

PLANNING COMMITTEE

Minutes of a meeting held on 19th December, 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, Mrs. V.M. Hartrey, K. Hatton, N.P. Hodges, H.J.W. James, Mrs. M. Kelly Owen, K. Mahoney, A. Parker, R.A. Penrose, A.G. Powell, E. Williams and M.R. Wilson.

705 APOLOGIES FOR ABSENCE –

These were received from Councillors Mrs. M.R. Wilkinson (Vice-Chairman), H.C. Hamilton and Mrs. A.J. Preston.

706 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 21st November, 2013 be approved as a correct record.

707 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest in Planning Application No. 2012/00907/FUL as he was the architect for the Application. Councillor Parker declared an interest in Planning Application No. 2013/00411/FUL as the Applicant was known to him. Councillor Parker also declared an interest in Planning Application No. 2013/00861/FUL as the Applicant was known to him.

Councillor Parker vacated the room whilst these items were under consideration.

Councillor K. Mahoney declared an interest in Planning Application No. 2013/00936/RES as he was a resident of Bendrick Road.

Councillor Mahoney vacated the room whilst this item was under consideration.

708 PLANNING SUB-COMMITTEE (PUBLIC RIGHTS OF WAY) –

The following report of a meeting held on 27th November, 2013 was submitted:

Present: Councillors Mrs. V.M. Hartrey, F.T. Johnson, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillor P.J. Clarke.

(a) Appointment of Chairman –

RESOLVED – T H A T Councillor F.T. Johnson be appointed Chairman of the Sub-Committee for the ensuing municipal year.

Councillor Johnson took the Chair.

(b) Appointment of Vice-Chairman –

RESOLVED – T H A T Councillor Mrs. M.R. Wilkinson be appointed Vice-Chairman of the Sub-Committee for the ensuing municipal year.

(c) Apologies for Absence –

These were received from Councillor H.J.W. James.

(d) Minutes –

RESOLVED – T H A T the minutes of the meeting held on 16th July, 2012 be approved as a correct record.

(e) Declarations of Interest –

No declarations were received.

(f) Highways Act 1980 S119 Proposed Public Path Diversion Order Footpath No. 5 Lavernock (DDS) –

The Sub-Committee received an application made by the Vale of Glamorgan Council to divert part of the above footpath.

Public Footpath No. 5 commenced on Fort Road and proceeded south-westwards across fields and through the Bay Caravan Park to terminate on St. Mary's Well Bay Road. The footpath currently traverses the Caravan Park and was obstructed by static caravans and security fencing.

It was also noted that Public Footpath No. 1 Lavernock ran parallel to Public Footpath No. 5 through Lavernock Nature Reserve and along the cliff top to the south of Bay Caravan Park. Footpath No. 1 provided the only other east-west coastal link in the area. This link had, however, been lost due to erosion. Erosion resulting in the physical loss of a public footpath has the effect of legally extinguishing the portion of path affected. Whilst Public Footpath No. 1 previously provided an accessible route from east to west it was not the subject of this application.

Through negotiation with the adjacent landowners it had been possible to create a new path running parallel to the eastern boundary of the caravan park, which terminated on the proposed diversion route of Public Footpath No. 5, FP5 would continue on to St. Mary's Well Bay Road.

The proposal provided an opportunity to conclude the provision of a vital missing link in the Vale of Glamorgan's section of the Wales Coast Path.

The effect of the diversion of Footpath No. 5 would be to move the footpath from the alignment A-B-C-D (bold line) to A-E-F (dashed line) as shown on the order map attached to the report.

An order map and schedule were included describing the changes in greater detail.

Case Law states that before making a decision on the Order it is reasonable to consider both tests for making the Order and for confirming the Order. Even if all tests are met, the Council may exercise its discretion to make the order.

Before making a Diversion Order it must appear to the Council that it is expedient to divert the path in the interests either of the public or of the owner, lessee or occupier of the land crossed by the path.

The Authority must also be satisfied that the Diversion Order did not alter any point of termination of the path, other than to another point on the same path, or another highway connected with it, and which was substantially as convenient to the public.

Before confirming an Order, the Council, or the Welsh Government, if the Order is opposed, must be satisfied that:

- (a) The diversion is expedient in the interests of the person(s) stated in the Order,*
- (b) The path will not be substantially less convenient to the public as a consequence of the diversion,*
- (c) It is expedient to confirm the Order having regard to the effect it will have on public enjoyment of the path as a whole, on other land served by the existing path and on land affected by any proposed new path, taking into account the provision for compensation.*

Convenience should be interpreted as meaning ease of use, whereas enjoyment can take into account other factors such as the views to be enjoyed from the path or way.

Following consultation on the proposal, one objection was received from Friends of the Earth.

RESOLVED – T H A T the Council, being the relevant highway authority for the affected footpath, proceed with making an Order to divert part of Footpath No. 5 Lavernock as described in the order plan and schedule attached to the report.

Reasons for decision

(1) *Diversion of Footpath No. 5 was in the interest of the landowners. The existing definitive alignment runs across an open field that was cultivated on a seasonal basis and then through the Bay Caravan Park to terminate on St. Mary's Well Bay Road.*

(2) *The diversion of the path from the centre of the field to the field boundary would benefit farming practice by removing the need to reinstate a route through crops and instead allow path users to follow the headland. The removal of the path from the caravan park would provide greater flexibility in the siting of static caravans in addition to resolving current obstructions.*

(3) *The application was made as part of the Coastal Access Improvement Programme and follows from negotiations between the Vale of Glamorgan Council and landowners to provide a usable route able to comprise the Wales Coast Path.*

(4) *The path diversion retained connections to the same highways. The proposed alternative route was no less convenient to the public.*

Footnote

Prior to the commencement of formal business, discussions took place as to whether the Planning Sub-Committee (Public Rights of Way) should, in future, receive update reports in relation to any Orders made by the Sub-Committee which were subsequently challenged. Consensus emerged that this course of action would be followed in future.

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

Reason for decision

Having regard to the decisions of the Planning Sub-Committee (Public Rights of Way).

709 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 21st November, 2013 be noted:

Apologies for absence were received from Councillor Mrs M.R. Wilkinson (Vice-Chairman); Councillors J. Drysdale and Mrs. M. Kelly Owen.

- | | |
|---|--|
| (a) Hill House Farm, St. Mary's Hill,
Bridgend, CF35 5DT | Councillor F.T. Johnson (Chairman);
Councillors Mrs. V.M. Hartrey, K. Hatton,
H.J.W. James, A. Parker, R.A. Penrose
and R.P. Thomas. |
| (b) St. Brides Court, St. Brides Major,
Bridgend, CF32 0TD | Councillor F.T. Johnson (Chairman);
Councillors E. Hacker, Mrs. V.M. Hartrey,
K. Hatton, H.J.W. James, A. Parker,
R.A. Penrose and Mrs. A.J. Preston. |
| (c) Boverton Place, Boverton,
CF61 6UH | Councillor F.T. Johnson (Chairman);
Councillors E. Hacker, Mrs. V.M. Hartrey,
K. Hatton, H.J.W. James, A. Parker, and
R.A. Penrose. |
| (d) Atlantis, Ham Lane South,
Llantwit Major, CF61 1RN | Councillor F.T. Johnson (Chairman);
Councillors E. Hacker, H.J.W. James,
A. Parker, and R.A. Penrose. |
| (e) Land to the West of Port Road,
Wenvoe | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, E. Hacker,
Mrs. V.M. Hartrey, K. Hatton,
H.J.W. James, A. Parker, and
R.A. Penrose. |

710 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.

711 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

2013/00331/RES	A	90, Fontygary Road, Rhoose	Application for approval of reserved matters following outline approval 2009/01083/OUT.
2013/00472/FUL	A	Ty Isha, Wick Road, Ewenny	New dwellinghouse.
2013/00635/FUL	A	Holm View Cottage, Pen y Turnpike Road, Dinas Powys	Replacement dwelling of existing bungalow.
2013/00827/FUL	A	19, Bittern Way, Penarth	existing conservatory to front elevation to be replaced with single storey extension. Extension to provide larger lounge and porch.
2013/00868/FUL	A	7, Hazel Grove, Dinas Powys	Demolition of existing garage, provision of two storey extension to side and single storey to front and rear, provision of two parking spaces to front of property.
2013/00873/FUL	A	6, Church Terrace, St. Mary Church	Two storey extension on north east elevation.
2013/00874/FUL	A	3, Cattwg Cottages, Llancarfan	Extension to existing dwelling.

2013/00878/FUL	A	25b, Archer Road, Penarth	New extension to side; front windows to be changed back to timber framed windows; front first floor window to be enlarged to match existing first floor window.
2013/00885/FUL	A	51, Plymouth Road, Penarth	Replacement of windows to front of property.
2013/00888/ADV	A	Barry Double Glazing, 3, Church Road, Barry	Fascia sign to front of property.
2013/00889/FUL	A	Barry Double Glazing, 3, Church Road, Barry	Change of use to D1 for a branch vets surgery.
2013/00892/FUL	A	Dukes Farm, Leckwith, Cardiff	Retention of a plateau for the exercising of horses, including a sand track around the perimeter 520m in circumference and 4m in width. The area inside this track will be grass divided into four paddocks with post and rail fencing. The perimeter of the plateau on the north and west sides will also have a post a rail fence. There will also be landscaping around the perimeter post and rail fence to minimise the impact of the development
2013/00896/FUL	A	Holly Cottage, Michaelston Le Pit	01- Construction of new single storey sun lounge extension. 02 - Removal of two windows on the ground floor of the existing cottage and replacement with french doors.
2013/00898/FUL	A	2, Baron Close, Penarth	Double storey extension to the side and a single storey glazed roof extension to rear of the property.
2013/00901/FUL	A	Hen Dafarn, St. Mary Hill, Bridgend	Construction of a wind turbine access track and new vehicular access.

2013/00905/FUL	A	16, Meliden Road, Penarth	Demolish existing garage to rear of property. Demolish existing lean-to single storey building to rear of house. Demolish existing lean-to conservatory to rear of house. Construct new single storey flat roof extension to rear and side of property. Remodel existing hip room to form new gable to room. Construct new full width dormer to rear of property. Convert remainder of loft space.
2013/00913/FUL	A	Oaklands, Argae Lane, St. Andrews Major	Proposed first floor extensions, ground floor porch and sun rooms, internal alterations.
2013/00917/FUL	A	Unit 50, Vale Business Park, Llandow	To change the use of the existing industrial unit from B1 to D2.
2013/00626/FUL	A	42, Clive Place, Penarth	Part demolition of existing rear annex and alterations to create three self contained residential units.
2013/00627/CAC	A	42, Clive Place, Penarth	Part demolition of existing rear annex and alterations to create three self contained residential units.
2013/00749/LAW	A	The Croft, Llangan	Riding School on land at The Croft Llangan.
2013/00812/FUL	A	42, Clive Place, Penarth	Proposed demolition of existing rear annex, alterations and minor extension to rear annex of property, plus carport and bin store.
2013/00824/FUL	A	3, Plymouth Road, Penarth	Conversion of existing (dilapidated) detached garage into habitable space including link to existing house, plus associated works.

2013/00863/FUL	A	31, Albert Road, Penarth	Conversion and extension of existing commercial property (31, Albert Road) into a dwelling that will be connected to 31a, Albert Road to form a one dwelling property.
2013/00876/OBS	B	Land at Excelsior Road, Gabalfa, Cardiff	Erection of an A1 retail unit for the preparation, baking and retail sale of bread, flour, sugar and confectionary, cereal products, fresh and delicatessen foods, ice cream, sandwiches, snacks, soft drinks, beverages, soups and other products as might be sold from time to time in any other multiple bakery branch and a full take away service normally associated with the bakery trade.
2013/00877/OBS	B	Aldi, Cardiff Bay Retail Park, Ferry Road, Grangetown, Cardiff	Erection of single storey extension and external alteration of existing Class A1 foodstore.
2013/00891/FUL	R	Mill Barn, Boverton, Llantwit Major	Change of use involving new access track to Barn 3 and retention of parking area to Barn 1.
2013/00902/FUL	R	Ty Mawr, Llanbethery, Barry	Construction of new house.
2013/00903/FUL	A	Aberthaw Power Station, The Leys, Aberthaw	Variation of conditions 11 and 12 attached to permission reference 2012/00506/FUL relating to transportation of ash.
2013/00906/FUL	A	Palla Farm, Peterston Super Ely	Redesign of existing agricultural storage building.
2013/00909/LAW	R	Winterstream, Penllyn, Cowbridge	Erecting a greenhouse.
2013/00915/FUL	A	37, Dochdwy Road, Llandough	Conversion of existing side garage plus the addition of new storey above.
2013/00918/FUL	A	Mill Farm, Pen y Turnpike Road, Dinas Powys	Erection of single storey timber shed/store.

2013/00921/FUL	A	RAOB, 58A, Arcot Street, Penarth	Change of use from Social Club (closed) to single, 2 No. bedroom dwelling including demolition of single storey annexe to provide external amenity space.
2013/00930/FUL	A	Glandwr, Beach Road, Sully	Orangery style rear extension.
2013/00938/FUL	A	Aberthaw Quarry, Aberthaw, Barry	Variation of condition 11 and 12 of planning permission reference 2012/00506/FUL relating to hours of operation within 500 metres of residential properties.
2013/00940/FUL	A	Church Cottage, The Square, Colwinston	Reconstruction of a former pigsty outbuilding from original stone with pitched slate roof.
2013/00943/FUL	A	22, Illtyd Avenue, Llantwit Major	First floor extension and ground floor extension/ enlargement of ground floor footprint.
2013/00945/FUL	A	8, Walston Close, Wenvoe	First floor rear extension.
2013/00946/FUL	A	78, Castle Avenue, Penarth	New covered through walkway at side of extension for the storage of medical oxygen equipment. Works include new window in gable end of house.
2013/00948/ADV	A	Tesco Stores Ltd, Culverhouse Cross, Cardiff	Identifying and directional signage to customer 'Click & Collect' pick up location within the Tesco store car park.
2013/00974/LAW	A	17, Millbrook Close, Dinas Powys	Building a 6 foot structure (3 foot fence on top of 3 foot wall) between front driveway of 17 and 15 Millbrook Close, Dinas Powys.
2013/01001/FUL	A	12, Beech Park, Colwinston	Two extensions to enlarge the kitchen and provide a utility room.
2013/01070/OBS	P	Cwm Colhuw Beach, Llantwit Major	Construction of a concrete access ramp.

2012/01207/FUL	A	Swanbridge House, St. Marys Well Bay Road, Swanbridge, Penarth	Erection of a single storey timber framed orangery replacing existing extension and garage.
2012/01208/LBC	A	Swanbridge House, St. Marys Well Bay Road, Swanbridge, Penarth	Erection of a single storey timber framed orangery replacing existing extension and garage.
2013/00811/CAC	A	42, Clive Place, Penarth	Proposed demolition of existing rear annex, alterations and minor extension to rear annex of property, plus carport and bin store.
2013/00899/LAW	R	The Coach House, Rear of 20, Plymouth Road, Barry	Administrative office for building company operating from Coach House to rear of main building.
2013/00920/FUL	A	114, Westbourne Road, Penarth	Demolition of existing single storey lean to kitchen to rear, and construction of new single storey family room and utility room.
2013/00925/FUL	A	Blockbuster Video Express, 88-90, Holton Road, Barry	Planning application for the change of use of a video and games rental and sales shop (A1 use) to a mixed class coffee shop (A1/A3 use).
2013/00944/FUL	A	12, Plassey Square, Penarth	Rear extension to existing garage.
2013/00950/FUL	A	Sycamore House, Llancadle	Rear single storey garden room extension.
2013/00967/LBC	A	Manor Cottage, St. Hilary	Replacement of single glazed panes with double glazed sealed units within existing wooden frames.
2013/00971/FUL	A	51, Laura Street, Barry	Proposed first floor extension over garage and proposed replacement of existing single storey rear extension.
2013/00972/LBC	A	22, Victoria Road, Penarth	Construction of a spiral cellar under dining room in the ground floor of a Grade ii Listed building.

2013/00973/FUL	A	Mayfields, St Quentins Close, Llanblethian, Cowbridge	Extension and alterations to front and rear elevations.
2013/00981/FUL	A	St. Heliers, Peterston Super Ely	Demolition of conservatory, rear and side extensions.
2013/00984/FUL	A	5, Mountjoy Crescent, Penarth	Proposed two storey extension with hip to gable conversion and dormer. Proposed ground floor rear side extension.
2013/00990/ADV	A	Tesco Express, 74, Fontygary Road, Rhoose	Proposed signage to indicate location of new Click and Collect parking bays
2013/00993/FUL	A	8, Hearte Close, Rhoose	Single storey extension to south side and new first floor extension to north side over integral garage/utility and kitchen.
2013/00997/FUL	A	Andros, Llancadle	To put a new pitched roof on part of the house to replace the current flat roof.
2013/00999/FUL	A	36, Bron Awelon, Barry	Erection of first floor extension for a disabled toilet facility.
2013/01003/FUL	A	Ty Robeth, 2, Bridgewater Road, Sully	Double hipped conservatory to rear with utility room to side of dwelling.
2013/00806/FUL	A	Caffi Nia, The Kiosk, 4, Willow Walk, Cowbridge	An extension to a bridge adjoining Caffi Nia and a proposed separate toilet block.
2013/00922/ADV	E	Britannia House, Penny Lane, Cowbridge	Proposed new external signage and replacement of old graphics design.
2013/00955/FUL	A	Springfield, Graig Penllyn	Construction of new three bed detached house with driveway in garden of existing residential property.
2013/00956/FUL	R	Maes Isaf, Wick	Change of use of land to residential garden and erection of a garage/store.

2013/00957/FUL	A	14, Manorbier Close, Dinas Powys	New 2 storey dwelling house to land to side of 14, Manorbier Close.
2013/00958/PNT	R	Pavement outside Trehill Cottage, St. Nicholas	Broadband cabinet within highway.
2013/00975/FUL	A	23, Ewenny Close, Barry	Garage conversion and bungalow extension to form new family room.
2013/00996/FUL	A	95, Plymouth Road, Penarth	Erection of new double garage at ground floor with new hobby / room store at first floor.
2013/00998/ADV	A	Spar Stores, Brockhill Rise, Penarth	Three fascia signs.
2013/01000/PNT	A	Pavement in front of 1, Cold Knap Way, Barry	Openreach broadband cabinet.
2013/01002/FUL	A	Land at Green Lane, Dinas Powys	Proposed extension to existing stable building (5 metres by 3.6 metres)
2013/01012/FUL	A	20, Caynham Avenue, Penarth	Proposed two storey side extension. Proposed single storey rear extension housing new kitchen. Internal alterations.
2013/01031/FUL	A	29, Colcot Road, Barry	Proposed alterations to 29 Colcot Road, Barry to the extant approval; 2010/00313/FUL to the party boundary; wall to number 31 as built, and addition of Juliet balcony to rear glazing and closing of gap on the side of number 29 between structures on the boundary.
2013/01034/LAW	A	5, Cliffwood View, Barry	A rear extension across the full width of the semi detached bungalow. Maximum extension to be 2.00 metres. Maximum eaves height to be 3.00 metres, maximum height of building to be 4.00 metres.

2013/01041/FUL	A	Post Office, 13, Glebe Street, Penarth	A new Bank of Ireland ATM to be installed through the shopfront glazing to the right of the main entrance door when viewed from the outside.
2013/01042/ADV	A	Post Office, 13, Glebe Street, Penarth	A new Bank of Ireland ATM to be installed through the shopfront glazing to the right of the main entrance door when viewed from the outside.

712 APPEALS (DDS) –

RESOLVED –

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

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

713 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

2013/00589/TPO	R	Village House, Colwinston	Dismantle 1 No. Irish Yew in front garden.
2013/00866/TPO	A	17, Laburnum Way, Dinas Powys	Reduce Oak by 20%.
2013/00982/TCA	A	Land adjacent to The Old Barn, Llangan	Copse thinning.
2013/00983/TPO	A	1, Tanfield Cottages, West Street/Plymouth Road, Llantiwt Major	Fell Sycamore and Ash trees.

2013/00951/TCA	A	92, Stanwell Road, Penarth	Remove Plum, Fir and two deciduous species (one large and one small) from rear garden.
2013/00954/TCA	A	31, Victoria Road, Penarth	Fell Willow.
2013/00960/TPO	A	1, Portland Close, Penarth	Fell Yew near boundary wall.
2013/00985/TCA	A	4, Tan Y Fron, Barry	To reduce the height and width of a Beech tree and re-shape.
2013/00987/TCA	A	Old Parsonage, Llancarfan	Take down three Leylandi trees at the rear.
2013/00929/TPO	A	Adjacent exit/entrance, Cambrian Park, Culverhouse Cross	Fell Oak tree T3.
2013/00952/TPO	A	8, Le Sor Hill, Peterston Super Ely	Lightly crown raise Oak to 4m removing secondary pendulous branches and 3-4m reduction to mid crown.
2013/00953/TPO	A	Mwndans, St. Nicholas	Shorten lower lateral branches by 3-4m to Yew.
2013/00994/TCA	A	33, Village Farm, Bonvilston	T1 : Coppice at 2ft above ground level. T2 : Coppice at suitable height about 1m above ground level. T3 : Remove 1 no. low branch growing towards property.
2013/01007/TCA	A	Curload, Factory Road, Llanblethian	Remove Ash, Goat Willow, Spruce, Lilac, Cypress and Sycamore trees.

714 ENFORCEMENT ACTION (DDS) –

(i) Land at The Lawns, Cwrt Yr Ala Road, Michaelston le Pit (Cardiff)

A report was received by the Local Planning Authority relating to a parcel of land at The Lawns, Cwrt Yr Ala Road, Michaelston le Pit (Cardiff). The parcel of land is located south east of Ely, Cardiff and north of Michaelston le Pit, the western side of

the valley is dense woodland that backs onto Wenvoe Quarry and the eastern side of the valley forms the Cwrt Yr Ala Special Landscape Area. The site is a previously underdeveloped parcel of agricultural land. The main issue at the site was that the land had been parcelled off and sold to various unconnected parties, with differing aspirations for the use of the land. As a result of this, the land is no longer used for a single agricultural purpose, which had been the production of barley.

At present the land parcels did not represent meaningful agricultural holding for agricultural purposes; which is compounded by the alleged sales tactics of the original landowner who advised the prospective buyers that planning permission was not required for the development of the land, as declared during the recent planning appeal hearing by the Appellant.

Many of the issues and considerations are the same for the parcels of land, therefore it was considered appropriate to group these matters together as a single item for presentation to Members. There are also additional land parcels at the site which are under ongoing investigation. The matters subject to this report had been considered and it had been determined that no further informal action and negotiation by Officers would render an acceptable result at the land.

Issues relating to specific land parcels were identified as such and issues relating to all sites were reported as one. The map attached as an appendix sought to provide an illustrative description of the land referred to in the report. The Cwrt Yr Ala Special Landscape was shown in the attached plan.

This development issue had previously been reported to Members and enforcement action had been pursued previously at one parcel of land. A recent appeal decision upheld the refusal of planning permission. The Inspector cited “material harm” to the appearance of the area as one reason to dismiss the appeal and also concluded that the development was unjustified from an agricultural perspective and stated that “it is clear the cumulative damage that would be caused to the special landscape area by such (repeated) development would be wholly unacceptable”.

An Enforcement Notice was served in respect of one parcel of land in line with the recommendation put forward to the Committee at the time. The landowner did not appeal that Notice, but submitted an alternative scheme to the Local Planning Authority to overcome the issues highlighted in the serving of the Notice. That application was refused and an appeal was subsequently submitted. That appeal was dismissed by the Inspector, the decision notice was attached as an appendix to the report.

Officers continued to seek compliance with the Notice to secure the removal of the building and access track. To this end, this matter had been reported to the Magistrates Court and a prosecution was being sought for failure to comply with the requirements of the Enforcement Notice.

Details of the Breach

Site 1: Roundhouse Partnership (“the Group”)

Following a site inspection it was noted that a series of drainage channels and ponds / lagoons had been created to be used for irrigation purposes. The largest of the three ponds measured 7.5m x 5.9m in width and was approximately 1m in depth. The smallest was 6.4m x 6.5m, again with a depth of 1m. Two of the ponds were located 8m to 10m from the central access track, with the third some 60m into the field.

The works were considered to amount to development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended) ("the Act") as they constituted an engineering operation. The site did not benefit from "permitted development" rights as defined by the Town and Country Planning (General Permitted Development) Order, as the works did not relate to an agricultural holding over 5 hectares in size, therefore the works required planning permission. As retrospective consent had been refused for the works, they were unauthorised and subject to enforcement action.

Site 2: Mr. L. Fernandes

An outbuilding had been partially constructed on a concrete plinth and an access track leading to the building had also been constructed. In recent weeks 8 cattle had been brought onto the land and the building was used as a cattle shed and storage. The building was constructed of timber material, with a flat roof, a height of approximately 3m and a footprint of 70m². The access track was made of crushed aggregate and ran approximately 155m into the land parcel.

The works are considered to be development as defined by Section 55 of the Act as they constituted building operations. The site did not benefit from any "permitted development" rights under the provisions of the Town and Country Planning (General Permitted Development) Order, as the works did not relate to an agricultural holding over 5 hectares in size. Therefore the works required planning permission, as no such permission had been granted the works were unauthorised.

Site 3: Mr. N. Clark

An initial site visit noted that domestic sheds, outbuildings, a greenhouse, a residential caravan, chicken coops and makeshift pig arks had been sited on the land. A recent site visit revealed that additional buildings, including shelter type construction, had been erected, which constituted development.

A fundamental issue was that the site owners continued to assert that the works were not continued development and therefore the level of structures erected continued to develop organically and exponentially.

The structures are considered to amount to development as defined by Section 55 of the Act. The buildings are rarely moved and given the constrained nature of the site, moving the items would still have the same appearance in planning context as if the buildings remained in situ. There is no change to the visual impact if items are moved periodically.

The siting of the caravan on the land is considered to amount to a material change of use of the land, the use of the caravan not being reasonably necessary for the purposes of agriculture.

Site 4: Mr. R. Kurniasih

Following an initial site investigation it was noted that five domestic sheds and outbuildings of various sizes had been constructed on the site, for at least one year. No livestock had been seen on the site. These structures were considered to be buildings amounting to development as defined by Section 55 of the Act. The buildings were not permitted development as defined by the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Therefore they required the benefit of planning permission.

Site 5: Mr. C. Cornish

An initial site visit noted that an outbuilding had been erected on the site. There were currently two large outbuildings erected on the site, with two chicken coops and a pig ark. A hard core crushed aggregate track measuring 57m in length had also been laid.

The works were deemed to be development as defined by Section 55 of the Act, as structures amounting to a building operation. The land had also taken on a quasi agricultural and equestrian farm park dimension, which would represent a material change of use of the land which would therefore require planning permission.

Site 6: Ms. S. Charhrou-Jackson

A site visit revealed that a large amount of hard core material had been deposited on the land, which had been used form an access track. The track extends 125m into the field parcel. Tipping of the material to form the track was considered to be development as defined by Section 55 of the Act. The works were not considered to be permitted development as defined by the Town and Country Planning (General Permitted Development) Order, as the works did not relate to an agricultural holding. As no such permission had been granted, the works were unauthorised.

Action Pursued to Date

Site 1

The owner had been advised that planning permission was required for the works. The operation and activities currently undertaken did not currently represent a material change of use of the land as works fell within the definition of agriculture as defined in Section 336 of the Act. As planning permission was required, a retrospective planning application to retain the work was submitted, in addition to a steel shipping container being sited on the land.

Retrospective planning consent was refused and the owners were advised that, notwithstanding their right of appeal, they must restore the land to its former condition and the ponds and drainage channels must be refilled.

Site 2

The owner was sent a letter that stated planning consent was required and all works were unauthorised and subject to enforcement control. The owner was advised to stop work in constructing the building and access track.

A Planning Contravention Notice (PCN) was served on the owner under the provision of Section 171(C) of the Act, which required specific information relating to the alleged breach of the planning control. The information required included the establishment of the exact use of the building, land and livestock holding details. In addition, the PCN sought to establish the purpose of the keeping of livestock on the land.

The details returned in the PCN led to the owner being advised that in terms of the merits of the work, an application for retrospective consent was unlikely to receive a positive recommendation that would lead to the grant of planning permission. The owner had been instructed to remove the building and access track and restore the land to its former condition. No action had been taken, therefore formal action was the only course of action to remedy the situation.

Site 3

The owner had been advised that buildings constituted development and therefore planning permission was required. The owner alleged that all items on the site constituted temporary structures / chattels and therefore did not require planning permission. The owner maintained this view, therefore formal action was now the only course of action open to the Local Planning Authority to pursue the matter further.

Site 4

Several attempts had been made to contact the owner, however the owner actively disengaged with Officers and refused to acknowledge the provisions of the Town and Country Planning Act. To date, all responses stated that the owner had not given consent to be governed or policed and that Officers had failed to identify a proof of claim or proof of authority.

Officers elected not to serve a PCN on the owner as it was evident from the site visits that no agricultural activity had been undertaken and the buildings were not designed for livestock housing. As the owner was unwilling to engage with Officers, formal action was the only mechanism to pursue the matter further.

Site 5

The owner advised that he was willing to co-operate with the Local Planning Authority and remove the larger buildings. A timescale was informally agreed for this, which leads into spring 2014. The owner had been advised that authorisation would be sought to formalise this as a requirement through the service of an Enforcement Notice requiring the removal of the buildings. This would secure the

Local Planning Authority position, and ensure that position in the future should the buildings not have been removed within the negotiated period.

Officers were currently awaiting the return of a PCN to formally establish the extent of alleged use of the land in relation to a farm park to conclude if these activities constituted a material change to the use of the land.

Site 6

The ongoing investigations at the site revealed that a new parcel of land was being developed and an access track was being created at one of the parcels. Land registry searches had been undertaken but the owners had been unable to be identified as the land registry title transfer had not been completed. Messages were left at the site in sealed envelopes, but the developer had not responded to any correspondence.

A recent land registry search had now identified the owners and Officers had contacted them to outline the requirement of planning permission. Officers had received a call to outline that work will be undertaken to remove the development prior to mid January 2014. No action has been taken to date.

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 1960 (as amended) to require:

- (i) Permanent removal of all buildings and the access tracks from the land.
- (ii) Permanent removal from the land of all materials and debris arising from the compliance with (i) above.
- (iii) Restoration of the land to its former condition prior to the operational development described being undertaken.
- (iv) Backfill the lagoons / ponds created by the engineering operations at the land.
- (v) Cease the use of the land for all purposes outside of the definition of agriculture.

(2) T H A T, in the event of non compliance with any of the above Notices, authorisation be granted to take such legal proceedings as may be required.

Reasons for decisions

(1) It is considered that the developments detract from the unspoilt, undeveloped rural character and appearance of the landscape, recognised for its special landscape importance and are not reasonably necessary for the purposes of agriculture on the land. The developments erode the special landscape qualities of this previously undeveloped rural landscape to the detriment of the visual amenity of the area. The cumulative impact of these developments only further compound these issues, all contrary to Policies ENV1 – Development in the Countryside, ENV2

– Agricultural Land, ENV4 – Special Landscape Areas, ENV10 – Conservation of the Countryside, ENV27 – Design of New Developments, EMP8 – Agricultural Enterprise and Associated Development, and Strategic Policy 1; Supplementary Planning Guidance on Design in the Landscape and Sustainable Development; and national guidance in Planning Policy Wales and technical Advice Note 6 – Planning for Sustainable Rural Communities.

(2) To ensure compliance with the Enforcement Notice and secure the ultimate restoration of the land.

715 PLANNING APPLICATIONS (DDS) –

Having considered the application 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:

2012/00907/FUL Received on 21 August 2012

(P. 43)

Warren Mill Farm Park, Pendoylan, Vale of Glamorgan, CF71 7UJ

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

Warren Mill Farm Park, Pendoylan

Conversion of The Old Mill to bunkroom accommodation (up to six persons) with living room/dining room, kitchen, bathroom and bunkhouse

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 and documents registered on 21 August 2012 other than where amended by plans and documents reference Drwg. No. 522/P/11A, amended Sections-Working and amended Bat Survey, November 2013 by Acer Ecology, received on 21 November 2013.

Reason:

For the avoidance of doubt as to the approved plans and in the interests of

safeguarding protected species in accordance with Policy ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

3. The bunkroom accommodation hereby approved shall only be used or occupied as holiday accommodation and shall not be occupied as a person's sole or main residence or for any other use falling within Class C3 of the Town and Country Planning (Use Classes Order) 1987 as amended or any subsequent Order amending, revoking or re-enacting that Order.

Reason:

In order that the Local Planning Authority can retain control over the scale and form of the development as the site is not located in an area where permanent residential accommodation would be approved, and in accordance with Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; HOUS3 - Dwellings in the Countryside; and EMP2 - New Business and Industrial Development of the Unitary Development Plan.

4. A register of the names and addresses of all occupiers of the holiday accommodation hereby approved, including the dates of occupancy, shall be maintained and made available for inspection by the Local Planning Authority within 2 weeks of the Local Planning Authority making a request in writing to view the register.

Reason:

To enable the Local Planning Authority to control the nature of the use in accordance with Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; HOUS3 - Dwellings in the Countryside; and EMP2 - New Business and Industrial Development of the Unitary Development Plan.

5. No person or persons shall occupy the holiday accommodation hereby approved for a period longer than 8 weeks at any one time, and they shall not return to occupy the holiday accommodation within 6 weeks of that occupancy period ceasing.

Reason:

To enable the Local Planning Authority to retain control over the scale and form of development as the accommodation has been approved as holiday lets only in accordance with Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; HOUS3 - Dwellings in the Countryside; and EMP2 - New Business and Industrial Development of the Unitary Development Plan.

6. Notwithstanding the submitted details, this consent shall not relate to the proposed rendering of the existing stonework. Instead a method statement,

which shall highlight on an elevational plan the areas of the proposed mill conversion requiring repair/restoration, which shall pay particular regard to:

- a) Foundation requirements and any underpinning, including alterations to ground level, and full details (including calculations of the proposed new retaining walls);
- b) Repointing of the building including a specification of the mortar;
- c) Re-roofing including samples of roof slates; and

shall be submitted to and agreed in writing by the Local Planning Authority before the commencement of development. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

The consent is for conversion of the building only and in the interests of the safeguarding of the character and appearance of the Old Mill and the surrounding rural landscape in accordance with Policies ENV8 - Small Scale Rural Conversions; and ENV27 - Design of New Developments of the Unitary Development Plan.

7. 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 holiday let accommodation hereby approved shall not be extended or altered in any way without the prior consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development in the interests of the rural character of the area in accordance with Policies ENV8 - Small Scale Rural Conversions and ENV27 - Design of New Developments of the Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order with or without modification, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

To ensure a separate residential curtilage is not created in the interests of the rural character and appearance of the area in accordance with Policies ENV1 - Development in the Countryside and ENV8 - Small Scale Rural Conversion of the Unitary Development Plan.

9. The development hereby approved shall be implemented in full accordance with the recommendations for ecological measures and the works as outlined

in the amended plan Drwg. No. 522/P/11A, and the amended Bat Survey by Acer Ecology dated November 2013, received 21 November 2013.

Reason:

In the interests of safeguarding protected species in accordance with Policies ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

10. Post development monitoring of the bat roost shall be carried out in year one following the completion of the conversion works hereby permitted. The monitoring shall comprise an internal and external inspection and one dusk emergence/dawn survey to be undertaken between mid May and mid August, and within four weeks of such monitoring a subsequent written report shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policies ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

11. Before the first beneficial occupation of the converted building a minimum of 7 No. replacement nest sites for swallow, swift and/or house-martin (or any combination thereof) shall be erected on the building. The replacement artificial nest sites shall be erected under the direct supervision of a suitably qualified ecologist and shall be maintained on site for a minimum of 5 years, by any variation agreed in writing with the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policies ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

12. No works involving the removal of the existing roof shall commence until either:
 - a) A copy of a licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead; or
 - b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence;

has been submitted to and agreed in writing by the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policies ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

13. Before the first beneficial use of the converted building hereby permitted full details of any external lighting of the grounds of Warren Mill Farm and the Old Mill shall be submitted to and agreed in writing by the Local Planning Authority. The external lighting shall be implemented in accordance with the agreed details and thereafter retained and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policies ENV16-Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

14. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a written 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.

15. No development approved by this permission shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the local planning authority. The final report on such recording shall be deposited with the Local Planning Authority prior to first beneficial use of the development hereby approved, in order that it may be forwarded to the Historic Environment Record, operated by the Glamorgan Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea SA1 6EL Tel: 01792 655208).

Reason:

As the building is of significance the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

16. Full details of a scheme for foul, surface and land drainage of the site 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 before the first beneficial occupation of the holiday lets hereby permitted.

Reason:

To ensure adequate drainage of the site in accordance with Policies ENV27 - Design of New Developments and ENV29 - Protection of Environmental Quality of the Unitary Development Plan.

2013/00375/OUT Received on 5 December 2013

(P. 61)

Mrs. Lynette Williams, 1, The Meadows, Penllyn, Cowbridge, Vale of Glamorgan, CF71 7RL

Fidmac Limited, Rosevine Cottage, Vistla Road, Penllyn, Vale of Glamorgan, CF71 1RQ

Site adjacent to Pwll-Y-Myn Farm, Peterston Super Ely

Construction of a two storey detached dwelling and a single storey garage adjoining

DEFERRED – For site visit.

2013/00378/FUL Received on 26 April 2013

(P. 75)

Boyer Planning Limited, 1B, Oak Tree House, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Boyer Planning Limited, 1B Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major

Construction of 115 dwellings, informal open space, new means of vehicular and pedestrian access from Cowbridge Road and associated infrastructure

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:

- Procure that at least 30% of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 80% would be social rented properties, and the remaining 20% would be intermediate properties.

- Pay a contribution of £230,000 towards sustainable transport facilities in the vicinity of the site.
- Public open space will be provided on site in the form of at least 1 No. Local Area for Play (LAP), and 1 No. Local Equipped Areas for Play (LEAP) with six types of equipment, which shall be provided in accordance with a scheme to be approved by the Local Planning Authority.
- 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 commuted sums to cover the costs of future maintenance of the public open space for 20 years.
- The developer shall pay commuted sums for the maintenance of the highway verge around the new staggered junction into the site and into the 'Groeswen estate'.
- Pay a contribution of £113,677.50 to provide or enhance community facilities which may include open space or recreational facilities and incorporating public art in the vicinity of the site.
- Pay a contribution of £227,729 to meet the cost of providing education services to children arising from the development.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£11,328 in this case).

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans registered on 26th April 2013, other than where amended and supplemented by the following plans:
 - Amended site location plan received 7th October 2013.
 - Amended site layout plan received 7th August 2013.
 - Amended planting plans received 30th August 2013.
 - Amended highway layout plan received 7th August 2013.
 - Hard landscape finishes plan received 4th July 2013.
 - Landscape Strategy plan received 30th August 2013.
 - One bed house type plans, received on 7th August 2013.

Reason:

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

3. Prior to the commencement of the construction of any of the dwellings, details of the finished levels of the site and dwellings, 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.

4. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access to the site and all internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting, surface water drainage and the details of the location and design of all rumble strips, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policy ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted plan, further details of the proposed access to the site shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development, and the access shall be implemented in accordance with the approved details, prior to the first beneficial use of any part of the development.

Reason:

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

6. The dwellings hereby approved shall not be brought into beneficial use until such time as the applicant / developer enter into a legal agreement under Section 38 of the Highways Act 1980 and/or Section 278 of the Planning Act 1990, with the Council to secure the proper implementation of the highway works approved in conjunction with Condition 5 of this planning permission. The alterations to the highway as approved under the terms of Condition 5 of this permission shall thereafter be completed in accordance with a schedule of timescales that shall be submitted to and approved in writing by the Local

Planning Authority, prior to the commencement of those works and prior to the commencement of works to create the new access into the site.

Reason:

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

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

Reason:

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

8. Prior to the first beneficial occupation of the development hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall 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 Policies 2, 8 and ENV27 (Design of New Developments) of the Unitary Development Plan.

9. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority, to include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall at all times thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected and to meet the requirements of Policies TRAN10 and ENV27 of the Unitary Development Plan.

10. Prior to the commencement of development, a Construction and Environmental Management Plan to include such matters as the control of noise, vibration, dust and other deposits (and to include proposed hours of working during the development construction phase) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented throughout the course of the construction phase of the development.

Reason:

To safeguard the amenities of neighbouring properties and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

13. Any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent.

Reason:

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

14. 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.

15. 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.

16. 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.

17. 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 dwelling(s) hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

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

18. 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 dwellinghouse 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.

19. All means of enclosure associated with the development (to include means of enclosure around the public open space and pond) 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.

20. 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 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, in the interests of residential amenity and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

22. 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 garages hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garages and parking spaces identified on the plans hereby approved shall be retained at all times for the parking of private motor vehicles associated with the dwellings hereby permitted.

Reason:

To ensure that adequate on site parking is retained in the interests of highway safety in accordance with Policies TRAN10 - Parking and ENV27 - Design of New Developments of the Unitary Development Plan.

23. Notwithstanding the submitted plans, prior to the first beneficial occupation of any dwelling hereby approved, full details (including timescales) of the lighting to be provided on the highways, footpaths and public open space areas within the development (including details of a 'dark corridor' along the southern edge of the site) shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of any part of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development, in the interest of public safety and security, in the interests of ecology and to accord with Policy ENV27 of the Unitary Development Plan.

24. No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul water, surface water and land drainage (including highway drainage and full drawings of the proposed pond) will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

25. 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 and surface water shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

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

26. The information submitted in accordance with the requirements of Condition 24 above shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

Reason:

To ensure the effective maintenance of the site's drainage system and to ensure compliance with Policies ENV 7 and ENV 27 of the Unitary Development Plan.

27. No dwelling hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas to serve that dwelling, have been laid out in full accordance with the details shown on the approved plans 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.

28. Prior to the commencement of construction of any of the dwellings, a scheme for the provision and maintenance of the Public Open Space (including the children's play equipment) shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies ENV 27 and REC 3 of the Unitary Development Plan.

29. No more than 50 of the dwellings hereby approved shall be brought into beneficial use until the children's play area shown on the approved plans (and approved under the terms of Condition 28 of this planning permission) has

been constructed on site and is capable of use by the future occupiers of the development.

Reason:

To ensure the recreational facilities are delivered in a timely manner to meet the needs of the future occupiers of the development in accordance with Policies REC3 and REC6 of the Unitary Development Plan.

30. Prior to the first beneficial occupation of any dwelling hereby approved, full details of the public art to be provided on the site, shall be submitted and approved in writing by the Local Planning Authority. The Public Art shall thereafter be implemented on the site in accordance with the approved details no later than 12 months following the substantial completion of the development.

Reason:

To ensure the delivery of Public Art on the site in accordance with the Council's Public Art SPG.

31. The development shall at all times be implemented in accordance with the findings and recommendations of the EAD ecology report entitled 'Ecological Impact Assessment Addendum, Plasnewydd Farm, Llantwit Major, Persimmon Homes and Charles Church, November 2013', received by the Local Planning Authority on the 6th November 2013.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV 16 and ENV 27 of the Unitary Development Plan.

32. Prior to the commencement of development, a Great Crested Newt method statement shall be submitted to and approved in writing by the Local Planning Authority, and the development shall at all times thereafter be carried out in accordance with the approved method statement. The statement shall include details of the method of works, timing and duration of works and action to be taken if a Great Crested newt is found.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV 16 and ENV 27 of the Unitary Development Plan.

33. Prior to the commencement of development, a detailed plan of the management and monitoring (for a period of 25 years from the date of this planning permission) of all ecological areas/habitats referred to in the EAD ecology reports submitted with the application shall be submitted to and approved in writing by the Local Planning Authority, and the site shall at all times thereafter be managed in accordance with the approved plan. This plan

shall include how the habitats will be managed, the desirable condition of the habitats, and acceptable limits of the environmental conditions for the ecological features to be monitored.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV 16 and ENV 27 of the Unitary Development Plan.

34. Notwithstanding the submitted plan, further details of the proposed hard landscaping materials (including the roads and central square and including details of the proposed location and design of all rumble strips) shall be submitted to and approved in writing by the Local Planning Authority. the development shall at all times thereafter be carried out and maintained in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Policy ENV 27 of the Unitary Development Plan.

35. The dwellings hereby approved shall be constructed and at all times thereafter maintained in accordance with the recommendations and measures set out in the submitted document 'Environment Noise Survey External Building Fabric Review 3062/EBF1'.

Reason:

In the interests of the amenities of the future occupiers of the site and to ensure compliance with Policies ENV27 and ENV29 of the Unitary Development Plan.

2013/00411/FUL Received on 1 May 2013

(P. 125)

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.

APPROVED subject to the following condition(s):

1. Notwithstanding the submitted details, details of a parking scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme of parking shall be laid out in

accordance with the approved details and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

2. No parking of any motor vehicles within the land edged red illustrated on the site location plan received on the 24 May 2013 at any time unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To protect the residential amenities of the neighbouring properties and to accord with Policies ENV27 and ENV29 of the Council's Approved Unitary Development Plan 1996-2011.

3. 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.

4. Notwithstanding the submitted plans, the permission does not relate to the proposed boundary works indicated on Drawing No. 09/12 PE-C. Further details of the boundary treatment and entrance gates shall be submitted to the Local Planning Authority within one month from the date of this consent for the agreement in writing of the Local Planning Authority. The approved details shall be implemented within one month of the written approval of these details unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To protect the character and appearance of the area and adjacent Bonvilston Conservation Area in accordance with Policies ENV20 and ENV27 of the Council's Adopted Unitary Development Plan 1996-2011.

5. Within two months of the date of this consent, the existing vehicular access to Tudor Lodge shall be permanently stopped up and be built in accordance with the approved details/ Drawing No. 13-08- BAE

Reason:

In the interest of highway safety and the visual amenity of the Bonvilston Conservation area in accordance with Policies ENV20 and ENV27 of the Unitary Development Plan.

6. Prior to their use on site details of the stone wall, including sample panel measuring 1sqm, shall be made available for inspection by and the written approval of the Local Planning Authority and the wall be finished in accordance with the agreed details.

Reason:

In the interest of visual amenities and to meet the requirements of Policies ENV20 and ENV27 of the Unitary Development Plan.

2013/00724/FUL Received on 1 August 2013
(P. 140)

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 – For site visit.

2013/00843/FUL Received on 30 August 2013
(P. 171)

Dr. Jerry Heath, Lane End, Michaelston le Pit, Near Dinas Powys, Cardiff, CF64 4HE
Dr. Jerry Heath, Lane End, Michaelston le Pit, Near Dinas Powys, Cardiff, CF64 4HE

Lane End, Michaelston Le Pit

Building of new dwelling with existing dwelling to be used as ancillary accommodation and demolition of industrial buildings and barns within a conservation area

APPROVED subject to the following condition(s):

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

Reason:

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

2. The property hereby approved and the existing dwelling known as Lane End shall be used as a single residential property only, with both the existing and new build development being occupied by a single family unit or, if it can be demonstrated that there are no such eligible occupiers each part must be occupied by a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

For the avoidance of doubt as to the nature of this permission as the creation of an unjustified and unrestricted new dwelling in this countryside location would be contrary to Policies ENV1-Development in the Countryside and HOUS3-New Dwellings in the Countryside of the Unitary Development Plan and TAN6 - Planning for Sustainable Rural Communities.

3. Before the commencement works on the new buildings hereby approved, the existing buildings, sheds and other structures on the site identified for demolition on the approved layout plan, reference Site Context Plan received 21 August 2013, shall be demolished and all result demolition materials fully removed from the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To enhance the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4 - Special Landscape Areas, ENV20 - Development in Conservation Areas and ENV27 - Design of New Developments of the Unitary Development Plan.

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

Reason:

In the interests of the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

5. Notwithstanding the submitted plans, before the commencement of works on the proposed rebuilt barn, as shown to the north of the application site on the approved Site Context Plan, received 21 August 2013, further details, including elevations and external finishes, shall be submitted to and agreed 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 Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

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

Reason:

To enable the Local Planning Authority to control the scale of development in the interests of the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

7. 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 dwelling and ancillary accommodation 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 in the interests of the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

8. Before the commencement of development on the reinstated pond indicated on the approved Site Context Plan received 21 August 2013, full details of the proposed works, including cross sections, shall be submitted to and agreed in writing with the Local Planning Authority. The pond shall be constructed and completed in accordance with the agreed details in the first planting season following the occupation of the new build accommodation hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

Full details have not been provided and in the interests of biodiversity and the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan, along with the Council's SPG on Biodiversity and Development and national guidance in TAN5-Nature Conservation and Planning.

9. Before the commencement of works on the new build development, excluding demolition works, a landscaping scheme, which shall pay particular regard to the provision of new trees and new hedgerows on the boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in the first planting and seeding seasons following the occupation of the additional accommodation 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:

In the interests of the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area and to ensure satisfactory maintenance of the landscaping in accordance with Policies ENV4-Special Landscape Areas, ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

10. All means of enclosure including the means of enclosure to define the residential curtilage, 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 and shall thereafter be so maintained at all times.

Reason:

In the interests of the character and appearance of the Michaelston-le-Pit Conservation Area and the Cwrt-yr-Ala Basin Special Landscape Area and to define the extent of residential curtilage and in accordance with Policies ENV1-Development in the Countryside, ENV10-Conservation of the Countryside, ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

11. Full details of a scheme for the foul sewage and surface water run-off drainage of the site 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 before the first beneficial occupation of the new dwelling hereby permitted.

Reason:

To ensure satisfactory drainage of the site, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

12. Should any unforeseen contamination beyond that identified in the Site Investigation Report prepared by Nicholson Jones Partnership be encountered during the undertaking of the development works hereby permitted, then works shall cease and the Local Planning Authority shall be notified in writing. The works shall not recommence until such time as a scheme for the investigation of the land contamination of the site and its remediation has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented with the results and any measures needed to render the development safe being agreed in writing with the Local Planning Authority and thereafter fully implemented in accordance with the approved timetable.

Reason:

In the interests of public health and safety in accordance with Policy ENV26 - Contaminated Land and Unstable Land of the Unitary Development Plan.

13. The building hereby permitted shall be constructed to achieve the minimum Code for Sustainable Homes Level 4 plus 5 credits under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010, as indicated in the supporting Design and Access Statement. The development shall be carried out entirely in accordance with the approved assessment and certification unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the development attains more than the minimum required by the sustainable building standards required by Planning Policy Wales and TAN22

- Planning for Sustainable Buildings due to the unsustainable nature of its location.

14. Construction of the building 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 4 and a minimum of 5 credits under 'Ene1 - Dwelling Emission Rate', has been achieved for that residential accommodation in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the development attains more than the minimum required by the sustainable building standards required by Planning Policy Wales and TAN22
- Planning for Sustainable Buildings due to the unsustainable nature of its location.

15. Prior to the occupation of the building 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 4 and a minimum of 5 credits under 'Ene1 - Dwelling Emission Rate', has been achieved for that unit of accommodation in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the development attains more than the minimum required by the sustainable building standards required by Planning Policy Wales and TAN22
- Planning for Sustainable Buildings due to the unsustainable nature of its location.

2013/00857/FUL Received on 5 September 2013

(P. 190)

Mr. Edward Maloney, C/o Agent.

Green Planning Solutions LLP, Unit D, Lunesdale, Upton Magna Business Park,
Upton Magna, Shrewsbury, Shropshire, SY4 4TT

Land adjacent to Hawthorn Cottage, Twyn Yr Odyn

The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility / dayroom ancillary to that use

REFUSED (Written representations)

1. In the opinion of the Local Planning Authority it is considered that the proposal represents an, inappropriate and unjustified form of development in this

countryside location that which would detract from the openness of a rural area designated as a Green Wedge and would therefore be contrary to contrary to Policies ENV3 - Green Wedges, ENV1 - Development in the Countryside; and HOUS14 - Gypsy Caravans of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Design in the Landscape and Sustainable Development; and national guidance contained in Planning Policy Wales, TAN12 - Design and Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites.

2. The development fails to provide a safe vehicular access to the adopted highway as no evidence has been provided of a right of access over the unadopted private lane to Greenwood Quarry (and the owners of this land have not been notified of or included with the details submitted with this application), and the provision of a safe access through the existing gateway would require the removal of significant lengths of indigenous hedgerow , to the detriment of the character and appearance of the countryside in this Green Wedge location, with possible detrimental effects on existing ecological interests which have not been properly assessed and is therefore considered contrary to Policies ENV27 - Design of New Developments criteria, ENV - 29 Protection of Environmental Quality and HOUS14 Gypsy Caravans of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2013/00861/FUL Received on 4 October 2013
(P. 210)

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

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 4th October 2013 other than where amended by plans reference Block Plan (1:500) Revision A, the Elevations Revision A and Floorplan Revision A, all received on 4th October 2013.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt

as to the approved plans.

3. Full details of a scheme for foul and surface water drainage, to include the details of the septic tank and soakaways as indicated on the Block Plan Revision A, shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the first beneficial use of the chalets hereby approved.

Reason:

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

4. Notwithstanding the submitted plans, full details of the layout and surfacing of the parking scheme serving the development shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme of parking shall be laid out in accordance with the approved details prior to the first beneficial use of tourism chalets and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

5. Notwithstanding the terms of the Town and Country Planning Act (General Permitted Development Order) 1995 as amended and 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.

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

Reason:

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

7. No person or persons shall occupy the holiday accommodation hereby approved for a period longer than 8 weeks at any one time, and they shall not return to occupy the holiday accommodation within 6 weeks of that occupancy period ceasing.

Reason:

To enable the Local Planning Authority to retain control over the scale and form of development as the accommodation has been approved as holiday accommodation only in accordance with Policies ENV1 - Development in the Countryside, HOUS3 - Dwellings in the Countryside and EMP7 - Farm Diversification of the Unitary Development Plan.

8. A register of the names and addresses of all occupiers, including the dates of occupancy, of the holiday accommodation hereby approved shall be maintained and made available for inspection by the Local Planning Authority within 2 weeks of the Local Planning Authority making a request in writing to view the register.

Reason:

To enable the Local Planning Authority to control the nature of the use in accordance with Policies ENV1 - Development in the Countryside, HOUS3 - Dwellings in the Countryside and EMP7 - Farm Diversification of the Unitary Development Plan.

9. The log cabins hereby approved shall only be used or occupied as holiday accommodation and shall not be occupied as a person's sole or main residence or for any other use falling within Class C3 of the Town and Country Planning (Use Classes Order) 1987 as amended.

Reason:

In order that the Local Planning Authority can retain control over the scale and form of the development as the site is not located in an area where new build, permanent residential accommodation would be approved, and in accordance with Policies ENV1 - Development in the Countryside, HOUS3 - Dwellings in the Countryside and EMP7 - Farm Diversification of the Unitary Development Plan.

10. Notwithstanding the submitted plans and prior to the commencement of development, further details (including sections across and through the site) of the finished floor levels of the log cabins, 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.

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 with or without modification) the log cabins 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.

12. 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 the log cabins shall be constructed, erected, or placed within the curtilage of the cabins 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.

13. The development hereby approved, including the clearing of the site, shall be undertaken in full accordance with the submitted Great Crested Newt Method Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

14. A landscaping scheme, including details of hedgerow planting, shall be submitted to and approved in writing by the Local Planning Authority and the planting shall be carried out in accordance with Condition No. 13 below.

Reason:

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

15. 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.

16. The Local Planning Authority shall be informed within 1 month of the cessation of tourism use of the log cabins hereby approved, and the log cabins and all associated structures (including the bases) shall be removed from the site within 3 months of the date of this notification.

Reason:

To ensure that the approved building is only used for the uses approved and not left as a redundant structure and to ensure compliance with Policies ENV1 and ENV27 of the Unitary Development Plan.

2013/00880/FUL Received on 4 September 2013

(P. 223)

Mr. Haydn Morgan, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan, CF64 4BU

Mr. Haydn Morgan, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan, CF64 4BU

Old Mill Cottage, Mill Road, Dinas Powys

Proposed new two storey dormer bungalow with garage

DEFERRED – For site visit.

2013/00897/FUL Received on 17 September 2013

(P. 234)

Mr Keith Glaister, Church Farm, Welsh St. Donats, Vale of Glamorgan, CF71 7SS
Ray Baker Arch. Consultant, 22, Cwm Barry Way, Barry, Vale of Glamorgan, CF62 6LB

Church Farm, Welsh St. Donats

To demolish existing farm house, two storey barn, garage and rear annex (building structurally unsound - refer to Structural Engineers details of Design and Access Report). To construct new 5 bedroom farmhouse to same location

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 following schedule of plans and documents:

- Site edged red location plan.
- Site layout plan (existing) Rev A, amended plans received 15th November 2013.
- Existing plans and elevations, received 13th September 2013.
- Proposed site layout plan Rev A, amended plans received 15th November 2013.
- Proposed plans and elevations Rev A, amended plans received 15th November 2013.
- Design and Access Statement, received 13th September 2013.
- Bat Survey by Acer Ecology dated November 2013, amended document received 19th November 2013.
- Method Statement for Great Crested Newt by Acer Ecology dated 21st November 2013.
- Scheme of Building Recording by Cardiff Archaeological Consultants dated November 2013, received 15th November 2013.
- Written Scheme of Archaeological Investigation by Cardiff Archaeological Consultants dated November 2013, received 15th November 2013.
- Structural Condition Survey by Salt Consultancy Ltd., received 13th September 2013.
- Order of Cost Estimate by Mayor Consultants Ltd., received 13th September 2013.
- Code for Sustainable Homes, Pre-Assessment Report by MJP Building Design Ltd., received 13th September 2013; and
- Energy Performance Certificate received 27th September 2013.

Reason:

For the avoidance of doubt as to the approved plans and documents and in the interests of the character and appearance of the area, protected species and archaeology in accordance with Policies HOUS7 - Replacement and Extension of Dwellings in the Countryside, ENV16 - Protected Species, ENV17 - Protection of Built and Historic Environment, ENV18 - Archaeological Field Evaluation, and ENV27 - Design of New Developments of the Unitary Development Plan.

3. Before their use on site a full schedule of the external finishes of the development hereby permitted, including samples and a method statement for

the proposed stonework, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details and retained thereafter.

Reason:

In the interests of the character and appearance of the area in accordance with Policies HOUS7 - Replacement and Extension of Dwellings in the Countryside, ENV17 - Protection of Built and Historic Environment, and ENV27 - Design of New Developments of the Unitary Development Plan.

4. Before the commencement of works for the conversion of the existing pig sty, full details, including floor plans, elevations and finishes, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details.

Reason:

Full details have not been provided and in the interests of the character and appearance of the area, in accordance with Policies ENV8 - Small Scale Rural Conversions, ENV17 - Protection of Built and Historic Environment, and ENV27 - Design of New Developments of the Unitary Development Plan.

5. No work shall commence on the garage/boiler room hereby permitted until such time as the Public Right of Way, Public Footpath No. 12 Welsh St. Donats has been formally diverted or extinguished which shall be confirmed in writing by the Local Planning Authority.

Reason:

To ensure that public access to the countryside is not unacceptably prejudiced in accordance with Policy REC12 - Public Rights of Way and Recreational Routes of the Unitary Development Plan.

6. The residential curtilage of the property, in particular the new boundary line to the north and west, shall be clearly defined before the first beneficial use of the replacement dwelling hereby permitted, by a means of a scheme for enclosures to be agreed in writing with the Local Planning Authority. The means of enclosure shall pay particular regard to the setting of the property next to the Grade I listed St. Donats Church and the surrounding countryside.

Reason:

To ensure no further residential encroachment into the countryside and in the interests of the character and appearance of the area in accordance with Policies HOUS7 - Replacement and Extension of Dwellings in the Countryside, ENV10 - Conservation of the Countryside, ENV17 - Protection of Built and Historic Environment, and ENV27 - Design of New Developments of the Unitary Development Plan.

7. Before the commencement of works on the replacement dwelling a landscaping scheme, which shall pay particular regard to the provision of new hedgerows on the extended residential boundaries to be defined under Condition No. 6, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in the first planting and seeding seasons following the occupation of the dwelling 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:

In the interests of the character and appearance of the area and to ensure satisfactory maintenance of the landscaping in accordance with Policies ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features and ENV27 - Design of New Developments of the Unitary Development Plan.

8. The Ash tree to the north of the extended residential curtilage hereby permitted, as identified on the Proposed site layout plan, amended plan received 15 November 2013, shall be protected by Heras type fencing (as recommended by B.S. 5837:2012 Trees and Construction) before the commencement of works, including demolition, and for the duration of said works. The protected area shall at no time be breached by the storage of any materials, vehicles or other such equipment.

Reason:

To ensure the tree is safeguarded in the interests of the character and appearance of the area in accordance with Policies ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features and ENV27 - Design of New Developments 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 replacement 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, bearing in mind the loss of the County Treasure and in the interests of the historic and countryside setting of the site in accordance with Policies HOUS7 - Replacement and Extension of Dwellings in the Countryside, ENV10 - Conservation of the Countryside, ENV17 - Protection of Built and Historic

Environment and ENV27 - Design of New Developments of the Unitary Development Plan.

10. 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 dwellinghouse, other than those already approved as part of this permission, shall be constructed, erected, or placed within the curtilage of the replacement 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, bearing in mind the loss of the County Treasure and in the interests of the historic and countryside setting of the site in accordance with Policies HOUS7 - Replacement and Extension of Dwellings in the Countryside, ENV10 - Conservation of the Countryside, ENV17 - Protection of Built and Historic Environment and ENV27 - Design of New Developments of the Unitary Development Plan.

11. The development hereby approved shall be implemented in accordance with the recommendations for ecological measures and/or works as outlined in the accompanying reports by Acer Ecology, i.e. Bat Survey dated November 2013, amended report received 19 November 2013, and Method Statement for Great Crested Newt dated 21 November 2013, amended plans received 22 November 2013.

Reason:

In the interests of safeguarding protected species in accordance with Policy ENV16 - Protected Species of the Unitary Development Plan and TAN5 - Nature Conservation and Planning.

12. Post development monitoring of the bat roost shall be carried out in year one following the completion of the replacement dwelling hereby permitted. The monitoring shall comprise an internal and external inspection and one dusk emergence/dawn survey to be undertaken between mid May and mid August, and within four weeks of such monitoring a subsequent written report shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policy ENV16 - Protected Species of the Unitary Development Plan and TAN5 - Nature Conservation and Planning.

13. Where any species listed under Schedules 2 or 4 of The Conservation of Habitats and Species Regulations 2010 (as amended) is present on the site (or other identified part) in respect of which this permission is hereby granted,

no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason:

In the interests of safeguarding protected species in accordance with Policy ENV16 - Protected Species of the Unitary Development Plan and TAN5 - Nature Conservation and Planning.

14. No works involved in the development hereby permitted, including site clearance and demolition works, shall be carried out during the bird nesting season between 1st March and 31st August inclusive, unless otherwise agreed in writing with the Local Planning Authority following the submission of a report by a suitably qualified ecologist, confirming that a detailed check has been undertaken for active bird nests, and that no birds will be harmed and/or that appropriate measures are in place to protect the interests of nesting birds.

Reason:

In the interests of wildlife protection in accordance with Policy ENV16 - Protected Species of the Unitary Development Plan and TAN5 - Nature Conservation and Planning.

15. The development hereby approved shall be implemented in accordance with the Written Scheme of Archaeological Investigation prepared by Cardiff Archaeological Consultants, reference WSI 2013-11, dated November 2013 and received 15th November 2013. A final report on the archaeological work undertaken shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Policies ENV18 - Archaeological Field Evaluation and ENV19 - Preservation of Archaeological Remains of the Unitary Development Plan.

16. 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.

17. Construction of the new 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 dwelling 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.

18. Prior to the occupation of the new 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.

2013/00912/FUL Received on 24 September 2013
(P. 253)

Lightsource SPV 76 Ltd, Level 4, 20, Old Bailey, London, EC4M 7AN
Brendan Clarke, Lightsource Renewable Energy Ltd., Level 5, 20, Old Bailey,
London, EC4M 7AN

Treguff Farm, St. Mary Church, Cowbridge

Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm

DEFERRED – For site visit.

2013/00923/LBC Received on 25 September 2013

(P. 278)

Mr. Michael Kemp, College Fields Nursing Home, College Fields Close, Barry,
South Glamorgan, CF62 8LE

Mr. Michael Newton, Lapidier, 41, High Street, Penarth, Vale of Glamorgan,
CF64 1EY

College Fields Nursing Home, College Fields Close, Barry

Three storey extension to the side of the existing building to provide a new kitchen facility, an 8 person lift to all floors, 8 ensuite bedrooms and 2 communal day rooms and two undercroft disabled parking spaces.

This application was withdrawn prior to the meeting.

2013/00970/FUL Received on 8 October 2013

(P. 285)

Mr. Michael Kemp, College Fields Nursing Home, College Fields Close, Barry,
South Glamorgan, CF62 8LE

Mr. Michael Newton Lapidier, 41, High Street, Penarth, Vale of Glamorgan,
CF64 1EY

College Fields Nursing Home, College Fields Close, Barry

Three storey extension to the side of the existing building to provide a new kitchen facility, an 8 person lift to all floors, 8 ensuite bedrooms and 2 communal day rooms and two undercroft disabled parking spaces.

This application was withdrawn prior to the meeting.

2013/00928/FUL Received on 1 October 2013

(P. 293)

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

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. Prior to the erection of the turbine and terminal housing building hereby approved, further details of the proposed materials and colour(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained in accordance with the approved details at all times thereafter.

Reason:

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

3. Within three months of the wind turbine hereby approved becoming redundant, the turbine, 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.

2013/00936/RES Received on 24 September 2013
(P. 305)

Mr. Ahmed, Dreamze Beds Limited (Newco), c/o 256, Holton Road, Barry, Vale of Glamorgan, CF63 44L
Aspects of Construction, Tree Tops, Sully Road, Penarth, Vale of Glamorgan, CF64 2TR

Land North West of Bendrick Road, Barry

Approval of Reserved Matters relating to application number 2009/00019/OUT
14 two/three bedroom houses

DEFERRED – For site visit.

2013/00964/FUL Received on 8 October 2013
(P. 321)

Mr. Gerrald Williams, The Limpert Guest House, Gileston, Vale of Glamorgan,
CF62 4HX

A. J. Design Associates, The Studio, Sunnyside Cottages, Beggars Pound,
St. Athan, Vale of Glamorgan, CF62 4PB

Old Quarry, Gileston

Proposed dwelling to replace an existing ruinous and dilapidated dwelling known as Old Quarry, Gileston.

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. 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.

3. 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.

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

Reason:

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

5. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished floor levels of the dwelling, in relation to existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

6. 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 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.

7. No development shall be commenced on site until the tree protection measures as outlined in the 'Arboricultural Survey, Impact Assessment and Method Statement' (TKC Ref: 32.10, September 2013) by Tree King Consulting and as shown on 'Tree Protection Plan' (Drawing No. 32.10.02) have 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.

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

Reason:

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

9. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on Drawing No. 1 and Drawing No. 4 received on 12 August 2013 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.

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. 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 the 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.

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

14. Prior to the commencement of development details of the proposed finished levels of the site in relation to existing ground levels and finished 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 local amenities and the appearance of the area are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.