

## PLANNING COMMITTEE

Minutes of a meeting held on 23<sup>rd</sup> October, 2014.

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

### 545 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chairman read the following statement:

*“May I inform everyone present that this particular meeting will not be broadcast live via the internet, but will be recorded for training purposes and the record may be archived for future viewing if considered appropriate by the Monitoring Officer.”*

### 546 APOLOGIES FOR ABSENCE –

These were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman) and Councillors Mrs. M.E.J. Birch, J.C. Bird, N.P. Hodges and A.G. Powell.

### 547 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 2<sup>nd</sup> October, 2014 be approved as a correct record.

### 548 DECLARATIONS OF INTEREST –

The following declared interests, and vacated the room whilst the particular Application was under consideration.

Councillor Mrs. P. Drake	Agenda Item No. 4 – 2014/0678/BN – Applicant
Councillor A. Parker	Agenda Item No. 8 – Application 2014/00268/FUL – Architect
Councillor R.A. Penrose	Agenda Item No. 8 – Application 2014/00913/FUL – knows the applicant and owns a property nearby
Councillor R.P. Thomas	Agenda Item No. 8 – Application 2014/00274/FUL – Applicant
Mr. M. Goldsworthy, Operational Manager Development Control	Agenda Item No. 4 – 2014/00840/FUL – parents live nearby

Mr. G. Davies, Senior Lawyer	Agenda Item 4 – 2014/00268/FUL – knows applicant
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**Note:** It was subsequently reported that the application had been deferred, and there was no need therefore for Councillor Parker or Mr. Davies to vacate the room.

549 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 Building (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

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

RESOLVED – T H A T the report on the following applications determined under delegated powers be noted:

**Decision Codes**

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

2012/01206/FUL    A    Ty Gwyn, 21-23, Stanwell Road, Penarth    Installation of extract ventilation and galvanised ductwork to the rear of the building.

2014/00452/RES	A	Land to the west of Port Road, Wenvoe	Reserved Matters for 131 dwellings, including details of appearance, landscaping, layout and scale.
2014/00552/FUL	R	Danygraig, Graig Penllyn	Demolish existing farmhouse and erect two dwellings with associated works.
2014/00576/RG3	A	Cowbridge Community College, Old Hall, High Street, Cowbridge	Install shed to rear of building.
2014/00577/FUL	A	1 Maendy Ganol Cottage, Trehyngyll	Increase roof height of garage and dormer to create first floor.
2014/00606/FUL	A	Great House Farm, Llanmaes	To retain building to house biomass boiler.
2014/00670/FUL	A	The Market Place Restaurant, 66, High Street, Cowbridge	Construct a frameless glass entrance lobby on front elevation.
2014/00762/LAW	A	17, Church View Close, Llandough	Single storey rear extension.
2014/00778/FUL	A	The Paddock, Hensol	Small extension to the existing converted barn.
2014/00786/FUL	A	Three Bells Inn, Coldbrook Road West, Barry	Planning consent for changes to the rear elevations; front elevation to benefit from new front porch.
2014/00790/FUL	A	5, Hickman Road, Penarth	Replacement of white upvc box sash sliding windows on front elevation.
2014/00792/LAW	A	5, Mill Close, Dinas Powys	Erection of a conservatory at the rear of the premises.
2014/00806/FUL	A	20, Sully Terrace, Penarth	Extensions and alterations to rear.

2014/00810/FUL	A	Former Vale Garage, The Herberts, St Mary Church	Retention of new boundary wall.
2014/00826/FUL	A	Stable Cottage, Llansannor	Proposed garage with store above.
2014/00864/FUL	A	79, Plymouth Road, Penarth	Retention of garage.
2014/00865/FUL	A	Motive8, 11, Park Crescent, Barry	From D2 to A2 - `Taxassist` accountancy office.
2014/00874/ADV	A	Tonys Taste of Italy, The Former Washington Cinema, 3, Herbert Terrace, Penarth	Fascia sign.
2014/00876/FUL	A	18, Clive Place, Penarth	Internal and external alterations, demolition of existing garage and construction of proposed garage.
2014/00883/FUL	A	4, Charter Avenue, Barry	Demolish side garage and rebuild garage with first floor extension, attic conversion with rear dormer and small rear single storey extension
2014/00889/FUL	A	13, Wordsworth Avenue, Penarth	Single Storey Side and Rear Extension, Hip to Gable Loft Conversion and Internal Re-design.
2014/00892/FUL	A	13, Highwalls Avenue, Dinas Powys	Demolition of existing conservatory, replaced with two storey extension to rear of property.

2014/00895/FUL	A	28, Trem Y Don, Barry	Take down existing garage and lean-to porch and construct new extension to form sun lounge, utility room, study and shower room (with internal alterations to existing kitchen).
2014/00896/FUL	A	The Links, Off Pen y Lan Road, Aberthin	Alteration and extension of existing dwelling.
2014/00906/FUL	A	Danygraig, Ogmore By Sea	Alterations to roof space to provide 2 bedrooms and 2 bathrooms, front elevation roofline altered. Rear elevation lean-to demolished and replaced with modern construction on same footprint. New entrance door / porch. Associated internal alterations. Semi-derelict garage re-built.
2014/00907/FUL	A	35, Celtic Way, Rhoose	Two storey side extension and replacement of conservatory with sun room.
2014/00911/FUL	A	4, Baron Close, Penarth	Single storey kitchen extension to rear of the property, to include the removal of glass and brick lean-to.
2014/00912/FUL	A	8, Cae Rhedyn, Craig Penllyn	Conversion of existing basement into habitable accommodation.
2014/00919/FUL	A	Plot 30, The Hedgerows, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension.

2014/00921/FUL	A	53, Heol Y Frenhines, Dinas Powys	Proposed alterations for kitchen, Utility and Dining room on ground Floor, and loft conversion.
2014/00929/FUL	A	30, The Parade, Barry	Replacement glazing to first floor balcony and cloakroom addition.
2014/00930/LAW	R	2, Harbour View Road, Penarth	Loft Conversion, rear Dormers with bedroom and bathroom.
2014/00957/PNA	A	Tynywaun Farm, Newton, Cowbridge	Alterations to hay barn.
2014/00502/LBC	A	Great House, Bridge Road, Llanblethian, Cowbridge	Renew the existing natural slate roof covering to the whole property; reuse 50% of the existing slates on the front elevation and use new Spanish Del Carmen Grade 1 slates to the rear elevations.
2014/00638/FUL	A	Hensol Castle, Hensol Castle Park, Hensol	Construct a single storey flat green roof conference and wedding venue with associated bar within the inner courtyard of Hensol Castle and to reposition the lift providing access to the bedrooms at the first and second floors.
2014/00641/FUL	A	Moorshead Farm, Sigingstone	Extension to existing farmhouse.
2014/00673/LBC	A	Hensol Castle, Hensol Castle Park, Hensol	Construct a single storey flat green roof conference and wedding venue with associated bar within the inner courtyard of Hensol Castle and to reposition the lift providing access to the bedrooms at the first and second floors.

2014/00689/FUL	A	18, Maes y Ffynnon, Bonvilston	Ground floor rear extension to create new family room as well as loft extension with added gable to create third bedroom.
2014/00748/LBC	A	Castleton Court, Castleton Road, St. Athan	Install a log burning stove and flue chimney.
2014/00801/FUL	A	Cardiff and Vale NHS Trust, University Hospital Llandough, Penlan Road, Llandough, Penarth	Single storey extension to provide gas bottle stores.
2014/00845/FUL	A	Barry Town Association Football Club, Jenner Park, Barry Road, Barry	Siting a second Storage Container, 20ft x 8ft x 8ft, alongside the Storage Container we already have sited in Jenner Park Stadium, to store the Vale Adaptive Cycling Club's adaptive cycles, which are for disabled children, young people and adults to access cycling in the park.
2014/00850/FUL	A	Cardiff & Vale NHS Trust, University Hospital Llandough, Penlan Road, Llandough	Single storey extension to provide gallery / artspace.
2014/00862/FUL	A	39, Cardiff Road, Dinas Powys	Single storey rear extension.
2014/00878/FUL	A	The Lodge, Penllyn, Cowbridge	Construct oak timber frame garden shed.
2014/00898/FUL	A	18, Plas Essyllt, Dinas Powys	Demolition of existing single skin extension and construction of new single storey extension.
2014/00904/FUL	A	Proposed District Centre, Barry Waterfront, Duffryn Way, Barry	Variation of conditions 1, 3 and 4 of Application 2012/00971/EAR.

2014/00915/FUL	A	Stockgrove, Craig Penllyne,	Demolish existing conservatory, construct first floor extension and rear 2 storey extension.
2014/00922/FUL	A	41, Heol Eryr Mor, Barry	Conservatory.
2014/00923/FUL	A	42, Heol Eryr Mor, Barry	Conservatory.
2014/00931/ADV	E	The Admiral, Vere Street, Barry	New fascia and signage.
2014/00934/FUL	A	Plot 2 Showhouse, St. Cannas Green, Former Emporium Garden Centre, Llangan	Proposed alteration of approved dwelling to include rear conservatory extension.
2014/00935/FUL	A	West Highlands, Graig Penllyn, Cowbridge	Proposed extension.
2014/00938/FUL	A	14, Lakeside, Barry	Conservatory at the rear.
2014/00941/PNT	F	Outside, 7, High Street, Cowbridge	Installation of 1 x Openreach broadband cabinet (PCP011v2).
2014/00947/PNO	A	Ewenny overbridge, South east of Ewenny on St. Brides Road, Ewenny	Proposed replacement of existing single carriageway road bridge over railway line.
2014/00958/FUL	A	1, Croft Gardens, Sully	Two storey side extension for new bedroom and bathroom accommodation.
2014/00964/FUL	A	31, John Bachelor Way, Portway Marina, Penarth	Proposed first floor balcony.
2014/00967/FUL	A	22, Benecrofte, Rhoose	The addition of a side and rear extension with a new porch to the front elevation.
2014/00975/FUL	A	P. W. Millar Limited, 148, Port Road East, Barry	Grey cladding to building.
2014/00989/FUL	A	42, Merthyr Dyfan Road, Barry,	Demolish existing extension at rear and rebuild double extension.



2014/01040/LAW	A	7, Clos Yr Onnen, Llantwit Major	Conversion of existing garage into living area.
2014/00879/FUL	A	Land to the east of Ashleigh, Llangan	Equestrian facilities for private use.
2014/00939/FUL	A	The Meridian, Penarth Portway, Penarth	Replace iron balustrades with glass.
2014/00970/FUL	A	2, Mountjoy Close, Penarth	Demolish existing front porch, rebuild porch and cloakroom.
2014/00983/FUL	A	2, Britten Road, Penarth	Two storey extension.
2014/01038/PND	A	Premier Foods, No. 2 Dock, Atlantic Way, Barry	Demolition of mill and auxiliary buildings.
2014/01049/OBS	P	Fforch Nest Wind Farm, Glyn Ogwr, Bridgend	Variation of Condition 14 of appeal decision 2147385 of application 06/1842/10 relating to Noise Limits.
2014/01075/PND	A	Tynewydd Inn, 103, Tynewydd Road, Barry	Demolition of derelict outbuilding situated to the rear of the public house in the corner of the site.

#### 551 APPEALS (DDS) –

##### RESOLVED –

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

(2) T H A T the statistics relating to the Appeals for April 2014 to March 2015 as detailed in the report be noted.

#### 552 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

2014/00936/TCA	A	The Conifers, Cowbridge Road, Aberthin	Removal of Conifers and Beech along rear (N) boundary.
2014/00944/TPO	A	The Rise, Colhugh Street, Llantwit Major	T1 Prunus Pissardi - Fell, T2 Variegated Holly - Reduce by 50%, T3 - Betula Pendula - Crown reduce by 30% (0.5m).
2014/00945/TCA	A	3, Norman Cottages, Michaelston Le Pit	Remove 1 Cypress, 1 Purple Plum and 1 Magnolia.
2014/00976/TCA	A	The Old Orchard, Bridge Road, Llanblethian	Remove Leyland Cypress Naylor's Blue and pollard mature Ash (near west boundary wall).
2014/00979/TCA	A	Lime Kiln Cottage, Llanbethery	Pollard willow.
2014/00996/TCA	A	Ebenezer, Colhugh Street, Llantwit Major	Remove a primary branch from mature Sycamore (extends to west).
2014/00997/TCA	A	West House, Stanwell Road : The Kymin, Beach Road, Penarth	Prune limb of Acer Saccharinum (West House) - Removal of Pine, 3rd stem of Oak and crown lifting to various trees and pruning of overhanging limbs of Sycamore over BBQ (Kymin). (ROBINIA at West House EXCLUDED from this notification).

**553 PLANNING APPLICATIONS (DDS) –**

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

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

**2014/00167/FUL** Received on 16 September 2014

(P. 19)

Waterstone Homes & Action for Children, C/o Agent  
Asbri Planning Ltd., 1st Floor, Westview House, Unit 6 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

**Ardwyn, Pen Y Turnpike Road, Dinas Powys**

Demolition of existing buildings, construction of 17 dwellings and associated works.

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

- The developer shall enter into appropriate Agreement(s) to carry out the necessary alterations/modifications to the adopted highway to create a safe access to the site.
- Procure that 35% of the dwellings built on the site 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 £86,779.56 for the provision or enhancement of education facilities and school transport.
- Pay a contribution of £38,760 for the provision or enhancement of public open space.
- Provide public art on the site to the value of 1% of build costs, in accordance with details to be submitted for approval at reserved matters stage.
- Pay a contribution of £34,000 to provide or enhance sustainable transport facilities in the vicinity of the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.

**APPROVED subject to the following conditions:**

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 related to the places re-registered on 16<sup>th</sup> September, 2014 other than where amended by plans reference 2024/101 Revision K received on 3<sup>rd</sup> October, 2014, plus additional drawings T14.105.CAD.101 (Received 21<sup>st</sup> July, 2014, T14.105.CAD.105C (received 16<sup>th</sup> September, 2014), amended/additional plans 2024-205-01, 2024-204-01, 2024-202-101, 2024-203-01 and 2024-200-01, all received 6<sup>th</sup> June, 2014 and the revised Site Location Plan 2024/100A (16<sup>th</sup> September, 2014).

Reason:

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

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

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. 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 2024/101 Revision K 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.

5. 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 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 the commencement of construction of any of the dwellings, a scheme for the provision and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision. The Public Open Space shall be provided in accordance with the approved details and so retained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies ENV27 and REC3 of the Unitary Development Plan.

7. A scheme providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development or any site clearance works commencement. No development, site clearance or demolition shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

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

8. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development 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.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons

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

Reason:

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

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

Reason:

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

11. 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.

12. No development shall commence until a construction/haulage traffic route plan is submitted to and agreed in writing by the Local Planning Authority and this plan shall include confirmation that no deliveries will be made to the site during the peak hours of 09:00 hours until 09:30 hours and 16:00 hours until 18:00 hours on any working day.

Reason:

To minimise the congestion to the surrounding highway network and conflicts between site traffic and in the interests of Highway/Public Safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Notwithstanding the submitted Illustrative Master Plan and associated access/highway improvements, no works whatsoever shall commence on the development until full engineering details of the proposed access, gateway feature, internal roads, associated works, turning areas, new footway, plus any new street lighting, signage and any structures, drainage systems, water culverts abutting or within close proximity to the existing / proposed highway shall have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in full accordance with the agreed details and maintained as such thereafter.

Reason:

To ensure the provision on safe access into site, in the interests of Highway / Public Safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. Notwithstanding the submitted drawings and prior to the commencement of any works on site, full engineering drawings/details of the proposed footpath link and associated works (from the site adjacent to Plot 13 and its connection with the highway just north of No. 1 Millbrook Road), including levels works and steps to be incorporated, fencing, surfacing and an safety barrier adjacent to the highway, plus new lighting and drainage details shall be submitted to and approved in writing by the Local Planning Authority. The footpath as approved shall be implemented and ready for use prior to the first occupation of any of the dwellings hereby approved and shall be in accordance with the agreed details and maintained as such thereafter.

Reason:

To ensure the provision of safe and appropriate pedestrian access into site to serve the development in the interests of sustainable connections, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

15. The proposed footpath linking the development (adjacent to Plot 13) and Pen Y Turnpike Road shall be open to public use from the time of the first occupation of any of the dwellings hereby approved and shall remain open to public use in perpetuity.

Reason:

To allow for a pedestrian link to Dinas Powys to ensure the sustainability of the development, in accordance with policy ENV 27 of the Unitary Development Plan.

16. The development hereby approved shall not be brought into beneficial use until the approved access has been constructed in full accordance with the submitted plans, including additional plan T14.105.CAD.101, incorporating the vision splays and the engineering details as required by Condition 13 and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

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

17. The visibility splays as indicated on additional plan T14.105.CAD.101 shall be kept clear of obstructions, or planting exceeding 0.9m in height and shall be constructed in accordance with the engineering details as required under Condition 13. The vision splays as agreed shall be implemented before the first beneficial occupation of any of the dwellings hereby permitted and maintained thereafter.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and ENV8 of the Unitary Development Plan.

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

Reason:

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

19. The development hereby approved shall be in accordance with the recommendations of the submitted 'Ecological Assessment and Survey for bats' (David Clements Ecology Ltd - July 2014) unless otherwise agreed in writing by the Local Planning Authority.



Reason:

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

20. Notwithstanding the submitted information, no development whatsoever shall take place (including any demolition, ground works, site clearance) until a method statement for the protection and enhancement of biodiversity has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:
- a) Method Statement for sensitive site clearance with respect to reptiles and birds;
  - b) Maintenance and enhancement of the site for bats; to include details of dark flight corridors to reduce any impacts on light sensitive species;
  - c) Site enhancement details such as locations of gaps under fences/ underpasses / green bridges, creation / retention of habitats of value;
  - d) Details of post development monitoring (if appropriate);
  - e) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - f) Persons responsible for implementing the works.

The works shall be carried out strictly in accordance with the approved details to the agreed timetable and shall be retained in that manner thereafter.

Reason:

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

21. Prior to the occupation of the first dwelling, a Landscape and Ecology Management Plan (LEMP) shall be submitted to, and agreed in writing with the Local Planning Authority. The LEMP shall include any post development monitoring proposals, and a 5-year Management Plan for biodiversity to guide the management and maintenance of semi-natural habitats and ecologically important features of the site and shall include:
- a) Initial aftercare and long-term maintenance; and
  - b) Maintenance and enhancement of the site following development, including the use of locally occurring, native species in the planting scheme; and habitat enhancement measures.

Reason:

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

22. The full rear garden area for the flats at Plot 4 and 5 on the approved drawings Ref: 2024/101 Revision K shall be made available for use by occupants of both flats at first beneficial occupation, shall not be enclosed or partitioned in any way and shall be so available at all times for the occupants of the flats thereafter unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure adequate amenity space for occupiers of both flats, in accordance with Policies HOUS8 and ENV27 of the adopted Unitary Development Plan.

23. 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 (AA103).

24. All heavy commercial vehicles and any mobile plant which has an operating weight exceeding three tonnes associated with the construction of the Development leaving the Site, other than those vehicles exclusively using tarmacadam or concrete roads, shall on each occasion, prior to leaving, pass through the wheel cleansing facilities provided in compliance with condition 23.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with policy ENV 27 of the Unitary Development Plan (CON3).

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

Monday to Friday	07:00 – 19:00 hours
Saturday	07:00 – 17:00 hours

Unless such work –

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

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan (CON2)

**2014/00268/FUL** Received on 11 March 2014

(P. 57)

Mr. John Blain, Penn Onn, Heol Saint-y-Nyll, St. Brides Super Ely, Vale of Glamorgan, CF5 6EZ

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

**Car Park, 2 Stanwell Road, Penarth**

Proposed new dwelling in former car parking area

DEFERRED – As application invalid due to failure to serve notice on all landowners.

**2014/00272/FUL** Received on 14 July 2014

(P. 75)

Paulett Farms, Ty Draw Farm, Llantrithyd, Vale of Glamorgan, CF71 7UB

Mr Philip Griffiths, Phillip Griffiths Architect, 3, St. Johns Close, Cefn Coed, Merthyr Tydfil, CF48 2PE

**Ty Draw Farm, Llantrithyd**

Three bedroom agricultural dwelling House

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 obligation(s):

- The dwelling as approved shall not be sold separately or separated from the agricultural holding, known for the purposes of this application as TY Draw Farm.

- The submission and ongoing compliance with a signed Partnership Agreement demonstrating the management transfer of the farm business to Mr. Allan Paulett.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£150.00 in this case).

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans reference 02A and 03A amended on 14<sup>th</sup> May 2014 other than where amended by plans reference 01/F received on 2<sup>nd</sup> October 2014.

Reason:

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

2. 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.

3. The occupancy of the dwelling shall be restricted to:
  - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;

or, if it can be demonstrated that there are no such eligible occupiers,

- b) 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:

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

4. Prior to works commencing on the construction of the house, details including cross sections of the site, showing the finished levels of the dwelling 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 the visual amenities of the area and surrounding residential properties are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2103 (or any Order revoking or 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 dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

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

7. Notwithstanding the submitted details, further details of the proposed septic tank and details of a scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the dwellings hereby approved.

Reason:

To ensure satisfactory drainage of the site in the interests of public health and the environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting those Orders with or without modification), full details of the proposed means of enclosure for all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority prior to their construction on site, and such approved boundary treatment shall be constructed / provided on site prior to first beneficial use of the dwelling hereby approved, and thereafter retained in accordance with such approved details and 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity, and to protect the character and appearance of the countryside as required by Policies ENV1 and HOUS7 of the adopted Unitary Development Plan.

9. Prior to the commencement of development details of this rural area of the 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 the visual amenities of this rural area are safeguarded, and to ensure the development accords with 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. Details of the enclosure of the residential curtilage shall be submitted to and approved in writing by the Local Planning Authority and the approved means of enclosure shall be fully implemented on site prior to the first beneficial occupation of the dwelling hereby approved and shall thereafter be so retained at all times unless the Local Planning Authority gives prior written consent to any variation.

Reason:

The clearly define the approved residential curtilage from the agricultural land and to meet the requirements of Policies ENV1, ENV27 and HOUS5 of the Unitary Development Plan.

**2014/00274/FUL** Received on 10 March 2014

(P. 96)

Mr. Raymond Thomas, Sutton Newydd Farm, Wick, Vale of Glamorgan, CF71 7PY

Mr. Richard Crockett, Redbrink Cottage, Redbrink Crescent, Barry Island, Vale of Glamorgan, CF62 5TT

### **Sutton Newydd Farm, Wick**

Single storey annexe extension with loft accommodation

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

Reason:

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

3. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Sutton Newydd Farm, and the internal link shown on plan SN/RT/02 between the existing house and the extension shall be retained at all times.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies ENV1 and ENV27 of the Unitary Development Plan.

4. The demolition of the building shall not commence unless the Local Planning Authority has been provided with one of the following:
  - a) 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.

The works and Post development monitoring of the roost shall be carried out following completion of works as detailed in the NRW licence.

Reason:

To maintain biodiversity and in the interests of protected species in accordance with Policy ENV16 of the Unitary Development Plan.

5. Any vegetation clearance on the site shall be undertaken in accordance with the 'Bats: Methodology-Mitigation Strategy' prepared by Rob Colley Associates dated July 2014 and received on 12<sup>th</sup> August 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To maintain biodiversity and in the interests of protected species in accordance with Policy ENV16 of the Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) and the Town and Country Planning (General Permitted Development Order 1995 the area of amenity space indicated on the site layout plan on drawing reference 'SN/RT/01 Drg 1 of 3' received 10<sup>th</sup> March 2014 shall be maintained as a single area of amenity space at all times, that is available for all occupiers of the dwelling known as Sutton Newydd and the associated annex hereby approved, and shall not be



subdivided by any means of enclosure to create two distinct areas of amenity space.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies ENV1 and ENV27 of the Unitary Development Plan.

**2014/00640/FUL** Received on 6 June 2014

(P. 106)

Mr. J. Navidi, 1, Mill Barn, Mill Road, Boverton, CF61 1UB  
Robert Hathaway, 41, St, Marie Street, Bridgend, CF31 3EE

### **Mill Barn, Boverton, Llantwit Major**

Proposed partial reconstruction and conversion of disused barns to form a three bedroom dwelling

### **REFUSED**

1. In view of the substantial extent of reconstruction and new extension required to provide the new residential unit, the retention and completion of the scheme of development as proposed is not considered to accord with the provisions of Policies ENV1 – Development in the Countryside and ENV8 - Small Scale Rural Conversions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's adopted Supplementary Planning Guidance on The Conversion of Rural buildings and Technical Advice Note 6 on Planning for Sustainable Rural Communities. Accordingly, and in view of the scale and location of the proposed extensions, the development is considered to have a harmful impact on the open Countryside and the important character of the Heritage Coast, contrary to Policies ENV5 – The Glamorgan Heritage Coast, ENV10 – Conservation of the Countryside, ENV27 – The Design of New Developments and Strategic Policy 1, as well as Planning Policy Wales (Edition 7 July 2014).
2. The Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and County Planning Act 1990 (as amended) to require:
  1. The removal of the building works / building erected along the northernmost boundary of the site.
  2. The removal of the works to erect the link between the pitch roof element and the pent roof element.

In the event of non-compliance with the Notice, authorisation is also granted to take such legal proceedings as may be required.

**2014/00831/FUL** Received on 11 July 2014

(P. 123)

Persimmon Homes East Wales, Llantrisant Business Park, Llantrisant, Rhondda Cynon Taff, CF72 8YP

Persimmon Homes East Wales, Llantrisant Business Park, Llantrisant, Rhondda Cynon Taff, CF72 8YP

**Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major**

Construction of 149 dwellings, informal and formal openspace, 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 45 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 £298,000 towards sustainable transport facilities in the vicinity of the site.
- Pay a contribution of £77,520 towards the enhancement of public open space 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 6 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 access into the site and into the 'Groeswen estate'.
- Pay a contribution of £147,286.50 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 £295,654 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.
- The developer is to make appropriate provision for the long term management and monitoring of the Great Crested Newt mitigation areas referred to in the ecology reports submitted with the application. This provision is to be made in accordance with details to be agreed with the Council, to 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.

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 11<sup>th</sup> July 2014, other than where amended and supplemented by the following plans:
  - Amended site layout plan PL-01 Rev J received on 25<sup>th</sup> September 2014.
  - Amended planting plans 2606 116A, 114B and 115C received on 25<sup>th</sup> September 2014.
  - Amended street scene plan SS-01B received on 25<sup>th</sup> September 2014.
  - Hanbury plan HB-WD11 M received on 25<sup>th</sup> September 2014.
  - Trellech plan TR-PWD01 received on 25<sup>th</sup> September 2014.

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. 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 4 of this planning permission. The alterations to the highway as approved under the terms of Condition 4 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. Notwithstanding the submitted plans, further details of 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. 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 first 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) the dwellings hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a 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.

15. Notwithstanding the submitted plans, 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.

16. 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.

17. 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.

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 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 onsite 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.

19. 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 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.

20. 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.

21. 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.



22. The information submitted in accordance with the requirements of Condition 20 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.

23. Prior to the commencement of development, details of further soakaway tests to be carried out within the site shall be submitted to and approved in writing by the Local Planning Authority. The tests shall be carried out in accordance with the approved details and the results shall be submitted to the Local Planning Authority. No development shall commence until the results of the soakaway tests have been approved by the Local Planning Authority.

Reason:

In order to ensure that the development does not represent a flood risk and to ensure compliance with Policies ENV 7 and ENV 27 of the Unitary Development Plan.

24. 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.

25. 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.

26. No more than 75 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 25 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.

27. 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.

28. The development shall at all times be implemented in accordance with the findings and recommendations of the EAD ecology report entitled 'Ecological Impact Assessment, Plasnewydd Farm, Llantwit Major, Persimmon Homes, May 2014'.

Reason:

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

29. 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.

30. 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.

31. Site clearance or development shall not commence unless the Local Planning Authority has been provided with one of the following:
- a) 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.

Reason:

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

32. A strategy for the protection of reptiles before and during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out in accordance with the approved strategy.

Reason:

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

33. Notwithstanding the submitted plan, further details of the proposed hard landscaping materials (including the roads and raised table 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.

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

Reason:

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

35. The development shall at all times accord with the conclusions, recommendations and findings of the submitted Environmental Noise Survey External Building Fabric Review 3062/EBF1\_Rev1.

Reason:

In the interests of the amenities of the future occupiers of the site and to ensure compliance with Policy ENV 27 of the Unitary Development Plan.

**2014/00835/FUL** Received on 14 July 2014

(P. 170)

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU  
Stride Treglown, Treglown Court, Dowlais Road, Ocean Park, Cardiff, CF24 5LQ

**Ysgol Dewi Sant, Ham Lane East, Llantwit Major**

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

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 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 and maintained in accordance with the approved details.

Reason:

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

3. 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.

4. No development shall commence until a scheme for the comprehensive and integrated drainage of the site has been submitted to and approved in writing by the Local Planning Authority, showing how foul water, surface water and land drainage will be dealt with. The development shall thereafter proceed in accordance with the approved scheme.

Reason:

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

5. Prior to the first beneficial use of the new school, the cycle hoops / spaces shall be provided in accordance with plan PL(0)003 Rev F, and so retained at all times thereafter.

Reason:

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

6. Any new external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority, prior to the lighting being constructed / erected / placed on site. Only lighting that accords with the approved details shall thereafter be erected.

Reason:

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

7. The hours of operation for servicing and deliveries shall be confined to between the hours of 08:00 hours and 20:00 hours on any given day, unless any variation is first agreed to in writing by the Local Planning Authority.

Reason:

To protect residential amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. All demolition and construction activities shall only be carried out during the following times:

08:00 – 18:00 hours Monday to Friday  
08:00 – 13:00 hours Saturdays

Not at all on Sundays and Bank Holidays, unless any variation is first agreed to in writing by the Local Planning Authority.

Reason:

To protect residential amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

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. Notwithstanding the submitted plans, no part of the development hereby approved shall be brought into beneficial use until such time as all parking areas, the access turning areas and drop off / collection zones, have been laid out in full accordance with details that shall first be submitted to and agreed in writing by the Local Planning Authority and the parking, access, turning areas

and drop off / collection zones 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.

**2014/00840/FUL** Received on 11 July 2014

(P. 183)

Glyn Watts Jones Moor Farm, Coychurch, Bridgend CF35 5DB

Anderson & Associates, 39, High Street, Cowbridge, Vale of Glamorgan, CF71 7AE

**Development plot facing the road, west of Primrose Cottage, Penllyn**

Construction of one detached 3 bed dwelling and garage west of Primrose Cottage

**REFUSED** (Written Representations)

1. In the opinion of the Local Planning Authority it is considered that the proposal remains an unacceptable form of 'backland' residential development that will have an adverse impact on the residential amenities of neighbouring occupiers, and detract from the general amenities of the area including the character and appearance of this part of Penllyn, contrary to Policies HOUS2 - Additional Residential Development, HOUS8 - Residential Development Criteria, HOUS11 - Residential Privacy and Space, ENV27 - Design of New Developments, and Strategic Policies 1 & 2-The Environment and 3-Housing of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Amenity Standards; and national guidance contained in Planning Policy Wales and TAN12-Design.

**2014/00897/FUL** Received on 31 July 2014

(P. 197)

Mr. & Mrs. Stephen Short, 3, Windsor Road, Radyr, Cardiff, CF15 8BP

Churchill Property Management, Churchill House, Fairfield Business Park, Taffs Well, Cardiff, CF15 9YI

**Forty Farm, St Brides Road, St. Brides Super Ely**

Demolition of existing farmhouse and farm buildings and construction of a new single storey replacement dwelling with new access driveway off the public highway and detached garage



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:-
  - Drwg. No. FF/13/001A, Site Location Plan, received 25<sup>th</sup> July 2014;
  - Drwg. No. FF/13/002A, New access and driveway details, received 25<sup>th</sup> July 2014;
  - Drwg. No. FF/13/004/A, Foul and surface water proposals, received 25<sup>th</sup> July 2014;
  - Drwg. No. FF/13/006A, Boundary and planting proposals, received 25<sup>th</sup> July 2014;
  - Drwg. No. FF/13/001B, Proposed site layout and cross section, amended plan received 10<sup>th</sup> October 2014;
  - Drwg. No. SK.01 Rev C, Proposed elevations, received 25<sup>th</sup> July 2014;
  - Drwg. No. SK.02 Rev C, Proposed elevations, received 25<sup>th</sup> July 2014;
  - Drwg. No. SK.03 Rev E, Ground floor plan, received 25<sup>th</sup> July 2014;
  - Drwg. No. SK.04 Rev C, Roof plan, received 25<sup>th</sup> July 2014;
  - Drwg. No. SK.05 Rev C, Sections/internal elevations, received 31<sup>st</sup> July 2014;
  - Drwg. No. SK.06 Rev C, Sections / internal elevations, received 31<sup>st</sup> July 2014;
  - Drwg. No. SK.10 Rev A, Proposed plan and elevations garage, amended plan received 10<sup>th</sup> October 2014;
  - Design and Access Statement, received 25<sup>th</sup> July 2014; and
  - Ecological Appraisal November 2013, prepared by Abbey Sanders Ecology, received 25<sup>th</sup> July 2014.

In addition, insofar as the approval relates to the proposed detached garage / store, this permission shall relate only to the amended plans reference Drwg. No. FF/13/001B, Proposed site layout and cross section, and Drwg. No. SK.10 Rev A, Proposed plan and elevations garage, amended plans received 10<sup>th</sup> October 2014, and not the siting shown on Drwg. Nos. FF/13/002A, 004A and 006A, which specifically relate to access, drainage, and boundary / planting details.

Reason:

For the avoidance of doubt as to the approved details and in the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

3. The existing dwelling and all other buildings on the site shall be fully demolished and all materials removed from the site (unless otherwise reused in the construction of the development hereby permitted) before the first beneficial occupation of the replacement dwelling hereby permitted.

Reason:

The proposal is for a replacement dwelling only and in the interests of the character and appearance of the surrounding countryside of the Ely Valley and Ridge Slopes Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

4. 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:

In the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

5. Notwithstanding the submitted plans further details of the landscaping scheme, which shall include replacement tree planting within the site in addition to the boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of

development, and shall include identification of all existing trees and hedgerows on the land to be retained, together with measures for their protection in the course of development.

Reason:

In the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV11-Protection of Landscape Features, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

6. 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 and in the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV11-Protection of Landscape Features, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

7. Notwithstanding the submitted plans, further details of the new vehicular access and driveway, including surfacing along its whole length up to and including the on-site turning area, shall be submitted to and agreed in writing with the Local Planning Authority. The details shall provide for a minimum clear width of 4.5m up to a point 5.5m past the proposed internal vehicular access serving "Caerwen"; and the proposed first gate off the highway set back a further 5.5m to provide unobstructed access to "Caerwen". The new access works shall be fully implemented in accordance with the approved details before the first beneficial occupation of the new dwelling, and the access, driveway, on-site parking and turning area shall be retained at all times for access to the new dwelling and "Caerwen", and on-site parking and manoeuvring space for the dwelling hereby permitted.

Reason:

In the interests of highway safety and the character and appearance of the surrounding countryside of the Ely Valley and Ridge Slopes Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, HOUS7-Replacement and

Extension of Dwellings in the Countryside and TRAN10-Parking of the Unitary Development Plan.

8. Upon the first beneficial occupation of the dwelling hereby permitted, the existing vehicular access to the site shall be used solely for agricultural or forestry purposes, and for no domestic use whatsoever.

Reason:

In the interests of highway safety in accordance with Policies 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 amending, revoking or re-enacting that Order the garage/carport 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 garage / carport shall be available at all times for the parking of private motor vehicles associated with the dwellinghouse hereby permitted.

Reason:

To ensure that adequate off-street parking and garaging facilities are retained for the dwelling hereby permitted in accordance with Policies ENV27-Design of New Developments; and TRAN10-Parking 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 with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale and nature of development in the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwellinghouse shall be constructed, erected, or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale and nature of development in the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

12. 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 as part of this consent, shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale and nature of development in the interests of visual amenity and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

13. Prior to the commencement of development on the new dwelling, details of the finished levels across the site and the finished levels of the dwelling and garage in relation to existing ground levels, including cross sections, 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 and the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV27-Design of New Developments, and HOUS7-Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

14. The development hereby permitted shall be undertaken in full accordance with the submitted ecological report, in particular the recommendations for ecological protection and mitigation measures as outlined in paragraph 6.0 of the Ecological Appraisal November 2013 prepared by Abbey Sanders Ecology.

Reason:

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

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 existing buildings are of historical significance the specified information is 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.

**2014/00913/FUL** Received on 29 July 2014  
(P. 216)

Mr. Martin Scannell, 1, Sheepcourt Cottages, Bonvilston, Vale of Glamorgan, CF5 6TN

C. Thomas, 26, Middlegate Court, Cowbridge, Vale of Glamorgan, CF71 7EF

### **1, Sheepcourt Cottages, Bonvilston**

Conversion of bed and breakfast accommodation to two flats

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 first beneficial occupation of either of the flats, the areas of amenity space shown on plan ref 2 of 2 amended dated 8<sup>th</sup> October 2014 [green outlined area for the first floor flat and yellow outlined area for ground floor flat] shall be provided in accordance with this plan, and these areas of

amenity space shall be retained at all times thereafter to serve the occupiers of both flats and not altered/reduced or reconfigured in any way without prior approval of the Local Planning Authority.

Reason:

To ensure the availability of adequate amenity space to serve the flats and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

3. Full details of designated bin storage shall be submitted to and approved in writing by the Local Planning Authority and the designated bin storage shall be fully implemented on site prior to the beneficial use of the flats hereby approved and thereafter maintained.

Reason:

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

4. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, have been laid out in accordance with the details shown on Plan 2 of 2 amended received 8<sup>th</sup> October 2014, and the parking spaces and access to the parking spaces shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 and TRANS10 of the Unitary Development Plan.

5. 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 garden area of the flats 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 this open countryside and conservation area to ensure compliance with the terms of Policies ENV20 and ENV27 of the Unitary Development Plan.

6. This consent shall only relate to the amended plans reference 2 of 2 amended received on 8<sup>th</sup> October 2014 and the development shall be carried out strictly in accordance with these details.

Reason:

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