edge of the adjacent highway, in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority. The approved surface material shall thereafter be retained unless otherwise approved in writing by the Local Planning Authority.

Reason:

To prevent loose material being deposited on the adjacent highway, in the interest of highway safety, and to ensure compliance with Policy ENV27 of the adopted Unitary Development Plan.

8. Prior to the first beneficial use of the lagoon hereby approved the existing means of access shall be amended to incorporate a 2m x 2m vision splay on either side of the access to the back edge of the carriageway, in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highways and public safety and the free flow of traffic along the adjacent highway in compliance with Policy ENV27 of the adopted Unitary Development Plan.

9. The lagoon hereby approved shall be constructed in accordance with the SSAFO standard, as required by Natural Resources Wales and prior to the first beneficial use of the development Natural Resources Wales shall be notified in writing and invited to inspect the completed lagoon and the engineers' certificates. Written confirmation of the above shall be submitted to the Local Planning Authority, prior to the first beneficial use of the lagoon.

Reason:

To enable the Local Planning Authority to maintain control over the use of the lagoon, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

2013/00851/FUL Received on 7 August 2013
(p127)

Mr. J. Nurse, Atlantis, Ham Lane South, Llantwit Major, South Glamorgan,
CF61 1RN
C2J Architects & Town Planners, Unit 1A, Compass Business Park, Pacific Road,
Ocean Park, Cardiff, CF24 5HL

Atlantis, Ham Lane South, Llantwit Major

Demolition of existing dwelling; construction of 2 No. detached dwellings

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 AL(0)05 Rev.B received on 16 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.

3. Notwithstanding the submitted plans, 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 use in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

4. Notwithstanding the submitted plans and prior to their use in the construction of the dwelling hereby approved, further details and samples of the external materials to be used on the dwellings shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

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

5. Prior to the commencement of development details of the finished levels of the site and dwelling in relation to existing 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:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

6. 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 AL(0)05 Rev A 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.

7. 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.

Reason:

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

8. 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) the dwellings 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (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 dwellings 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.

12. 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.

13. 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.

14. 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.

15. 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.

2013/00861/FUL Received on 4 October 2013

(p139)

Mr. Graham Hutchings, Lilypot Farm, Bonvilston, Vale of Glamorgan, CF5 6TR
Mr. Graham Hutchings, Lilypot Farm, Bonvilston, Vale of Glamorgan, CF5 6TR

Lilypot Farm, Bonvilston

Construct two log cabins for holiday letting throughout the year

DEFERRED (site visit)

2013/00881/OUT Received on 5 September 2013

(p152)

Mr. John Williams, 17, Pant Gwyn, Broadlands, Bridgend, Mid Glamorgan,
CF31 5BA

Mr. Michael McLoughlin, 8, Ty Brith Gardens, Usk, Monmouthshire, NP15 1BY

Sealawns Hotel, Slon Lane, Ogmere By Sea

Construction of 7 No. apartments, including car parking and landscaping

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:

- Pay an off-site Public Open Space Contribution of £15,960.
- Pay a fee to monitor and implement the Legal Agreement of £319.20.

APPROVED subject to the following condition(s):

1. Approval of the 'appearance' 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. Plans and particulars of the reserved matters referred to in Condition No. 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 5. 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 493[BD]302 and 493[BD] 305 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.

- 6. 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.

- 7. 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.

8. 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.

9. 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 and maintained 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.

10. All activities associated with the construction of the Development hereby approved shall be carried out in accordance with British Standard 5228, 2009: Code of practice for noise and vibration control on construction and open sites – Part 1 – Noise, Part 2 - Vibration.

Reason:

To ensure that local amenities are safeguarded and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

11. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0700 – 1900
Saturday	0700 – 1700

Unless such work –

- (a) is associated with an emergency (relating to health and safety or environmental issues);
- (b) is carried out with the prior written approval of the Local Planning Authority.

Reason:

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

12. 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.

13. All planting, seeding or turfing comprised in the approved details of landscaping shown on plan ref: 105315K101 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.

14. 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 the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

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 take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction 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.

16. The development hereby approved shall at all times be carried out in strict accordance with the levels shown on plan ref: 493 (BD) 303, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure, other than those approved in connection with Conditions of this planning permission, 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.

2013/00884/OUT Received on 15 October 2013
(p179)

Redrow Homes, C/o Agent.

Harmers Limited, Mr Andrew Muir, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff, CF14 5GG

Land to the West of Port Road, Wenvoe

Residential development for up to 140 dwellings with associated access, estate roads and public open space

RESOLVED –

(1) 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:

- Procure that 25% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.;
- Pay an off-site Affordable Housing Contribution equivalent to the developer subsidy for 10% of the total number dwellings permitted by the planning application.
- Pay a contribution the provision or enhancement of education facilities and school transport contribution of £3776.25 per dwelling.
- A scheme of public open space shall be submitted for approval at reserved matters stage to include:
 - Children's play space which will be provided on site at a ratio of 13.68sqm per dwelling
 - Children's play facilities which will be provided on site at a ratio of 4.56sqm per dwelling.
 - The provision of 2 No. Local Equipped Area for Play (LEAP) which shall be provided in accordance with a scheme to be approved by the Local Planning Authority.
 - The phasing for the provision of the Children's play space and play facilities.
- The developer shall make appropriate provision for the future maintenance of the public open space or if the Developer and Local Authority agree, may transfer the public open space to the Council free of charge and pay a commuted sum to cover the costs of future maintenance of the public open space for 20 years.

- Pay a contribution of £988.50 per dwelling to provide or enhance community facilities.
- Provide public art on the site to the value of £20,000 in accordance with details to be submitted for approval at reserved matters stage.
- Pay a contribution of £2,000 per dwelling to provide or enhance sustainable transport facilities in the vicinity of the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.

(2) T H A T in relation to the non-determination appeal of planning application ref: 2012/00933/OUT, Members agree that this report sets out the Council's position with regard to that ongoing appeal.

(3) T H A T the application be referred to the Welsh Ministers for consideration whether to exercise their call in powers under section 77 of the Town and Country Planning Act 1990 for 21 days, prior to any approval of the planning application, as required under the Town and Country Planning (Notification) (Wales) Direction 2012.

APPROVED subject to the following condition(s):

1. Approval of the layout, scale, appearance 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. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. 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.

6. 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.

7. 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.

8. 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 dwellings, 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.

9. Prior to the commencement of development, full details of a scheme for foul, and surface water drainage (SUDS), to include a timetable of implementation and details of future maintenance, shall be submitted to and approved in writing by the Local Planning Authority. These details shall be in general accordance with the conclusions with the Hydraulic Modelling Assessment, dated February 2013 and submitted to support application 2012/00933/OUT, and the approved scheme shall be fully implemented in accordance with the approved details.

Reason:

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

10. 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.

11. Prior to the first occupation of the first dwelling of the development hereby approved, full details of the Public Art to be provided on the site shall be submitted and approved by the Local Planning Authority. The public art shall

thereafter be installed on the site in accordance with the approved scheme within 12 months of the beneficial use of the first dwelling and thereafter maintained.

Reason:

To ensure that public art is provided integral to the development in accordance with the Public Art SPG and Policy ENV27 of the Unitary Development Plan.

12. The Reserved Matters application shall be supported by a noise assessment, relating to the road noise from the A4050 adjacent to the site and how this noise might be mitigated from effecting future residents of the development hereby approved.

Reason:

To ensure the Reserved Matters application identifies and considers potential noise constraints.

13. The development hereby approved shall be in accordance with the recommendations of the submitted 'Ecological Baseline Report' (EDP 2012), including provision of a 'Woodland Management Scheme' (to cover the following 25 years post construction), unless otherwise agreed in writing by the Local Planning Authority. Details of the ecological mitigation shall be submitted with any subsequent Reserved Matters application relating to this approval.

Reason:

To ensure protection for protected species, in accordance with policy ENV 16 of the Unitary Development Plan.

14. Prior to the commencement of development a 'Ecological Construction Method Statement' shall be submitted to and approved in writing by the Local Planning Authority. The agreed Method Statement shall be implemented as agreed throughout the course of construction of the development hereby approved.

Reason:

To safeguard protected species and biodiversity at or near the site, in accordance with policies ENV 27 and ENV 16 of the Unitary Development Plan.

15. Prior to the commencement of development details of a scheme for the clearance of reptiles from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of clearance as approved shall be implemented prior to the commencement of development, including any land clearance.

Reason:

To ensure protection for protected species, in accordance with policy ENV 16 of the Unitary Development Plan.

16. A scheme of ecological enhancement shall be submitted with the Reserved Matters application in connection with the on-site sustainable surface water drainage, such as the provision of a 'wet basin'. The scheme shall include a timeframe of works and details of maintenance. The development shall be in accordance with the agreed scheme.

Reason:

To ensure protection for protected species and ecological enhancement, in accordance with policy ENV 16 of the Unitary Development Plan.

17. The Reserved Matters submission to follow this Outline approval shall be accompanied by an Ecology and Landscape Management Plan. The agreed Ecological and Landscape Management Plan shall be implemented in full accordance with its recommendations and details in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure protection for protected species and ecological enhancement, in accordance with policy ENV 16 of the Unitary Development Plan.

18. The Reserved Matters application, to follow this approved Outline approval, should be supported by a lighting strategy for the development, which should include reference to ecology matters such as safeguarding light sensitive species. The development shall thereafter be in accordance with the approved lighting strategy.

Reason:

To ensure a suitable lighting strategy and to safeguard protected species, in accordance with policies ENV 27 and ENV 16 of the Unitary Development Plan.

19. The development shall be in full accordance with 'Invasive Vegetation Report' dated December 2012 and submitted with application 2012/00933/OUT, relating primarily to Himalayan Knotweed at the site, unless otherwise agreed in writing by the Local Planning Authority. This should be implemented throughout the preconstruction and construction period.

Reason:

To protect against environmental damage from invasive species, in accordance with policy ENV 29 of the Unitary Development Plan.

20. The proposed landscaping scheme shall include details of an ecological enhancement of the site, and any enhancements thereby identified shall be implemented in the first planting season following the completion of the development unless otherwise agreed with the Local Planning Authority.

Reason:

To increase the biodiversity value of the site and to meet the requirements of Policy ENV16 of the Unitary Development Plan.

21. Prior to the commencement of development a scheme for the provision and management of a 5 metre wide buffer zone along the watercourse within the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme, with the buffer zone being kept free from all development, including lighting, domestic gardens and formal landscaping.

Reason:

To prevent an adverse impact to wildlife and biodiversity, in accordance with policies ENV 27, ENV 29 and ENV 16 of the Unitary Development Plan.

22. A method statement detailing the protective measures that are to be implemented to prevent pollution of the watercourse within the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved method statement shall be fully implemented throughout the course of the construction period of the development hereby approved, unless otherwise approved in writing by the local planning

Reason:

To prevent pollution of the watercourse through the course of construction, in accordance with policy ENV 29 of the Unitary Development Plan.

23. 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 shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented and 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.

24. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason:

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

25. 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.

26. No Development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated, including details of wheel washing. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction 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.

27. Notwithstanding the submitted drawings and prior to the commencement of any works on site, full engineering drawings/details of the proposed access and associated works, turning areas, new footway, plus any new street lighting, signage and drainage details shall be submitted to and approved in writing by the Local Planning Authority.

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.

28. The development hereby approved shall not be brought into beneficial use until the approved access has been constructed in full accordance with the engineers details as required by Condition No. 27 and the access shall thereafter be so retained to serve the development hereby approved.

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.

29. Prior to the first beneficial occupation of the development hereby approved, a full Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with UDP Policies 2, 8 and ENV 27 (Design of New Developments).

30. 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 with the Council to provide the proposed access junction (including any required Traffic Regulation Orders), in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Highway Authority; and
 - (2) The requirements of the proposed scheme and any associated requirements of any amended or new 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.

31. The reserved matters application(s) shall have full regard to the guidance and advice as set out in Manual for Streets and Secure by Design unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the reserved matters application is submitted in accordance with good practice and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

2013/00895/FUL Received on 17 September 2013

(p236)

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

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

Woden Park, Cwrt Yr Ala Road, Cardiff

Extension to approved scheme - Installation of solar pv park

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 be implemented only in conjunction with planning permission reference 2012/01285/FUL.

Reason:

The current application is an extension in the area of the original permission reference 2012/01285/FUL and is not a standalone proposal, but instead relies upon the access arrangements approved under that consent.

3. Notwithstanding the submitted plans, before their installation on site, further details of any 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.

4. 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.

5. The development hereby approved shall be implemented in full accordance with the Traffic Management Plan as outlined in the submitted Design and Access Statement that accompanied the original application reference 2012/01285/FUL, 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. Before the commencement of development the site specific method statement, referred to at Point 13 of the Traffic Management Plan included with application reference 2012/01285/FUL, 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 by 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.

7. The development hereby permitted shall be implemented in accordance with the recommendations outlined in the submitted Ecological Appraisal prepared by Crossman Associates, dated 2 September 2013, 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.

8. 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, 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.

9. 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.

10. 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; Arboricultural Impact Assessment prepared by Hillside Trees Ltd., September 2013; 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.

11. 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 any remedial tree work, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details and the tree protection scheme outlined in the Arboricultural Impact Assessment prepared by Hillside Trees Ltd, which 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.

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 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. 8, 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.

13. 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.

14. 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.

2013/00919/FUL Received on 26 September 2013

(p257)

Mr. Ken Shapley, c/o Agent

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

3, Cosmeston Cottages, Lavernock Road, Penarth

New 3 bedroom house (2 storey) on side adjacent to No 3 Cosmeston Cottage, Lavernock Road

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 finished levels of the site and dwelling in relation to existing ground levels shall be in accordance with the details shown on plan PL002 unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

3. The 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 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.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) 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 the terms of Policy ENV27 of the Unitary Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order 2013 (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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order, 20135 (or any Order revoking, amending or re-enacting that Order) no gates, fences, walls or other means of enclosure (other than those approved under the terms of conditions of this planning permission) 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 the terms of Policy ENV27 of the Unitary Development Plan.

9. Notwithstanding the submitted plans, 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 and the means of enclosure shall be implemented in accordance with the approved details prior to first beneficial occupation of the dwelling, and so maintained at all times thereafter.

Reason:

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

10. 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.

Reason:

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

12. 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.

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.

13. Notwithstanding the submitted plans and prior to their use in the construction of the dwelling hereby approved, further details and samples of the external materials to be used on the dwelling and garage shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

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

14. No part of the development hereby approved shall be brought into beneficial use until such time as the parking and turning areas have been laid out in full accordance with the layout shown on plan PL001, and the parking and turning areas shall be so retained at all times thereafter to serve the development hereby approved.

Reason:

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

15. Notwithstanding the submitted plans, the development hereby approved shall not be brought into beneficial use until the vehicular access has been constructed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority, and the access shall thereafter be so retained to serve the development hereby approved. The plans shall provide for a vehicular access with a width at least 3.7m.

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.

2013/00928/FUL Received on 1 October 2013

(p273)

Mr. Nicholas Hegarty, St. Brides Court, St. Brides Major, Bridgend, Mid Glamorgan,
CF32 0TD

Drakes Renewables, Old Batford Mill, Lower Luton Road, Harpenden, Hertfordshire,
AL5 5BZ

St. Brides Court, St. Brides Major, Bridgend

Erection of 5kW wind turbine on a 15m tower following refusal of 2013/00450/FUL

DEFERRED – Due to the receipt of objections from the National Air Traffic Service.