

PLANNING COMMITTEE

Minutes of a meeting held on 15th January, 2015.

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

789 ANNOUNCEMENT –

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

“May I remind everyone present that this meeting will be broadcast live via the internet, and the record archived for future viewing.”

Following this announcement, the Chairman paid tribute to Councillor Keith Geary who had recently passed away, and stated that he would be a sad loss to the Vale of Glamorgan Council. The Committee then stood for a minute’s silence in remembrance of Councillor Geary.

790 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 18th December, 2014 be approved as a correct record.

791 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest in Agenda Item No. 10, Application nos. 2012/01095/FUL and 2013/01095/FUL in that he was the architect for these applications. Councillor A. Parker vacated the room whilst these applications were considered by the Committee.

792 PUBLIC SPEAKING AT PLANNING COMMITTEE (REF) –

The Committee received a report in relation to Public Speaking at Planning Committee which had been considered by Full Council at its meeting on 17th December, 2014 and subsequently referred to Planning Committee.

The report stated that in December 2013, the Welsh Government (WG) published a draft Planning Bill entitled 'Positive Planning for a Better Wales'. An important part of the evidence gathering for the Bill was an Independent Advisory Group (IAG) report published in September 2012. Amongst its many findings, the report recognised the critical role of Planning Committees in the land use planning system and

recommended that the workings of Planning Committees be made as efficient and effective as possible. In response to the IAG report, WG invited the Royal Town Planning Institute in Wales (RTPI Cymru) to draw together expertise to oversee a study into the operation of Planning Committees. The recommendations were considered by WG and incorporated into the consultation paper on the draft Planning Bill with the Planning Bill introduced in October 2014.

There were elements within the consultation that the Council had already implemented, such as an effective scheme of delegation, customer care initiatives and Member Development. However, a key element currently not in place related to public speaking at Planning Committee. The Council's Corporate Plan included an action for "the development of a protocol for the public to give evidence at Planning Committees" (Action CL6).

Following the issuing of a new draft Welsh Model Constitution, an elected Member Working Party had been established to draw up a revised Constitution for consideration by Council. The Working Party had met on a number of occasions and had already agreed certain revisions to the existing Constitution, which had, in turn, been approved by Full Council.

The Working Party recently considered the Guide which was attached as Appendix A to the report to Council, together with the Code, which was attached as Appendix B to the report (which incorporated the arrangements for public speaking at Planning Committee). The Code was due to be considered by the Planning Committee.

The proposed arrangements for public speaking did not apply to Planning Committee site visits.

A specific recommendation of the Working Party concerning the Code was to adopt the following:

If the Planning Committee is minded to refuse or grant an application contrary to Officer recommendation, it should consider whether to defer the application to the next available Planning Committee, before making the final decision. Prior to a substantive motion being voted upon which is contrary to Officer recommendation the following procedural motion will be voted upon - that Planning Committee defer the consideration of the planning application to the next available Planning Committee. If a matter is not deferred which is contrary to Officer recommendation the Chair should consider temporarily adjourning the meeting to afford Officers the opportunity to draft the reasons for refusal for consideration by the Planning Committee. (Paragraph 1.2.10 of the Code refers).

The purpose of a deferral in the circumstances detailed in the paragraph above was to allow Members of the Planning Committee to obtain further legal and planning advice on the proposed reasons for acting contrary to the planning officer's recommendation. Accordingly, with effect from 1st February 2015 (and subject to the Code being adopted by the Planning Committee) the Council's Procedure Rules, insofar as they related to Planning Committee, would require to be amended to reflect the above-mentioned procedural motion.

Resource implications arising from the introduction of third party involvement would be monitored. Any costs would need to be met from within existing budgets, but the changes were likely to result in longer Committee meetings and the need to consider adequate staff cover for Committees to ensure the process ran efficiently.

Council had subsequently resolved –

(1) That the Guide to Public Speaking at Planning Committee ('the Guide'), attached as Appendix A to the report, be approved and take effect from 1st February, 2015.

(2) That the submission in due course to Planning Committee of the Code of Conduct for Members and Officers Dealing with Planning Matters ('the Code') attached as Appendix B to the report (which incorporates the Guide to Public Speaking at Planning Committee) be noted.

(3) That the Council Procedure Rules, insofar as they relate to Planning Committee, be amended to take effect from 1st February 2015:

- To permit public speaking in line with the Guide; and
- Subject to the Planning Committee's approval of the Code to incorporate the additional procedural motion referred to at paragraph 7 of the report.

(4) That the arrangements for public speaking at Planning Committee be reviewed 12 months after implementation.

At the Planning Committee meeting, the Committee was provided with supplementary information in relation to the Guide to Public Speaking at Planning Committee ("the Guide"). The Committee was informed that the Guide had already been agreed by Full Council and would take effect from 1st February 2015. The supplementary information provided to the Committee was in relation to intended amendments / additions to the Guide.

The supplementary information included the following amendments/additions to the Guide:

“(i) Notification to Speak

The amendment of the contact details shown to reflect the fact that it has now been decided that the registration process will be dealt with by Democratic Services. Consequently, the e-mail address and telephone numbers shown will need to be amended accordingly. The registration process will require the completion and electronic submission of an online form.

Anyone registering to speak will be required to indicate, as part of the registration process, the date of the Planning Committee at which the application is being considered. Generally, that information will be made known approximately a week before the meeting. With this in mind, and given that requests by telephone to register from individuals without access to e-mail will not be possible on the weekend, it is considered that the deadline for the receipt of requests to speak

should be amended to 5.00 p.m., **two clear working days** (the Tuesday of Committee week where meetings are held on Thursday) prior to the Committee.

(ii) Matters of Material Consideration

It is considered that it would be helpful if the Guide “signposted” potential speakers to the relevant Section (i.e. Section 1.9) of the Code of Conduct for Members and Officers Dealing with Planning Matters. The Guide would, therefore, include the following:

“Matters Considered Relevant

*Planning decisions should be made on planning considerations and should not be based on immaterial considerations. Speakers should have regard to matters which the Planning Committee would consider to be of material consideration. Further information is contained in the “Code of Conduct for Members and Officers Dealing with Planning Matters”, which can be found at **(INSERT WEBSITE LINK)**.”*

The Legal Officer, present at the meeting, apprised the Committee that issues had been raised prior to the meeting in relation to the draft Code of Conduct for Members and Officers Dealing with Planning Matters (“the Code of Conduct”), which required further clarification. The Officer advised that, subject to the view of Members, a proposal had been made to defer consideration of the Code of Conduct to enable this clarification to be provided. It was stressed, however, that the proposed deferment of consideration of the Code of Conduct would not affect the introduction of public speaking at Planning Committees.

Following consideration and discussion of the report and the supplementary information tabled at the meeting, the Committee

RESOLVED –

- (1) T H A T the Guide to Public Speaking at Planning Committee, including the amendments tabled at the meeting, be endorsed.
- (2) T H A T consideration of the Code of Conduct for Members and Officers Dealing with Planning Matters, save in respect of the Guide to Public Speaking at Planning Committee, be deferred pending further clarification by officers in respect of certain procedural matters.

Reasons for decisions

- (1) To assist with the introduction of public speaking at Planning Committee.
- (2) To allow officers to provide the Committee with further clarification in respect of certain procedural matters within the Code of Conduct for Members and Officers Dealing with Planning Matters.

793 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.

794 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	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2014/00006/FUL	A	Units 5 and 6, Llandow Business Park, Sutton Road, Llandow	Proposed office building and associated works, including car parking, access, landscaping and variation of condition 9 of planning permission ref. 2011/00673/FUL to allow development within existing retained grassland.
2014/00946/FUL	R	Erwr Delyn Stud Farm, Sully Road, Penarth	Construction of new rural enterprise dwelling.

2014/01060/OUT	R	Spinney Lodge, Beach Road, Swanbridge	Construction of dormer style detached dwelling, with integral carport and garden areas.
2014/01113/FUL	A	Pant Wilkin Stables, Aberthin, Cowbridge	Renewal of temporary permission for log cabin and associated works for two years.
2014/01151/FUL	A	St. Athan Pharmacy, The Square, St. Athan	Change of use from private flat on first floor to treatment rooms for ground floor pharmacy.
2014/01154/LBC	A	Lloyds TSB Bank, 1, Windsor Road, Penarth	2 No. new roller shutters to be installed within the branch to create an internal out of hours ATM lobby.
2014/01162/FUL	A	Middle Hill, LLancarfan	20m x 40m ménage for private use only.
2014/01177/FUL	A	Spar Stores, 57, High Street, Cowbridge	New plant and AC installations, louvre infill, new autodoor and redecorations.
2014/01187/LBC	A	Porthkerry Road Methodist Church, Porthkerry Road, Barry	The addition of a new French window doorset in unit 4B of the Church to create a new opening.
2014/01200/FUL	A	39, Teifi Drive, Barry	Converting garage into a room and putting a window in the place of the garage door. Wall between garage and utility to be taken out and support lintel inserted.
2014/01203/FUL	A	22, Port Road East, Barry	Proposed 1st floor flat roof rear extension (variation to planning permission 2014/00134/FUL).
2014/01216/FUL	R	Coach House conversion, The Old Rectory, Leckwith Road, Llandough, Penarth	Proposed alterations and extension.

2014/01222/FUL	A	Penyrheol Farm, Llysworney	Small extension to existing garage to take car for disabled family member.
2014/01230/FUL	A	The Amelia Trust Farm, Five Mile Lane, Barry	Erection of a stable block and surface servicing area.
2014/01236/FUL	A	18, Bramble Avenue, Barry	Construction of first floor extension over a single storey existing structure.
2014/01241/FUL	A	Tynwydd Farm, Clemenstone, Cowbridge	Car port on land to west of existing house and chimney to rear.
2014/01246/FUL	A	The Gymnasium, 8, Paget Road, Barry	Extension to rear of top floor flat upon roof to first floor level below.
2014/01249/FUL	A	Forge Cottage, St. Mary Church, Cowbridge	Two storey and single storey extensions at the rear.
2014/01252/FUL	A	18, Park Crescent, Barry	Retrospective change of use from letting agent office to tanning salon (sui generis).
2014/01262/PNA	R	Hillside, Pendoylan	Agricultural barn.
2014/01296/PNA	A	Great House Farm, Penllyn, Cowbridge	New building.
2014/01305/LAW	A	Pennant Farm, Llancarfan	Construction of two storey side and rear extensions.
2014/01338/NMA	A	Land adjacent to Vale Forge, North Road, Cowbridge	To remove Conditions 2, 3 and 4 being the conditions relating to Code of Sustainable Homes.
2014/01349/OBS	P	Old Coal Yard, Gileston, St. Athan	Divert part of the overhead network and lay an underground cable, as per the Electricity Act, 1989.

2014/01372/OBS	P	Ortho Clinical Diagnostics, Unit 2, Felindre Meadows, Llanharan, Pencoed	Extension to the current facility to accommodate additional business capacity.
2014/01093/LBC	A	United World College of the Atlantic Ltd, St. Donats Castle, St. Donats, Llantwit Major	The replacement of existing defective heating pipework running within a stone clad riser that can only be accessed externally.
2014/01188/FUL	A	Llanerch Vineyard, Hensol	Temporary kitchen, toilets, table and chair storage, bar and cellar to be used with existing marquee.
2014/01202/FUL	A	11, Hayes Road, Barry	Demolition of small single storey side annex and erection of single storey extension to side and rear.
2014/01212/FUL	A	28, St. Andrews Road, Barry	Double extension to existing property.
2014/01219/FUL	A	47, Arcot Street, Penarth	Retention of single storey rear extension.
2014/01231/ADV	A	Natwest, 117, Holton Road, Barry	Retention of installation of one internally illuminated fascia sign.
2014/01234/FUL	A	6, Britway Road, Dinas Powys	To take down existing conservatory and build two storey extension to rear of dwelling.
2014/01240/FUL	A	19, Plymouth Road, Penarth	New single storey garden room in rear garden and fitting new windows throughout.
2014/01260/ADV	A	Premier Inn, Triangle Site, Hood Road, Barry	One (1) double advertising unit fully integrated into bus shelter.
2014/01267/FUL	A	29, Plymouth Road, Barry Island	Change of use of property from Guesthouse back into dwellinghouse.

2014/01270/FUL	A	28, Cog Road, Sully	Alterations to previously approved planning application 2014/00416/FUL, including new single storey pool room.
2014/01278/FUL	A	Dunraven Bay, Southerndown	Refurbish and reinstate the slipway for onshore/offshore activities such as kite surfing and kayaking. Slipway will not be used for activities that require boats with engines.

795 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

2014/01211/TPO	A	6, Little Orchard, Dinas Powys	Reduce right hand side of Ash tree.
2014/01275/TCA	A	31, Clive Place, Penarth	Fell T1 Cherry; Crown lift to 4m and shape T2 Bay; Fell T3 Ash and Fell G1 Ash and Horse Chestnut.
2014/01229/TPO	A	St. Aubins Nursery, Old Hall Medical Centre, Cowbridge	T1 crown reduce by 1.5m Juglans Regia (Walnut) and T2 reduce crown by 50% Populus Nigra (Poplar).
2014/01256/TPO	A	Northcliffe Apartments, Paget Place, Penarth	Crown raise Beech and Lime, fell Holm Oak and Ash.
2014/01308/TCA	A	Church House Farm, Llandow	Remove 6 no. Pine trees.

796 ENFORCEMENT ACTION (DDS) –

(i) Land and Buildings at The Yard, 28 Station Road, Penarth

A complaint had been received by the Local Planning Authority on 26th September 2014, regarding the use of the Yard to the rear, 28A Station Road, Penarth, being operated as a Tyre Fitting Shop.

The site formed a broadly rectangular shaped yard, which contained one garage commercial building, and adjoined the rear garden of the residential property at 28 Station Road, Penarth, and also adjoined an access road to a larger commercial complex to the north of the site. The yard was accessed via a road which ran alongside the residential property of 28 Station Road. It appeared that the yard once formed the curtilage of the residential property but had at some point been subdivided.

On the eastern side of Station Road are residential properties, which front the highway, to the western side of the road are predominately garages, which relate to the rear boundary of properties located along Westbourne Road. As such, Station Road itself is predominately residential in character; however, there are a collection of industrial buildings located in between the rear of the residential properties (nos. 1-27 Station Road) and the railway line. The site subject of the report does not form part of this industrial site but does adjoin the southern access road to the complex of industrial buildings.

Following an initial site inspection it was noted that a tyre fitting business, which would amount to a B2 class use (General Industry) as defined under the Town and Country Planning (Use Classes) Order 1987 was being operated from the site. Penarth Tyres was a newly opened tyre garage that specialised in the supply and fitting of new and part-worn tyres and also provided services such as puncture repairs, wheel balancing, bulbs, batteries and wiper blades, brakes and servicing.

The planning history to the site showed no record of an approved B2 use being granted at this site. Furthermore, the Council had information to suggest the site was established as a builder's storage yard in 2005 and was last used as a scaffolding business office and yard in 2010. These uses would be considered to be B8 (Storage and Distribution) uses as defined under the Town and Country Planning (Use Classes) Order 1987.

In view of the above, even if a B use was established as the lawful use of the site, the use of the site as a tyre fitting business was considered to be a material change of use from a B8 use to a B2 use as defined under the Town and Country Planning (Use Classes) Order 1987. As no such permission had been granted, the use was unauthorised and in breach of planning control.

A request had been made of the owner and tenant to remedy the breach of planning control by either ceasing the unauthorised use or submitting a planning application. It had been outlined that, while the owner had a right to submit a planning application, the Council had major concerns regarding a B2 use at this location, due

to its proximity to the nearby residential properties and the potential impact upon the private amenity of the residents.

The owner had outlined in a number of e-mails that a mix of B2, B2 (Business) and B8 uses have occurred over the years and that the tyre fitting business was not a material change of use of the land. It had been explained that, if this was the case, an application should be submitted for a lawful development certificate accompanied by the necessary evidence in an attempt to prove that the B2 use was lawful. The owner had, however, been advised that it would be difficult to prove a continuous 10 year B8 use, without a break, given the information held by the Council that a B8 use was operating on the land in 2005 and 2010. The owner had admitted that these uses were occurring at these times by e-mail.

Following consideration of the report, the Committee

RESOLVED –

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

- (i) The cessation of the use of the premises for the purposes of tyre fitting, a use falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- (ii) The removal of all machinery and equipment associated with the unauthorised use.

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

Reason for decisions

(1&2) By reason of the location of the building, proximity to neighbouring dwellings and the nature of activities associated with the unauthorised use, the use of the site for tyre fitting falling within use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), gives rise to a level of noise and disturbance that unacceptably impacts upon residential amenity. The unauthorised use is, therefore, contrary to Policies ENV27 – Design of New Developments, ENV 29 – Protection of Environmental Quality, EMP 2 – New Business and Industrial Development and EMP3 – General Industry of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 which are supported by national guidance in the form of Planning Policy Wales (July 2014).

797 GENERAL PLANNING MATTERS (DDS) –

(i) Welsh Government Consultation

The Committee received a report updating Members on the Welsh Government (WG) consultation and to recommend an appropriate response to those consultations.

The Committee was informed that as part of the implementation of the proposed changes to the Planning System in Wales, which will be introduced through the Planning (Wales) Bill, a number of consultation papers had been released seeking the views of interested parties with regard to the above. Issues such as introducing a national design policy, making pre-application submission mandatory, reviewing the size and makeup of planning committees and the powers of delegation available to Councils and reviewing the fees for the submission of planning applications to a Council were all considered in these consultations.

The consultation papers attached at Appendix A to the report included a set of specific questions to which the WG was requesting views. The closing date for replies was 16th January 2015.

The proposed responses to the consultation papers point out concerns with issues such as:

- Requiring the refund of planning fees if a decision was not made within a specified timescale
- Requiring a mandatory pre-application submission process for major applications (possibly without any new fee)
- New limits on the size and make up of planning committees
- A proposed national scheme of delegation.

The issues were addressed individually in the consultation responses attached at Appendix B to the report.

Following the presentation of the report, a discussion ensued in which the following questions and issues were put forward by Members:

Questions	Responses
A Member asked what the Local Planning Authority's response was in regard to the question on Planning Committee membership in multi-Member wards.	The Operational Manager for Development Control advised that it would be almost impossible to get a full Planning Committee together if these rules were to be enforced. He further informed the Committee that this point had been made in the consultation response to Welsh Government.

<p>A Member asked if a Planning Committee did not endorse an Officer's recommendations for a planning application, and it went to appeal, whether the individual Members would be required to attend the appeal and what support would the Members receive from the Local Planning Authority?</p>	<p>The Operational Manager for Development Control informed the Committee that Welsh Government was attempting to impose a Wales-wide constitution and lead Welsh Councils had come out against this. He advised that there would be no specific implications for individual Members and any Member required to attend an appeal would receive the full support of the Local Planning Authority. He further advised that the only issue would be that if Welsh Government requested that a Member appeared at an appeal and the Member declined, costs could be awarded, as this would be regarded as bad practice.</p>
<p>A Member raised the possibility of suggesting to Welsh Government a sliding scale for the refund of planning fees.</p>	<p>The Operational Manager for Development Control advised that the response to the consultation had made the point that the refund of Planning fees was seen to be micro-management of the planning process. He advised that a sliding scale could be suggested to Welsh Government within the consultation document, however, the planning process required work by Officers, and the possible effect of refunding fees could be free planning applications. He advised that the introduction of refunds for application fees showed a lack of understanding in relation to the financial situation in Wales and that this point had been made in the consultation response to Welsh Government.</p>

Following consideration of the report and the consultation responses, the Committee

RESOLVED –

- (1) T H A T the content of the report be noted and the response to the consultation agreed.
- (2) That the matter be referred to Cabinet for information.

Reasons for decisions

- (1) To allow the Council to respond to the consultation.
- (2) To inform Cabinet of the views of Planning Committee when responding to the consultation.

798 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:

2012/01095/FUL Received on 5 December 2012

(P. 158)

Mr Chris Ball c/o Llysworney Garage, Church Road, Llysworney, Vale of Glamorgan, CF71 7NQ

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

Llysworney Garage, Church Street, Llysworney

Proposed demolition of existing garage and proposed three dwellings

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the amended plans reference 502/P/80, 502/P/81, 502/P/82 and 502/P/83 received on 5 December 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.

3. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on 502/P/80 received 5 December 2014 and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, (such a scheme shall include the provision of a stone faced wall onto Church Street) 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 Policies ENV20 and ENV27 of the Unitary Development Plan.

5. No development shall take place on site until such time as a scheme to deal with the removal of underground petroleum and diesel storage, contaminated land, asbestos and other contaminants on the site has been submitted to and approved in writing by the Local Planning Authority and the scheme for removal of contamination from the site shall be fully implemented in accordance with the approved scheme.

Reason:

In the interests of public safety, and to ensure compliance with Policy ENV7 of the Unitary Development Plan.

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

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV20 and ENV27 of the Unitary Development Plan.

7. 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.

8. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that neither surface water or land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system, unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

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

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

Reason:

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Orders revoking or re-enacting those Orders), no gates, fences, walls or other means of enclosure other than those agreed by other conditions of this permission, shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

12. Prior to the commencement of development, details of the finished levels of the site 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 visual amenities are safeguarded, and to ensure the development accords with Policies ENV20 and ENV27 of the Unitary Development Plan.

13. Notwithstanding the submitted plans and prior to the commencement of any development, details of the setting back of the boundary of the property directly adjacent to Church Street and the B4268, and the continuation of footway around this boundary, shall be submitted to and agreed in writing by the Local Planning Authority, and the footway shall be constructed in accordance with the details thereby approved and maintained at all times thereafter.

Reason:

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

14. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of

development on site of the name and address of the said archaeologist and no work shall commence on site until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

15. 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

16. Prior to their use in the development, additional details (including plans at a scale of 1:20), cross sections and samples of all of the proposed windows, eaves, rainwater goods and doors have been 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 and so maintained at all times.

Reason:

To safeguard local visual amenities, as required by Policy ENV20 of the Unitary Development Plan.

2013/00937/FUL Received on 24 September 2013
(P. 176)

Mr. Ahmed, Bedrix Properties Ltd, 55, Woodvale Avenue, Cardiff, CF23 2SP
Aspects of Construction. Tree Tops, Sully Road, Penarth, Vale of Glamorgan,
CF64 2TR

Land North West of Bendrick Road, Barry

New build domestic housing (9 in total)

a) One set of three link houses (three bedrooms) :- 3 dwelling units; b) one set of two semi-detached houses (three bedrooms):- 2 dwelling units and c) two sets of two semi-detached houses (four bedrooms):- 4 dwelling units

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

- The developer shall pay the sum of eighteen thousand pounds (£18,000) to the Council to improve Sustainable Transport Facilities serving the site.
- The developer shall pay the sum of twenty thousand, five hundred and twenty pounds (£20,520) to the Council to provide or improve public open space serving the site.
- The developer shall pay the sum of sixteen thousand and nine hundred pounds (£16,900) to the Council to meet school transport costs.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£1108,40 in this case).

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the elevation and floor plans of house types 1, 1A, 2 and 3 registered on the 6 September 2013 and the amended site location plan and layout plan received on 3 October 2013.

Reason:

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

3. Notwithstanding the submitted plans and prior to the commencement of the construction of any of the dwellings hereby approved, further details of the finished levels of the site and new dwellings in relation to existing ground levels and the levels of adjoining land, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details. The finished floor levels of the dwellings shall be set no lower than 7.40m above Ordnance Datum (AOD), as stated in table 3.5.1 of the Flood Consequences Assessment submitted with planning application 2009/00019/OUT)

Reason:

To ensure that the amenities of existing neighbouring properties are safeguarded, to mitigate against flood risk and to ensure the development accords with Policies ENV7 and 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 and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

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

5. Notwithstanding the submitted 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.

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

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

Reason:

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

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 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, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

10. 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 will be dealt with (including provisions for the maintenance of the system), 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.

11. 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.

12. 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.

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

Reason:

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

14. 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.

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

Reason:

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

16. Prior to the first beneficial occupation of any of the dwelling houses hereby approved, the lane at the rear of Nos. 17 to 47 Bendrick Road shall be blocked off at the point shown on the indicative 1:500 scale layout plan hereby approved, in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority, and the lane shall thereafter be permanently blocked in accordance with such approved details.

Reason:

In the interests of highway safety, in order to control the nature of vehicular movements to and from the site and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

17. The development hereby approved shall only be carried out in accordance with the approved Flood Consequences Assessment submitted by Blackburn Griffiths, dated December 2008 (in association with application 2009/00019/OUT)

Reason:

To reduce the impact of flooding on the proposed development and future occupants, and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

18. The development hereby approved shall at all times be carried out in full accordance with the David Clements Ecology Ltd Ecological Assessment, dated July 2007, submitted with application 2005/00860/OUT.

Reason:

In order to protect ecology within and around the site, and to ensure compliance with Policies ENV11, ENV16 and ENV27 of the Unitary Development Plan.

19. Prior to the commencement of development, a mitigation strategy to deal with the presence of slow-worms/reptiles within the site shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall thereafter be fully implemented in accordance with the approved details.

Reason:

In order to protect any slow worm within the site and to ensure compliance with the Wildlife and Countryside Act 1981 and Policy ENV16 of the Unitary Development Plan.

20. No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy have been submitted to and approved by the Local Planning Authority. The assessment shall contain the following elements (a-e), follow the guidance contained in 'Contaminated Land: A Guide for Developers' (available from the Local Planning Authority) and include the recommendations contained within the Terrafirma Geo-Technical and Geo-Environmental Desk Study Report, dated April 2009:
- (a) A Phase 1 Preliminary Risk Assessment (Desk Study) to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and identify and evaluate all potential sources and impacts of land and / or groundwater contamination.
 - (b) Where the preliminary risk assessment identifies potentially unacceptable risks at the site, a suitably qualified and accredited person shall carry out a site investigation, including relevant soil, soil-gas, surface and groundwater sampling in accordance with a quality assured sampling and analysis methodology. The requirements of the Local Planning Authority shall be fully established before any site surveys are commenced.
 - (c) A site investigation report detailing all investigative works and sampling on site, together with the results of any analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve any such remedial works as required, prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination including any controlled waters.
 - (d) The approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

- (e) Upon completion of the works, this condition shall not be discharged until a verification report has been submitted to and approved by the Local Planning Authority. The verification report shall include details of the completed remediation works and include quality assurance certificates to show that the works have been carried out in full and in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason:

In order to ensure that any contamination within the site is remediated and to ensure compliance with Policies ENV27 and ENV29 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 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. Prior to the commencement of development, a scheme for the provision and management of a buffer zone alongside the River Cadoxton shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The scheme shall include:

- plans showing the extent and layout of the buffer zone;
- details of the planting scheme;
- details demonstrating how the buffer zone will be protected during the development and managed/maintained following the completion of the development;
- details of any fencing.

Reason:

In order to protect ecology and to ensure compliance with Policies ENV 16 and HOUS 8 of the Unitary Development Plan.

23. 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.

2013/01095/FUL Received on 12 November 2013

(P. 203)

Mr. Gwyn Davies, Calon Lodge LLP, Llanerch Vineyard, Hensol, Vale of Glamorgan, CF72 8GG

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

Llanerch Vineyard, Hensol

Proposed additional 19 No bedrooms including undercover walkway with drop off point to link farmhouse, cookery school/machinery store and accommodation

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:

- To tie the ownership and use of the additional accommodation building hereby approved to the existing Llanerch Vineyard enterprise to ensure these two aspects of the business would remain fully integrated and cannot be sold separately.
- The developer shall pay the sum of £26,760 to the Council to provide or improve sustainable transport facilities in the vicinity of the site.
- The developer will provide public art on site to a value of 1% of the build costs of the development or provide a financial contribution to the same value in lieu of on-site provision for the Council's public art fund.
- The developer shall provide training (on a recognised training course) for at least two employees or alternatively pay the Council a contribution of £2400 as an in lieu contribution.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£1,188 in this case).

APPROVED, subject to the following condition(s)

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

Reason:

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

2. This consent shall only relate to plans reference 503/P/100, 503/P/101, 503/P/102, 503/P/103 and 503/P/104, all received on the 6th November 2014, plus the Site Location Plan and Design and Access Statement, both received 12th November 2013, and the development shall be carried out strictly in accordance with these details.

Reason:

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

3. The premises shall be used for as guest accommodation in association with Llanerch Vineyard only, as described in the submitted information, and for no other purpose including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use of the guest accommodation building, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

5. Prior to the beneficial use of the Hotel accommodation hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority for the guest accommodation building hereby approved.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV 4 and ENV27 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 to ensure compliance with Policies ENV11, ENV 4 and ENV27 of the Unitary Development Plan.

7. Prior to the commencement of development, details of the finished levels of the site and the guest accommodation hereby approved 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 amenities of the area are safeguarded, and to ensure the development accords with Policies ENV 4 and ENV27 of the Unitary Development Plan.

8. 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.

2013/01257/FUL Received on 11 December 2013

(P. 221)

Clearwater Property Company Ltd, Faridene, Windsor Walk, Waybridge, Surrey, KT13

Weightman & Bullen, 76, Rodney Street, Liverpool, Merseyside (Met County), L1 9AW

67-79, Dochdwy Road (Shopping Parade), Llandough

Renewal of application ref: 2007/00751/FUL; 18 self-contained residential units over three storeys to replace demolished mix use building

RESOLVED - T H A T subject to the applicant first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- Procure that 100% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units
- The Developer shall pay the sum of £41,400 (forty one thousand four hundred pounds) to the Council to enhance access and provide improvements to public open space or recreation facilities likely to be used by the future occupiers of the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee set at 2% of the value of the planning obligations contributions.

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. 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.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the

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

Reason:

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

4. The development shall not be brought into beneficial use until the approved access has been constructed in accordance with the approved plans 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.

5. Prior to the construction of the access points with the public highway full engineering details of the access points, including levels and details, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until such time as that junction has been constructed in accordance with the approved details.

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.

6. No part of the development hereby approved shall be brought into beneficial; use until such time as that area of highway shown edged blue on drawing number 05075-SK105 attached to this consent has been formally stopped up.

Reason:

To ensure a safe highway arrangement to meet the requirements of Policy ENV27 of the Unitary Development Plan.

7. All means of enclosure, including any gates or binstores, associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

8. Notwithstanding the submitted details, details of covered secure bicycle parking shall be submitted to and approved in writing by the Local Planning Authority and the approved bicycle parking facility shall be fully implemented on site prior to the first beneficial occupation of the development hereby approved and shall thereafter be so retained on site at all times for the parking of bicycles associated with the development.

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.

9. Prior to the laying of the slab of the building details of the finished floor levels in relation to existing ground levels and finished ground levels in relation to the highway level at Dochdwy Road shall be submitted to and agreed in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved levels.

Reason: To safeguard local visual amenities and to comply with the requirements of policy ENV27 of the Unitary Development Plan.

10. Prior to their use in the construction of the development hereby approved, a schedule and samples of the proposed materials to be used in the external finish of the building, parking and access areas 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.

11. This consent shall only relate to the amended plans reference AE03, 04, AL00, AL01, 02, 03 AX01 all revision A and AS01 revision B and image 001 received on 19th August 2014 and the development shall be carried out strictly in accordance with these details.

Reason:

For the avoidance of doubt as to the approved plans and to meet the requirements of policies ENV27, TRAN9 and HOUS2 and HOUS8 of the Unitary Development Plan.

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

12. Notwithstanding the submitted plans and prior to the commencement of any development, the exact siting of the building shall be agreed on site by virtue of pegging out for inspection by and the written approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure the amenities of adjoining occupiers are safeguarded to meet the requirements of policy ENV27 of the Unitary Development Plan.

2014/00242/FUL Received on 28 February 2014
(P. 235)

Redrow Homes (South Wales) Ltd

Nathaniel Lichfield and Partners, Belmont House, Churchill Way, Cardiff, CF10 2HE

Land to the rear of St. David's Primary School, Colwinston

Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works

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 25% (16) 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 an off-site Affordable Housing Contribution equivalent to the developer subsidy for 10% (7) of the total number dwellings permitted by the planning application, on the basis of at least 80% social rented properties and the remaining 20% intermediate properties (£519,124 in this case).
- Pay a contribution of £203,273.88 for the provision or enhancement of education facilities to meet the needs of future occupiers.
- Pay a contribution of £41,008.12 to provide or enhance children's play facilities off site in Colwinston.
- A scheme to ensure appropriate provision for future maintenance for the on-site open space.

- Provide public art on the site to the value of £15,000 in accordance with details to be submitted for approval.
- Pay a contribution of £128,000 to provide or enhance sustainable transport facilities in the vicinity of the site.
- The developer shall pay a contribution which will allow for the provision and completion of an upgrade to the Cowbridge Waste Water Treatment Works to accommodate all of the dwellings hereby approved and shall agree that none of the dwellings will be occupied until such time as the solution has been implemented.
- Pay a contribution towards the adoption and maintenance of the drainage solution proposed (sum to be agreed).
- Pay the Council's standard administration fee for negotiating, monitoring and implementing the terms of the s106 agreement (£18,216.16 in this case).

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the amended plans reference 14-007-05 received 12 December 2014, 14-008-002-C, 14-007-003, 14-007-004, 3946-15-06-001-03 C received 15 December 2014 and 14-008-006A, 14-008-007A, 14-008-009A, 14-008-010A, 14-008-011A, 14-008-012A, 14-008-013A, 14-008-014A, 14-008-015A, 14-008-016A, 14-008-017A, 14-008-018A, 14-008-019A, 14-008-020A, 14-008-021A, 14-008-022A, 14-008-23A, 14-008-024A, 14-008-025A, 14-008-0 A, 14-008-027A received on 17 December 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.

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 site and amenities of neighbouring residential properties are 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 off-site highways works including improvements to footways, 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. 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.

6. 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.

7. 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.

8. Prior to the commencement of development, a Construction and Environmental Management Plan to include such matters as the control of noise, vibration, dust, drainage, interception of flows 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.

9. 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.

10. 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.

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

Reason:

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

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 under the terms or conditions of this planning permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

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) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

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

14. 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 garages hereby approved shall only be used for the parking of private vehicles and for purposes incidental to the enjoyment of the dwellinghouse as such, and shall not be used for any business or commercial use and shall not physically

altered or converted without first obtaining the formal consent of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policies TRAN10 and ENV27 of the Vale of Glamorgan Unitary Development Plan.

15. 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.

16. 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 at all times 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.

17. 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.

18. 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.

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.

19. 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.

20. Prior to commencement of development on the site, 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 ENV16 and ENV27 of the Unitary Development Plan.

21. Prior to the commencement of development, a Bat Conservation Plan shall be submitted to, and approved in writing by the Local Planning Authority. This plan shall include, but not limited to details of dark flight corridors and protected commuting routes (hedgerows), details of the positioning of bat entry points/bat roosts in the new units on site; and the site lighting plan. The development shall thereafter be carried out and maintained in accordance with the agreed details.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV16 and ENV27 of the Unitary Development Plan.

22. 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 ENV27 of the Unitary Development Plan.

23. Notwithstanding the submitted Drainage Strategy, no development shall commence on site until the detailed design of the land and surface water drainage system has been submitted to and approved in writing by the Local Planning Authority, and the approved scheme 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.

24. The information submitted in accordance with the requirements of Condition 23 of this consent 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 and plan 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.

25. Notwithstanding the submitted details, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

26. No dwellings hereby approved shall communicate with the public sewerage system until either:
- a) The programmed upgrade of Cowbridge Waste Water Treatment Works scheduled for completion by 1st April 2018, and any other necessary improvements to the sewerage system in the Colwinston area, has been completed and confirmed in writing by the Local Planning Authority; or:
 - b) Necessary improvements to the Cowbridge Waste Water Treatment Works to accommodate the foul flows from the development hereby approved (in accordance with the requirements as outlined in Dŵr Cymru's Feasibility Study (Reference P2163/20.3.1/011 issued in June 2014) and any other necessary improvements to the sewerage system in the Colwinston area, have been completed and confirmed in writing by the Local Planning Authority.

Reason:

To prevent the overloading of the local sewerage system and to ensure compliance with Policies ENV 7 and ENV 27 of the Unitary Development Plan.

2014/00465/FUL Received on 29 April 2014
(P. 286)

Mr. Guy Thornton, Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge, South Glamorgan, CF71 7JQ
Spring Design Consultancy, Unit 3, Chapel Barns, Merthyr Mawr, Bridgend, Mid Glamorgan, CF32 0LS

Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge

Demolition of attached garage with accommodation above and rebuilt on opposite side of dwelling with erection of detached 4 bed dwelling

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the following schedule of plans and documents:
 - Site edged red location plan, received 3 April 2014;
 - Existing Floor Plans and Elevations, received 3 April 2014;

- Site Layout & Street Scene, Drwg. No. 2077/100/02 Rev C, amended plan, received 30 October 2014;
- Floor Plans, Drwg. No. 2077/102/01 Rev A, amended plan, received 23 September 2014;
- Elevations, Drwg. No. 2077/102/02 Rev C, amended plan, received 30 October 2014;
- Proposed Floor Plans & Elevations, Drwg. No. 2077/101/02 Rev B, amended plan, received 15 October 2014; and
- Design and Access Statement, received 29 April 2014;

and the development shall be carried out in full accordance with the approved details.

Reason:

For the avoidance of doubt as to the approved details and in the interests of the character and appearance of the area, neighbouring amenity and highway safety in accordance with Policies HOUS8-Residential Development Criteria and ENV27-Design of New Developments of the Unitary Development Plan.

3. Before their use on site a full schedule of the external finishes of the development hereby permitted, including samples, shall be submitted to and agreed in writing with the Local Planning Authority. The external finishes of the proposed extension shall match those of the existing dwelling. The development shall be implemented thereafter in accordance with the agreed details.

Reason:

In the interests of the character and appearance of the area in accordance with Policies HOUS8-Residential Development Criteria and ENV27-Design of New Developments of the Unitary Development Plan.

4. Notwithstanding the submitted plans, prior to the commencement of any works, full details of the proposed access to the dwelling hereby approved and Cruiskeen Lawn shall be first submitted to and approved in writing by the Local Planning Authority, and shall include the provision of a double width, joint access to both properties and the removal of the existing hedge and its replacement by a wall no higher than 0.75m. No part of the development hereby permitted shall be occupied until such time as the access and on-site parking provision has been implemented in accordance with the details hereby approved. The access and car parking associated with both new and existing dwelling shall thereafter be retained and maintained on-site to serve the associated property.

Reason:

In the interests of highway safety in accordance with Policies HOUS8 - Residential Development Criteria, ENV27 - Design of New Developments and TRAN10 - Parking of the Unitary Development Plan.

5. The window to the first floor ensuite in the extension to the existing dwelling shall be glazed using obscured glass to a minimum of level 3 of the `Pilkington` scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use of extension hereby permitted and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, in accordance with Policies HOUS8-Residential Development Criteria and ENV27-Design of New Developments of the Unitary Development Plan.

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

Reason:

In order to avoid damage to the statutorily protected tree in accordance with Policies ENV11-Protection of Landscape Features and ENV27-Design of New Developments of the Unitary Development Plan.

7. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that surface water or 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.

8. Prior to the commencement of development, details, including cross sections of the site, of the finished floor level of the dwelling in relation to existing and proposed ground levels shall be submitted to and approved in writing by the

Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

2014/00812/FUL Received on 9 July 2014
(P. 301)

g2 Energy Renewable Developments Ltd, Olney Office Park, 25, Osier Way, Olney, Bucks., MK46 5FP
David Lock Associates, 50, North Thirteenth Street, Central Milton Keynes, Milton Keynes, Buckinghamshire, MK9 3BP

The Grange, St. Brides Super Ely

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

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

In the interests of the visual amenities of the area, and to ensure compliance with the terms of Policies ENV 1, ENV 10 and ENV27 of the Unitary Development Plan.

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

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV 1, ENV 10 and ENV27 of the Unitary Development Plan.

4. The developer shall prepare a Traffic Management Plan (TMP) to show proposals for transporting the abnormal indivisible loads associated with the construction phase of this scheme. The TMP shall include proposed timescales and delivery schedules as well as numbers, dimensions, weights, axle distributions etc. of delivery vehicles. The TMP shall also include:
 - a. Construction vehicle routeing plans at 1:2500 scale for all traffic showing swept path analysis from the point of entry onto the public highway network to the site; and in reverse for decommissioning.
 - b. Construction vehicle routeing plans at 1:2500 scale for all traffic showing highway mitigation required and land ownership boundaries including identified holding areas, passing areas and layover areas. Any highway mitigation shall include supporting HD19/03 Safety Audit documentation.
 - c. No development shall commence until the land required for highway mitigation and holding areas has been acquired or made available for use.
 - d. Site access highway design plans at 1:2500 scale that shall include supporting HD19/03 Safety Audit documentation.
 - e. Detailed schedules of the management of junctions to and crossings of the public highway and other public rights of way during delivery of construction materials and other operating equipment.
 - f. The provision of delivery schedules detailing the time and date of movements, nature of delivery vehicles: particularly detailing vehicle parameters, gross vehicle weight, number of vehicles in convoy size, dimensions (width, length, height) and weight (total vehicle with loads and axel loading).
 - g. Details of escorts highlighting where and when along the route private vehicles, Banksman and Police vehicles escorts will be used.
 - h. Provision of plan drawings and associated traffic signs schedule highlighting locations along the route where temporary traffic management (cones, temporary signs, etc.) needs to be deployed.
 - i. An agreed impact assessment on all highway structures on the affected route, including bridges, culverts, retaining walls, embankments, drainage features, and third party buildings and structures and a comprehensive condition survey of the agreed length of the haulage

route undertaken by a suitably qualified and experienced Highway Maintenance Consultant, to provide a benchmark of the existing standard of the road.

- j. Following completion of construction activities, the developer shall carry out a final road survey to determine any areas which require repair works to return the highway to the pre-existing condition and undertake the identified works to the satisfaction of the Local Planning Authority, making good of any damage done by construction traffic associated with the proposed development to the trunk road and county road network including street furniture, structures, drainage features, highway verges and carriageway surfaces.
- k. Documented trial runs with supporting videoed evidence shall be included in the TMP demonstrating the suitability of the entire transport route from point of entry onto the highway network to the site for all deliveries and in reverse for the decommissioning of the windfarm unless the components are broken up on site.
- l. Details of all required road widenings, passing places, bridge strengthening etc.
- m. Any temporary Traffic Regulation Orders (TTROs) for each section of the routes where the Police may need to stop or hold traffic.
- n. Details of measures for wheel washing and dust suppression.
- o. Confirmation that no construction traffic or deliveries to the site shall be made or leave the site during the hours of 7.30-9.30 am and 3-6 pm.

The TMP shall be submitted to and approved in writing by the Local Planning Authority and the development shall at all times be carried out in accordance with the approved TMP and the details submitted and agreed therein.

Reason:

In the interests of highway safety and to ensure compliance with Policies TRAN 10, ENV27 and COMM7 of the Unitary Development Plan.

- 5. A noise survey post installation at the nearest residential premises 'Willows Farm' shall be undertaken when the turbine is initially commissioned and again after six months. The results of the noise assessments shall be submitted to the Local Planning Authority, within three months of the surveys being undertaken. Should the surveys indicate that the noise levels exceed ETSU-R-97 guidance, the use of the turbine shall cease until such time as a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority, and the approved mitigation measures implemented. The development shall at all times be carried out in accordance with any mitigation measures that are identified as being necessary.

Reason:

In the interests of residential amenity and to ensure compliance with Policies COMM7 and ENV 29 of the Unitary Development Plan.

6. Within 28 days from the receipt of a written request from the Local Planning Authority following a noise complaint, surveys to assess the level of noise from the wind turbine at the complainant's property shall be carried out by an independent consultant approved by the Local Planning Authority, following the procedures described in ETSU-R-97 'The Assessment and Rating of Noise from Wind Farms' and following the principles in the Good Practice Guidelines. The Local Planning Authority shall be advised of the date that the surveys will take place prior to them being undertaken.

A report to detail the findings of the survey shall be submitted within two months of the date that the survey was undertaken, detailing the actual measured noise levels and, should the surveys indicate that the noise levels exceed that identified within ESTU-R-97 guidance, the use of the turbine shall be shut down until measures to modify or limit the turbine (sufficiently to reduce the absolute noise level of the operating turbine to within the parameters specified by this consent) have been agreed in writing by the Local Planning Authority and the turbine shall not become operational again until the approved measures have been implemented in full and those measures shall be retained at all times thereafter.

Reason:

In the interests of residential amenity and to ensure compliance with Policies COMM7 and ENV29 of the Unitary Development Plan.

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

Reason:

In the interests of residential amenity and to ensure compliance with Policies ENV29 and COMM8 of the Unitary Development Plan.

8. Prior to the commencement of development, details of the 'shadow flicker control' and the set threshold at which the turbine would be 'shut down' shall be submitted to and agreed in writing by the Local Planning Authority. The 'shadow flicker control' shall be operated in accordance with the agreed details thereafter.

Reason:

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

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

Reason:

In the interests of aviation safety and in accordance with policy ENV 27 of the Unitary Development Plan.

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

Reason:

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

11. Vegetation clearance shall be carried out outside the bird breeding season which is taken as end of March to end of August inclusive. Alternatively, vegetation clearance may only be undertaken within this timeframe if it is carried out under ecological supervision and that the developer has submitted a method statement for the works and the works have been agreed in writing by the Local Planning Authority prior to the commencement of any clearance works.

Reason:

To safeguard birdlife during the nesting season and to ensure compliance with Policies ENV16 and COMM7 of the Unitary Development Plan.

12. The development shall be carried out in accordance with the mitigation measures set out in the submitted 'Ecological Statement', detailed in section 6.13-6.17 of this report produced by RPS (July 2014), unless the Local Planning Authority agrees in writing to any variation.

Reason:

To safeguard protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

13. This consent shall relate to the plans registered on 9th July 2014 along with additional plans reference 90397_R027_200 received on the 5th December 2014 and R027-28-08 Revision A received on the 2nd December 2014.

Reason:

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

2014/01186/FUL Received on 17 October 2014
(P. 327)

Mrs. Jane White, Higher End, Llanbethery, Barry, Vale of Glamorgan, CF62 0SB
Reading Agricultural Consultants, Gate House, Beechwood Court, Long Toll,
Woodcote, Oxfordshire, RG8 0RR

Coed y Colwen Barn, Llancarfan

Conversion of a redundant stone barn to a residential dwelling

DEFERRED – For site visit.

2014/01193/FUL Received on 23 October 2014
(P. 341)

Spring Design, Unit 3, Chapel Barns, Merthyr Mawr, Bridgend, CF32 0LS
Spring Design, Unit 3, Chapel Barns, Merthyr Mawr, Bridgend, CF32 0LS

Land adjacent to The Meynell, Treerhyngyll

Proposed new dwelling

REFUSED (Written Representations)

1. In the opinion of the Local Planning Authority the proposal represents an unjustified and unacceptable new dwelling in an unsustainable countryside location that would detract from the undeveloped and unspoilt character of the surrounding rural landscape, and result in the loss of agricultural land, contrary to Policies ENV1-Development in the Countryside, ENV2-Agricultural

Land, ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features, ENV27-Design of New Developments, HOUS2-Additional Residential Development, HOUS3-Dwellings in the Countryside, HOUS8-Residential Development Criteria and Strategic Policies 1 & 2-The Environment and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Design in the Landscape; and national guidance contained in Planning Policy Wales and TAN12-Design.

2014/01237/FUL Received on 2 December 2014
(P. 356)

Westside Homes Limited, C/o Agent
Mr. John Gould, John Gould Architecture Ltd, 1, Dragon House, Princes Way,
Bridgend Industrial Estate, Bridgend, CF31 3AQ

Vacant land, The Limes, Cowbridge

Erection of two blocks of apartments each containing six dwelling units

REFUSED (Written Representations)

1. The proposal is considered to result in overdevelopment of the site, and the siting, layout, access arrangements, design and scale of the blocks of flats, is considered to be at variance with the character of the area, and the proposal would also have an adverse impact on the privacy of adjacent occupiers. As a whole it is considered that the proposed development would not preserve or enhance the appearance of the Conservation area and would be seen as an incongruous development which would adversely impact upon the appearance of the wider street scene and Conservation Area. It is therefore considered that the proposed development does not comply with Policies ENV17- Protection of the Built and Historic Environment, ENV20- Development in Conservation Areas, ENV27- Design of New Developments and TRAN10- Parking of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the adopted Amenity Standards Supplementary Planning Guidance, chapter 6 of Planning Policy Wales (edition 7, July 2014) in particular paragraph 6.5.17 and TAN12- DESIGN, the Model Design Guide for Wales and the Cowbridge Appraisal Management Plan (2010).