

PLANNING COMMITTEE

Minutes of a meeting held on 12th March, 2015.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman; Councillors: Mrs. M.E.J. 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. Mahoney, A. Parker, R.A. Penrose, A.G. Powell, Mrs. A.J. Preston, G. Roberts, R.P. Thomas, E. Williams and M.R. Wilson.

Also present: Councillors L. Burnett, P.J. Clarke and Dr. I.J. Johnson.

Councillor P.J. Clarke spoke on Application Number 2014/00550/OUT in his capacity as a Local Member for the Rhoose Ward.

Councillor Dr I.J. Johnson spoke on Application Number 2014/01209/FUL in his capacity as a Local Member for the Buttrills Ward.

List of Public Speakers:

<u>Name of Speaker</u>	<u>Planning Application Number & Location</u>	<u>Reason for Speaking</u>
Mr. S. Rees	2012/01166/FUL 1-3 Llandough Castle Flats, Llandough	Objector or their representative
Mrs. S. Martin	2012/01166/FUL 1-3 Llandough Castle Flats, Llandough	Objector or their representative
Mr. D. Barber	2012/01166/FUL & 2012/01166/LBC* 1-3 Llandough Castle Flats, Llandough	Applicant or their representative
Mr. E. Jones	2014/00550/OUT Land North of the Railway line (West),Rhoose	Objector or their representative
Mr. P. Williams	2014/00550/OUT Land North of the Railway line (West),Rhoose	Applicant or their representative
Mr. A. Wilkinson	2014/00550/OUT Land North of the Railway line (West),Rhoose	Applicant or their representative

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Mr. H. Danter	2014/01358/FUL The Dolphin, Friars Road, Barry	Applicant or their representative
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Mr. A. Lynch	2014/01358/FUL The Dolphin, Friars Road, Barry	Applicant or their representative
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* At the meeting, Mr D. Barber elected not to speak on Application Number 2012/01166/LBC as he advised that his representations for Application Number 2012/01166/FUL should also be considered for both of these applications.

989 ANNOUNCEMENT –

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

‘As people may be aware, the Council has experienced significant IT problems during the course of the week. Unfortunately, it is not possible to webcast tonight’s proceedings. Obviously we apologise to all those who were intending to view the proceedings

You may have noticed filming taking place prior to the meeting, this was not directly connected to the Planning Committee. A company is filming a documentary about Barry Island. No filming of the meeting itself is taking place.’

990 APOLOGIES FOR ABSENCE –

These were received from Councillor Ms. R. Birch.

991 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 12th February, 2015 be approved as a correct record.

992 DECLARATIONS OF INTEREST –

No declarations were received.

993 PUBLICATION OF REVISED WELSH GOVERNMENT TECHNICAL ADVICE NOTE (TAN) 1 JOINT HOUSING LAND AVAILABILITY STUDIES (2015) (REF) –

Cabinet, on 9th February 2015, was advised of the publication of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies by the Welsh Government attached at Appendix 1 to the report and subsequently referred on to the Planning Committee for information purposes.

Joint Housing Land Availability Studies (JHLAS) were the principal mechanism for monitoring the supply of housing land through the planning system. JHLAS demonstrated whether local planning authorities had a deliverable five-year supply of land for housing as required by Welsh Government policy (Planning Policy Wales, paragraph 9.2.3). Failure to have a five-year housing land supply was an important material consideration that was taken into account by Planning Inspectors when determining planning appeals for residential schemes.

The Welsh Government considered that up-to-date Local Development Plans (LDPs) were critical for ensuring that the homes needed were delivered. The planning system, through the LDP process, must provide the land that was required, allowed for new home building. Appropriate monitoring of housing land supply was a very important element of ensuring that this was achieved. The Welsh Government had therefore undertaken the review of TAN1 to align the JHLAS and LDP monitoring processes, and secondly incentivise the preparation and adoption of LDPs.

The Council's formal response to the consultation on the draft TAN 1 was reported to Cabinet on 8th September, 2014 (Minute C2445 refers) and to Planning Committee on 2nd October, 2014 (Minute 464 refers). In that response, serious concerns were raised regarding the proposals to change the manner in which housing land supply was calculated and that only authorities with an adopted LDP would be able to undertake a JHLAS calculation. Following the consultation process the Welsh Government had now issued an interim copy of the revised TAN1 guidance.

A key change to the revised TAN1 guidance was that the use of JHLAS to evidence housing land supply was now limited to only those Local Planning Authorities (LPAs) that had in place either an adopted Local Development Plan or an adopted Unitary Development Plan (UDP) that was still within the plan period.

The adopted Vale of Glamorgan UDP expired on 1st April, 2011, and Council officers were currently preparing for submission of the LDP to Welsh Government for Independent Examination by an appointed Inspector, which was timetabled to take place from August 2015. As a consequence of the revised TAN 1 guidance it was not until the Council had formally adopted its LDP that the Council would be able to produce its annual JHLAS report. Under the Council's LDP Delivery Agreement, adoption of the LDP was anticipated to take place in September / October 2016. Local Planning Authorities that did not have either an adopted LDP or UDP would be unable to formally demonstrate its housing land supply position and would effectively be considered not to have a five year housing land supply.

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The Council was however required to undertake an annual “objective assessment” of its housing land supply in preparation of its LDP, and would be required to “demonstrate that there was a five-year housing land supply at the time the plan was adopted and the latest approved JHLAS can be used as an important piece of evidence” outlined in the TAN 1 paragraph 3.2 attached as Appendix 1 to the report.

Welsh Government had advised that since the assessment would not be subject to the normal JHLAS process it would not carry the same weight for planning purposes as a formal study. Nevertheless, officers would need to assess how planning proposals would contribute to both supporting delivery of the emerging LDP and the provision of a 5 year housing land supply on its adoption, and these were themselves considered to be important material considerations.

In this respect, Planning Policy Wales (PPW) (section 2.6) remarked on what would happen in instances where the local development plan was not yet adopted. Paragraph 2.6.2 of PPW advised that in development management decisions the weight to be attached to an emerging draft LDP would in general depend on the stage it had reached. In considering what weight to give to specific policies in an emerging LDP that apply to a particular proposal, local planning authorities would need to consider carefully the underlying evidence and background to the policies. National planning policy could also be a material consideration in these circumstances (see section 4.2 of PPW).

On the basis of the revised TAN1 requirement for housing land supply to be calculated using only the residual method, this being the remaining years of the LDP divided by the remaining outstanding dwelling requirement, the Council’s housing land supply as of 1 April, 2014 would be 2.2 years, when compared against a 7.3 year supply using the past build rate calculation. Although it should be noted that since April 2014, the Council had approved a number of major applications and officers anticipated that the Council’s housing land supply (based on the residual method) would increase once the 2014-2015 informal objective assessment had been completed.

Given that the Council was faced with a less than 5 year housing land supply, and its inability to formally participate in the JHLAS process, it was inevitable that until the Council had formally adopted its LDP, the Vale of Glamorgan would be at risk of speculative development applications as was the case during 2012/13 when the Council’s JHLAS had a less than 5 year housing land supply. This concern was clearly raised by the Council in its formal submission to the Welsh Government draft TAN1 consultation in the Autumn 2014, as referenced via the following link:

http://www.valeofglamorgan.gov.uk/en/our_council/council/minutes_agendas_and_reports/reports/cabinet/2014/14-09-08/Welsh-Government-Consultation-Draft-Technical-Advice-Note-.aspx

It was notable that similar concerns were also raised by the Welsh Local Government Association during the consultation period these were attached at Appendix 1 to the report and the Royal Town Planning Institute attached at Appendix 2 to the report.

No.

In terms of the position following the adoption of the LDP, Welsh Government had advised that where this occurred after the annual JHLAS study base date of 1st April the housing land supply figure evidenced during the LDP Examination, which would have been the subject of independent examination, would be the housing land supply figure until the next JHLAS process commenced in the following April. For the Vale of Glamorgan LDP this would be 1st April, 2017 where adoption of the Plan takes place in late 2016 as set out in the Council's LDP Delivery Agreement.

At the meeting the Cabinet Member for Regeneration, Innovation, Planning and Transportation commented that the Council's Local Development Plan (LDP) due to be submitted was more sustainable than the previous administration's submission. However, she further commented that whilst the Council waited for approval of the LDP submission from the Inspector, in due course, there was a real danger that the Council would receive planning applications that were not sustainable.

In addition the Director of Development Services commented that the Council had a seven year plus land supply that would be reduced to zero overnight under the new Technical Advice Note. In acknowledging the need for a suite of Local Development Plans across Wales, the process of producing a Local Development Plan was time consuming and reliant on timescales for consultation set down in statute. As a result, developing an LDP was not a quick process and until adoption of the Plan the Council would be at risk from unsustainable planning applications.

Cabinet had resolved

- (1) That the implications of the revised Technical Advice Note (TAN) 1 – Joint Housing Local Authority Studies issued by Welsh Government attached at Appendix 1 to the report be noted with regret.**
- (2) That the report be referred to Planning Committee and Scrutiny Committee (Economy and Environment) for information.**
- (3) That the Leader and Cabinet Member for Regeneration, Innovation, Planning and Transportation make strong representations to Welsh Government at Ministerial level as to the consequences of (TAN) 1 on the proper planning of the Vale of Glamorgan.**

Reasons for decisions

- (1) To note the publication of Technical Advice Note (TAN) 1 Joint Housing Land Availability Studies, and the key planning implications for the Vale of Glamorgan as a result of the new guidance.**
- (2) To advise the Planning Committee and the Scrutiny Committee (Economy and Environment) of the result of the recent public consultation, and to advise Members of the key planning implications for the Vale of Glamorgan as a result of the new guidance.**

No.

(3) To make representation to the Welsh Government of the significant concerns arising out of the content of TAN 1.

Having considered the decision of Cabinet, it was

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

Reason for decision

Having regard to the decision of Cabinet.

994 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 12th February 2015 be noted:

Apologies for absence were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, E. Hacker, Mrs. V.M. Hartrey, K. Hatton, H.J.W. James, A.G. Powell, Mrs. A.J. Preston and R.P. Thomas.

(a) Coed y Colwen Barn, Llancarfan - Councillor F.T. Johnson (Chairman);
Conversion of a Redundant Stone Barn to a Residential Dwelling. Councillors Mrs. P. Drake, J. Drysdale, A. Parker, R.A. Penrose and G. Roberts.

995 PUBLIC RIGHTS OF WAY (PROW) – PROCEDURES (DDS) –

The Committee received a report that sought its approval to a revised procedural note to be used at future meetings of the Public Rights of Way Sub-Committee.

Members were informed that the current procedural note was adopted in May 2010. Officers have now undertaken a thorough review of the procedures to be followed by the Sub-Committee to ensure that all applications considered by the Sub-Committee continue to be dealt with in a just, timely and efficient way.

The main issues considered were as follows:-

- i) the procedure in relation to receipt of late representations and public speaking;
- ii) specific considerations in relation to applications made under Section 53 of the Wildlife and Countryside Act 1981; and
- iii) notifying the public of the agenda and associated reports.

Following the review of the current procedure, it was considered that the most appropriate procedure for dealing with late representations was to amend the time

No.

period for making representations to 12 p.m. on the day before Committee in line with the current procedure for Planning Committee.

The only exception to this related to applications made under Section 53 of the Wildlife and Countryside Act. It was considered that the current procedure whereby late representations were only accepted if received no later than three clear working days prior to the meeting was justified and should be retained.

Reports relating to Section 53 applications were often very complex and could run into hundreds of pages, including an investigation report which was produced by officers. The report commonly dealt with historic evidence which had to be thoroughly investigated and any conclusions justified in detail in the report. Under normal circumstances, a draft report would already have been prepared and circulated to landowners affected by the application who would have been given the opportunity to comment. Any comments received by the PROW officer would then be taken into consideration prior to preparation of the final report.

The proposed amended procedure sought to ensure that officers were given sufficient time to consider any additional evidence or information which was submitted prior to Committee in order to avoid the need to defer decisions unnecessarily. However, to allow the public to have sufficient notice of the consideration of the report and to enable those who may wish to submit representations to Committee, it was proposed that all agendas and associated reports be publicised at least five clear days prior to Committee.

The proposed amended procedure introduced a protocol for public speaking following the introduction of similar provisions relating to Planning Committee.

RESOLVED – T H A T the procedural note attached at Appendix A to the report be approved for use at future meetings of the Public Rights of Way Sub-Committee.

Reason for decision

To assist determination of matters by the Public Rights of Way Sub-Committee.

996 INTRODUCTION OF PROPOSED CODE OF CONDUCT FOR MEMBERS AND OFFICERS DEALING WITH PLANNING MATTERS (DDS) –

The Committee received a report in relation to a proposed Code of Conduct for Members and Officers Dealing with Planning Matters.

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

No.

(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.

Members were minded to recall that consideration of the draft Code of Conduct (save in respect of the provisions for public speaking) was referred to Planning Committee from the Full Council meeting on 17th December 2014 and deferred by Planning Committee on 15th January 2014 to enable Officers to provide further clarification to Members in respect of certain procedural matters.

As a result of feedback received from Members in a meeting with Officers on 25th February 2014, certain draft amendments to the Code had been considered and an amended draft was circulated in advance of the meeting, with draft amendments shown by tracked changes.

There were elements within the consultation that this Council had already implemented, such as an effective scheme of delegation, customer care initiatives and Member Development. However, a key element that was introduced following the meeting of Full Council on 17th December 2014 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 Planning Committee meeting on 15th January 2015, certain amendments were considered to the original public speaking provisions and these were reflected in the current draft Code of Conduct.

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, 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 abovementioned procedural motion.

No.

Following a request by Members for clarification, further consultation had taken place in relation to the practical implementation of the requirement for the procedural motion in the circumstances set out in the Code, as well as certain other provisions in the Code. The result of this further consultation was reflected in the proposed amendments to the original Code which was circulated in advance of the meeting.

RESOLVED – T H A T the proposed Code of Conduct be approved for use at future meetings of the Planning Committee.

Reason for decision

To assist the determination of planning applications by the Planning Committee and to facilitate a fair and consistent planning process.

997 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.

998 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

No.

2013/00733/LBC	A	Fonmon Castle, Fonmon	Repairs to four roofs at Fonmon Castle and associated alterations.
2014/00575/FUL	A	5, Seys Close, Cowbridge	Dormer extension.
2014/00993/FUL	A	Seawalls, 62, Craig Yr Eos Road, Ogmore by Sea	New dwelling.
2014/01180/HAZ	A	Dow Corning Limited, Cardiff Road, Barry (OS grid reference: ST 13863 68702)	Storage of hazardous substances.
2014/01190/LBC	A	1, Pwll Y Min Crescent, Peterston Super Ely	Removal of render and sprayed textured coating and replacement with new render. Removal of existing double glazed white UPVC windows and replacement in existing openings with UPVC double glazing windows with revised glazing pattern.
2014/01192/FUL	A	Duffryn Bach Farm, Clawddcoch, Cowbridge	Proposed agricultural building with equine veterinary surgery with associated works. Amendment to previous planning permission, ref 2012/00194/FUL.
2014/01314/RG3	A	Redlands House, Redlands Avenue, Penarth	Refurbishment and cladding of front elevation new canopy to front entrance, parking, spaces, and soft and hard landscaping.
2014/01320/FUL	A	71, Westbourne Road, Penarth	Proposed rear extension and internal amendments.
2014/01355/FUL	A	12, Park Road, Penarth	One replacement dwelling, including all external works and access from the highway.

No.

2014/01356/CAC	A	12, Park Road, Penarth	Demolition of existing buildings and one replacement dwelling, including all external works and access from the highway.
2014/01367/FUL	A	70, Holton Road, Barry	Change of use from A2 to A3. The property held an A3 use up until 2011 when the last occupier changed to A2 use.
2014/01371/NMA	A	5, Mountjoy Crescent, Penarth	Non material amendment to planning permission 2013/00984/FUL to remove first floor of approval.
2014/01382/FUL	A	Elm Cottage, The Common, Dinas Powys	Change of use of land south of Elm Cottage from agricultural to domestic garden.
2014/01386/FUL	A	Brackendene, Burdonshill Lane, Wenvoe	Retention of the material change of use of the land from agricultural to equine and the retention of the existing buildings and horse exercise area.
2014/01387/FUL	A	21, South Road, Sully	Proposed extension, plus internal and external alterations to remodel the dwelling.
2014/01388/FUL	A	118A, Park Crescent, Barry	Change of use from a furniture shop to a beauty shop.
2014/01392/FUL	R	2, Stanwell Road, Penarth	Extension and alterations of existing property to form nine self-contained residential apartments.
2014/01396/FUL	A	Tanglewood, Westra, Dinas Powys	Two storey extension to the front of the property.

No.

2014/01397/FUL	R	12, Sea Lawns, Crosshill, Barry	Removal of section of external lounge wall of first floor flat to facilitate patio doors.
2014/01405/FUL	A	22-23, High Street, Barry	Demolition and reconstruction of lean-to to rear as well as conversion of existing apartments into two x two bed apartments.
2014/01406/FUL	A	22-23, High Street, Barry	New shop front, single storey extension to rear and internal alterations.
2014/01409/FUL	A	Stoneleigh, Rhoose Road, Rhoose	Proposed store outbuilding/workshop.
2014/01411/FUL	R	3, Weston Avenue, Sully	Two storey rear extension.
2014/01414/LAW	A	2, Harbour View Road, Penarth	This project will consist of a rear dormer loft conversion with a flat roof and hanging tile or slate to the sides of the dormer.
2014/01420/FUL	A	19, Augusta Crescent, Penarth	Proposed erection of rear and side extension.
2014/01437/FUL	A	4, Beryl Place, Barry	Erection of a single storey front and side extension with front facing door and windows to provide front porch and side utility room.
2014/01440/FUL	R	Pear Tree Cottage, Marcross	New timber framed holiday cottage in garden of pear tree cottage.
2014/01446/FUL	A	The Links, off Pen Y Lan Road, Aberthin	Demolition of existing bungalow, erection of one new five bedroom house.
2014/01448/FUL	A	8, Elm Grove Place, Dinas Powys	Loft conversion with rear dormer.
2014/01449/FUL	A	Stoneleigh House, Llancadle	Single storey rear extension.

No.

2014/01457/FUL	A	The Nurseries, Fontygary Road, Rhoose	Rear garage extension to Foxes Ridge, No. 3, The Nurseries, Fontygary Road, Rhoose.
2014/01476/NMA	A	4, Cwrt Dyfed, Barry	Demolition of existing conservatory and erection of single storey rear extension relating to 2014/01158/FUL.
2014/01489/PND	A	Garages, Tair Onnen, Cowbridge	Proposed demolition of sheds.
2014/01511/FUL	A	Easter Barn, Moulton	To construct new detached garage.
2014/01155/FUL	A	Brocastle Barn Cottage, Colwinston	Conversion of a barn to a three bedroom dwelling.
2014/01185/FUL	A	40, Salop Place, Penarth	Rebuild of existing single storey rear extension with addition of first floor extension over.
2014/01286/FUL	A	Cogan Hotel, 51, Hewell Street, Penarth	Change of use from A1 retail to C3 dwelling house.
2014/01389/FUL	A	The Pheasant House, Nash Manor, Cowbridge	Provide a new porch to the front entrance to dwelling.
2014/01391/RES	A	Site adjacent to Pwll Y Myn Farm, Peterston Super Ely	The details of the layout, scale, appearance, access and landscaping of the development.
2014/01393/FUL	A	67, Lavernock Road, Penarth	The construction of a single storey extension to the rear of the property and a single garage to the side.
2014/01410/RES	A	11, Llantwit Major Road, Cowbridge	New detached dwelling.
2014/01416/LBC	A	The Pheasant House, Nash Manor, Cowbridge	Provide a new porch to the front entrance to dwelling.

No.

2014/01450/FUL	A	29, Tair Onen, St. Hilary	Single storey extension to the rear of the property.
2014/01461/FUL	A	Brook House, Main Avenue, Wyndham Park, Peterston Super Ely	Proposed extension.
2014/01472/FUL	A	Bute House, Grove Place, Penarth	Alterations and extension to existing dwelling. Conversion of existing outbuildings to ancillary residential accommodation.
2014/01477/FUL	A	Upper Barn, Southra, Dinas Powys	Removing one small window enlarging the opening to accommodate glass sliding door. Move front door to swap with adjacent window.
2014/01488/FUL	A	Abernant, St. Athan Road, St. Mary Church	First floor extension.
2014/01509/FUL	A	1, Howards End, Craven Walk, Penarth	Extensions and alterations to dwelling, including ground floor extension and roof dormers.
2015/00009/NMA	A	Plot 1, Orchardleigh, Pen Y Turnpike Road, Dinas Powys	Amendments to approved dwellings - 2012/00400/RES and remove conditions 5, 6 and 7 of the Outline Application 2011/000459/OUT.
2015/00060/NMA	A	Site adjacent to Pwll Y Myn Farm, Peterston Super Ely	Application to remove Code for Sustainable Homes Condition for application 2013/00375/OUT for a two storey detached dwelling.

No.

2014/01173/FUL	A	3, Grove Terrace, Penarth	Demolition of existing single and two storey rear annexes; construction of two storey rear extension.
2014/01345/FUL	A	Land next to 24 Cedar Road, Eglwys Brewis, St. Athan	Proposed detached five bedroom dwelling house with associated parking - variation of Condition 1 of permission 2009/01135/FUL to extend time period for implementation of planning permission.
2014/01402/FUL	A	TecMarina (Former KMS House), Terra Nova Way, Penarth Marina, Penarth	External alterations to building comprising new apertures and repositioning of main entrance and associated canopy.
2014/01423/ADV	A	The Co-operative Food, Boverton Road, Llantwit Major	Sign 1) Replace existing trough light on existing fascia with new LEDs trough light; Sign 2) Replace existing trough light on existing fascia with new LEDs trough light; Sign 3) Additional vinyl Opening Hours text to be applied to existing fascia. Replace existing trough light on existing fascia with new LEDs trough light.
2014/01432/FUL	A	RAF St. Athan, St. Athan	Application to remove condition 9 of planning permission 2014/00022/FUL.
2014/01463/FUL	A	41 and 42, High Street, Barry	Proposed conversion of retail unit to one house and two flats.

No.

2014/01470/FUL	A	Barain, 10, St. Quentins Close, Llanblethian, Cowbridge	Rebuild of bay window, porch, alterations to fenestration and part rendered facade upgrade.
2014/01482/FUL	A	43, Whitmore Park Drive, Barry	Conversion of garage to habitable room.
2014/01491/FUL	A	30, St. Ambrose Close, Dinas Powys	Single storey rear extension and new front porch.
2014/01500/ADV	A	131, Holton Road, Barry	New corporate image fascia and projecting sign.
2014/01503/LAW	A	85, Glebe Street, Penarth	Lawful development certificate for two existing flats.
2014/01507/FUL	A	2, Rutland Close, Barry	Erect single storey tiled roof extension to side elevation.
2014/01510/FUL	A	23a, Whitewell Drive, Llantwit Major	Demolish existing garage, construct extension to rear/side of dwelling, construct porch to front of dwelling.
2014/01514/LAW	A	34, Coleridge Avenue, Penarth	Single storey rear extension.
2014/01515/FUL	A	2, Solent Road, Barry	Proposed side extension to form a new cloak room and new entrance hall.
2014/01526/FUL	A	2, Lake Hill Drive, Cowbridge	Single storey rear extension and two storey front extension.
2015/00004/LAW	A	Hill House, Sigingstone	Rear conservatory.
2015/00007/FUL	A	14, Cold Knap Way, Barry	Extensions to existing bungalow comprising new porch to main entrance and utility room extension off existing kitchen.

No.

2015/00008/NMA	A	Unit 8, Atlantic Trading Estate, Barry	Non material amendment to planning permission 2013/00926/FUL comprising alteration to windows and doors on office building.
2015/00010/FUL	A	2, Police Houses, Higher End, St. Athan	Orangery to side of property.
2015/00012/RG3	A	Romilly Primary School, Romilly Road, Barry	Demolition of an existing dilapidated nursery classroom and its replacement with a demountable building including all necessary ground works and services connections.
2015/00047/NMA	A	Glynderwen, Peterston Super Ely	Non-material amendment to planning permission 2014/00723/FUL for extensions to dwelling.
2015/00072/NMA	A	UWC, Atlantic College, St. Donats Castle, St. Donats	Non Material Amendment to proposed new sports hall facility to complement existing sporting amenities at UWC Atlantic College approved under application reference 2014/01058/FUL.
2014/01199/FUL	A	117, St. Davids Crescent, Penarth	Extension to an existing dwelling to be used as a kitchen/diner.
2014/01223/FUL	A	1, Grange Avenue, Wenvoe	Ground floor rear/side extension.
2014/01315/FUL	A	292, Gladstone Road, Barry	To take down existing outbuildings including conservatory and construct new single extension for sun lounge and shower room.

No.

2014/01428/FUL	A	Holton Dental Centre, 157, Holton Road, Barry	Erect scaffolding, paint exterior, replace 3 bay windows with UPVC, remove cladding in lower bay and replace with tyrolene.
2014/01442/FUL	A	7, Esplanade Building, Friars Road, Barry Island	Change of use from A1 to mixed use A1/A3 shop and coffee shop, with associated work including layout changes within the site.
2014/01444/FUL	A	PADS Trailers Ltd, Sully Moors Road, Sully	Change of use from B2 general industrial to caravan sales area.
2014/01445/FUL	A	Stourbridge House, Llysworney	Demolition of existing two-storey, 1970s house and replacement with a new two-storey dwelling with rooms in the roof, storey and a half extensions to the North and West.
2014/01456/FUL	R	Maes Glas, Broadway, Llanblethian, Cowbridge	Convert and extend garage into a granny annexe.
2014/01458/CAC	A	Stourbridge House, Llysworney	Demolition of existing two-storey, 1970s house and replacement with a new two-storey dwelling with rooms in the roof, storey and a half extensions to the North and West, and a new storey and a half garage/study outbuilding.
2014/01495/FUL	A	8, Heol Miaren, Barry	Conversion of existing ground floor integral garage to living accommodation together with an extension at first storey level above the garage.

No.

2014/01496/FUL	A	Maendy Isaf, Lane - Junction A4222 at Maendy to Trehyngyll	Proposed first floor side extension, single storey rear extension and detached out building.
2014/01516/FUL	A	Mon Repose, Pleasant Harbour, East Aberthaw	Proposed new single storey extensions, to form a garden/family room with roof terrace above and new rear entrance porch, incorporating wash down facilities.
2015/00002/FUL	A	Tyr Berllan, Piggery Lane, St. Mary Church	Extension to the front elevation of the existing property.
2015/00003/FUL	A	115-117, Port Road East, Barry	Conversion of care home to two dwellings.
2015/00006/FUL	A	6, Caer Worgan, Llantwit Major	Conversion of existing detached double garage to increase living space via extension link between existing two bedroom semi- detached dwelling and garage.
2015/00014/FUL	A	1, Porth y Green Close, Llanblethian, Cowbridge	Erection of single storey garden room/study.

No.

2015/00018/ADV	R	4, Westgate, Cowbridge	Installation of the following shopfront signage, post removal of signage currently in situ: 2 no 350mm fascia with 2 no 245mm high halo illuminated lettering and chevron logo; 1 no 600mm non-illuminated projecting sign; 1 no 420mm high ATM tablet with illuminated accent lines, lettering and chevron logo; (replacement of 1 no ATM with new- like for like replacement); 1 no 480mm high reverse applied vinyl entrance sign; other permitted signage 2 no Nameplate; 2 no Car park sign.
2015/00034/LAW	A	4, Wye Close, Barry	Erection of a single storey rear extension.
2015/00038/FUL	A	Lagonda Lodge, 39, Sully Terrace, Penarth	Retention of 2 no. rooflights installed in south elevation of existing roof.
2015/00040/FUL	A	White Lodge, The Elms, Peterston Super Ely	Demolition of existing sub-standard flat roof annexe and conservatory, construction of a single storey flat roof extension to provide accommodation for a family room, utility and wc. Two flush glazed roof lights over family area.
2015/00052/LBC	R	4, Westgate, Cowbridge	Illuminated new signage.
2015/00121/NMA	A	105, Plymouth Road, Penarth	Creation of a gateway and off road parking space for a disabled person Ref:- 2014/00637/FUL.
2014/00317/LAW	A	Duffryn House, Welsh St. Donats	Use as domestic garden.

No.

2014/01238/FUL	A	Brynheulog, Welsh St. Donats	Replacement of existing 2-storey 4-bedroom detached house, garaging and outbuildings with new 2-storey 5-bedroom detached house with detached double garage / hobby room.
2014/01263/FUL	R	Llantrithyd Lake, Treguff Farm, Llantrithyd	The construction of a stone access track from existing car park to the lake side, and construction of a new 6 no. space car park adjacent to lake side .
2014/01439/LAW	A	Bryn Sych Farm, Morfa Lane, Llantwit Major	Use of dwelling as care home, falling within class C3.
2014/01513/FUL	A	5, Church Road, Barry	Change of Use for an unoccupied A1 commercial shop to C3 residential dwelling and convert an unoccupied C3 2nd and 3rd floor maisonette into 2 no. C3 residential dwellings.
2014/01524/LAW	A	88, Windsor Road, Penarth	Application for certificate of lawfulness for the proposed retail use (A1) of the site.
2015/00001/FUL	A	3, Ael y Bryn, Peterston Super Ely	Extend existing front gable and bathroom/porch gable, and associated alterations to windows.
2015/00011/RG3	A	Llanfair Primary School, St Mary Church	Demolition of 2 no. Dilapidated classrooms and their replacement with 2 no. demountable classrooms together with a nursery unit including all necessary ground work and service connections.

No.

2015/00028/ADV	A	Burger King (UK) Ltd, Culverhouse Cross Retail Park, Culverhouse Cross	LED red band to roof ridge perimeter.
2015/00050/FUL	A	24, Forrest Road, Penarth	Construction of new single storey flat roof garden room and garage. Demolition of existing pitched roof garage.
2015/00116/NMA	A	The Old Post Office, 61-63 Eastgate, Cowbridge	Removal of conditions 16, 17 and 18 of planning permission 2012/00455/FUL.

999 APPEALS (DDS) –

RESOLVED -

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

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

1000 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

2014/01377/TPO	A	12, Blodyn Y Gog, Barry	Reduce limbs growing towards house, thin crown by 15% of Oak to side of house and reduce crown of Oak near rear boundary.
2014/01425/TPO	A	34, Britway Road, Dinas Powys	Remove Cypresses leaving lower layer of trees/shrubs.

No.

2014/01453/TPO	A	The Old Surgery, Church Street, Llantwit Major	Removal of two Field Maples.
2014/01435/TPO	A	The Captains Wife, Beach Road, Swanbridge, Penarth	G1 -The taking down and removal of 5 trunk tree.
2014/01508/TPO	A	The Bower House, Pen Y Lan, Cowbridge	Removal of one lowest lateral from two Beech trees, one each side of avenue, overhanging track.
2015/00042/TCA	A	14, Victoria Road, Penarth	Fell and replace Chestnut tree.
2015/00022/TPO	R	2, Hollyrood Close, Barry	Fell and replace Silver Birch.

1001 ENFORCEMENT ACTION (DDS) –

(i) Land and Buildings at Land at Heol Las (near Junction to Water Street) Monkash

A complaint was received by the Local Planning Authority on 31st March 2014, that the erection of a building, creation of a new road and removal of trees had taken place at Land at Heol Las (near junction to Water Street) Monkash.

It was apparent that the works were sited on land to the south west of Broughton House, which was itself to the west of the settlement of Broughton. Broughton House was a two storey, detached dwelling, the original access to which was via the small hamlet of houses to the north east of the property. A parking area was provided adjacent to the north east elevation of the house. The dwelling was served by a front and rear garden which had been enclosed by a stone boundary wall. The additional land to the south east and south west appeared to have been historically used for agriculture and contained a wooded area and paddock. The unauthorised development subject of this report was located on this additional land.

A timber building had been constructed close to the boundary of the site with Heol Las and a track had been laid from Broughton House to an existing gated access onto the adopted highway, Heol Las, to the south west of the house.

The site was within the Monkash Conservation Area

Following an initial site inspection it was noted that a timber structure / outbuilding had been erected outside the curtilage of the dwelling, adjacent to the boundary of the site with Heol Las. The building was sited adjacent to a row of trees and was some 50 metres from the existing dwelling. The building was some 13 metres in length and had a slight hipped roof and had been divided into three separate units,

No.

which decreased in width as the building extends to the rear, being some 3.7 metres at its widest to 1.3 metres at its narrowest. A doorway gains access from the front section of the building to an area laid with tarmac to the rear and adjacent to the remainder of the building.

The two rear sections of the building were exposed and front onto the area of tarmac. The proposed use of this section of the building was as a log store. The development was not currently in use, however was nearing completion and consisted of lighting and electrical sockets within the front section.

The development was sited outside the recognised curtilage of the dwelling but would have a use for domestic (not agricultural) purposes. In view of this, the development does not benefit from permitted development rights granted under the Town and Country Planning (General Permitted Development) Order 2013 for the erection of domestic outbuildings.

It was understood that the access track had been laid temporarily for the undertaking of the construction works for an extension to the existing dwelling (planning application reference 2012/01091/FUL). Whilst the track would have been considered permitted development under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended) for the duration of the works to construct the extensions to the dwelling, these works were now complete and to date the track had not been removed and the land restored to its original grassed state. The track had been laid with gravel and extended from the access of Heol Las to the front (south east) elevation of the dwelling. Its length was some 55 metres.

In addition to the above, and in the light of the domestication of the land in question that had resulted from the unauthorised development described above, it was also considered that there had been a material change of use of the land from agricultural to domestic garden associated with Broughton House.

The owner of the property submitted a planning application to retain the outbuilding, which was subsequently refused planning permission on 12th November 2014. As a result of the development being used for domestic purposes and being sited outside the curtilage of the dwelling, the owner had been advised that the principle of the development was considered unacceptable representing an unjustified and unacceptable form of development in the countryside to the detriment of the character of the conservation area and the visual amenities of the surrounding countryside. Whilst an application had not been submitted to retain the track, the owner had been advised of its unacceptability for the same reasons as the outbuilding.

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:

No.

- (i) Permanently remove from the land the building, access track, tarmacadam and any other associated paraphernalia.
- (ii) Restore the land to its former condition.
- (iii) Permanently cease the use of the land as domestic garden

(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) The access track, building and use of the land as domestic garden are considered to be an unjustified form of development in this location that results in an unacceptable domestic encroachment into the rural landscape. The unauthorised development has a harmful impact on the character and appearance of the site itself and the surrounding area. Furthermore, the unauthorised development neither enhances nor preserves the special character and appearance of the Monkash Conservation Area. As such, the development is considered to conflict with Policies ENV1 – Development on the Countryside, ENV10 - Conservation of the Countryside, ENV17 - Protection of the Built and Historic Environment, ENV20 - Development in Conservation Areas, and ENV27 - Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 as well as Planning Policy Wales (Editions 7 July 2014) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

(ii) Land and Buildings at Land Adjacent to The Hollies, Wenvoe

A complaint was received by the Local Planning Authority on 6 August 2014, relating to the storage of commercial vehicles on a small parcel of agricultural land adjacent to The Hollies, Wenvoe.

The site related to a small parcel of agricultural land adjacent to the residential property known as The Hollies, Wenvoe. The land lay outside the residential settlement boundary, within the open countryside and designated green wedge. There was a public footpath located to the east of the property.

Following an initial site inspection it was noted that several vehicles were parked on a small parcel of agricultural land adjacent to The Hollies.

As noted within the planning history contained in the report, the adjacent residential property 'The Hollies' benefitted from a number of planning permissions, one of the most recent being 2011/00015/FUL. This granted permission for the extension of residential curtilage in order to construct the new access, which amounted to an area of 300m² of the adjoining paddock. The area of land which was the subject of this report resulted in a further incursion of approximately 250m² into the adjoining paddock.

The storage of commercial vehicles on the land resulted in a material change of use of the land. This material change of use required the benefit of planning permission,

No.

as no such permission had been granted, this change of use was unauthorised and in breach on planning control.

A letter was sent to the owner of the land on 3rd November 2014 requesting comments on the matter. Following a telephone call and subsequent email correspondence the Council agreed a period of 3 months to remove the vehicles from the land. During a meeting at the Dock Offices in February 2015 the owner of the land confirmed that the vehicles had not been removed from the land within the agreed time period and that it was not likely that the vehicles would be removed within the near future.

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 land for the storage of commercial vehicles.

(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) In view of its location within the open countryside and designated green wedge the unauthorised material change of use of the Land is considered to be an unacceptable form of development that diminishes the quality of the rural landscape and the openness of the designated green wedge. The use is therefore considered to be contrary to Policies ENV1- Development in the Countryside; ENV2- Agricultural Land; ENV3- Green Wedges; ENV10 – Conservation of the Countryside; and ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as supported by guidance found in Planning Policy Wales (Edition 7, July 2014).

(iii) Land and Buildings at 1 Old Port Road, Wenvoe, Cardiff

In April 2011 it was noted that a gap had been created in the existing hedgerow of the property known as 1, Old Port Road, Wenvoe, with the intention of creating a means of access onto Port Road (the A4050). At a later date it was also noted that the hedgerow had been removed, in its entirety, and had been replaced by a wall of block construction around the perimeter of the property.

No. 1 Old Port Road was the former Police Station and sits at the roundabout junction of Port Road and Old Port Road. The site was occupied by a large, extended detached dwelling set in a large garden. The property was bound on the eastern side by Port Road (A4050 linking Barry to Culverhouse Cross) and on the western side by Old Port Road, Wenvoe. There were further detached dwellings and the Wenvoe Conservation Area to the north of the site.

No.

Prior to the carrying out of the works subject to this breach, the boundary of the property was formerly defined by a hedgerow along Port Road and a low stone retaining wall and hedgerow along the Old Port Road boundary.

The property was first brought to the Council's attention in April, 2011, following the removal of a section of the existing hedgerow. Whilst the gap had been blocked up with timber fence panels, the owner of the property was contacted in view of the Council's concerns that a means of access would be created onto Port Road. Such an access would be particularly hazardous to highway users in view of its location on the bus stop and close to a busy roundabout. The owner of the property explained that this gap in the hedgerow was a temporary measure in order to bring materials onto the site for the construction of extensions to his property. The site was subsequently monitored and the access never observed in use.

In addition to the works above, the hedgerow around the eastern, southern and western boundary of the site was eventually removed in its entirety. Whilst the low stone wall was retained on the Old Port Road boundary, a block wall measuring approximately 2 metres in height was constructed above the low stone wall and around almost the entirety of the boundary of the site with the adjoining highways, including around the rear of the bus stop on Port Road. The block wall did not fill the gap that had originally been created in the hedgerow; this was still stopped up with timber fence panels. In addition to this, a pedestrian access had been created onto Port Road, to the left of the gap. Whilst part of the block wall had been faced in stone, to match the original low stone wall, the majority of the wall remained as unfinished block.

Finally, and more recently, a section of timber fencing and fence post had been constructed above a section of the block wall to a height that was estimated to exceed 3 metres when measured from the adjoining highway.

The planning history showed that planning permission (reference 2013/00148/FUL) had been granted for the retention and completion of the section of enclosure adjacent to Port Road. The approved scheme permitted the retention of the block enclosure to the rear of the bus stop and the completion of the remainder of the enclosure, up to the pedestrian access, in block with a facing stone. As noted above, this section of the enclosure had not been completed in accordance with the approved scheme. The remainder of the new enclosure that measured above one metre in height was unauthorised and in breach of planning control.

As mentioned above, the owner was contacted following the initial works to create the gap in the hedgerow. During a discussion the owner advised of the intention to remove the hedgerow and construct a new means of enclosure. The owner was advised that the Council would prefer the retention of the hedgerow, but would not be in a position to prevent its removal. The owner was, however, advised that planning permission would be required for the construction of a means of enclosure above 1 metre high. The hedgerow was removed and the enclosure currently on site today was constructed without an application having been submitted or permission obtained.

No.

Whilst an application was subsequently submitted and approved (2013/00148/FUL) for the retention and completion of the section of the enclosure adjacent to Port Road (as noted above), this section had not been completed as approved and the remainder of the enclosure was still unauthorised.

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 completion of the section of enclosure to the east of the dwelling with facing stone, including the removal of the timber fencing panels in the gap in the block wall and the stopping up of the gap in block with a stone render.
- (ii) The completion of the remainder of the enclosure in appropriate material, either stone work or smooth painted render.
- (iii) The removal of the section of timber fencing above the block enclosure.

(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 virtue of its highly visible location, the enclosure in its current, incomplete condition is poorly designed, incongruous and detrimental to the amenity of the general area, contrary to policy ENV27: Design of New Development of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice on good design contained in Technical Advice Note 12: Designs.

1002 GENERAL PLANNING MATTERS (DDS) –

(i) The Town and Country Planning (Notification) (Unconventional Oil and Gas) (Wales) Direction 2015

The Committee received a report to apprise it in relation to the publication of a new direction by Welsh Government which required that any planning application for onshore gas or oil development which proposed to use unconventional methods (including hydraulic fracturing) to stimulate extraction for any stage of development (exploration, appraisal or commercial extraction) be referred to the Welsh Government, where local planning authorities are minded to approve them. On 13th February 2015 the Welsh Minister for Natural Resources wrote to all Chief Planning Officers to notify them of the new Direction.

No.

This new direction would apply to any application for planning permission registered as valid on or after 16th February 2015. Guidance had been provided to clarify the new requirements and was attached at Appendix A to the report.

The Welsh Government advised that they had adopted a precautionary approach to the development of unconventional oil and gas resources in Wales. In support of this approach this Notification Direction required that where it was proposed to approve a planning application for unconventional oil and gas development which would involve using hydraulically fracturing technology then the Local Planning Authority must first refer the planning application to Welsh Ministers to determine whether the application should be called in. This would provide Welsh Ministers an opportunity to consider whether appropriate scrutiny had been given to environmental and public health concerns, as these may raise issues of more than local importance. The Welsh Ministers may choose to call in the planning application or, if appropriate, issue a direction that the application may not be approved until such time as directed by the Welsh Ministers.

Members were minded to recall that in recent years the Council had received a number of applications for test drilling for shale gas, as follows:

2011/00115/FUL - Unit 1, Llandow Industrial Estate, Llandow - Drill and test the insitu lower limestone shale and associated strata. Withdrawn 12/04/11.

2011/00812/FUL - Unit 1, Llandow Industrial Estate, Llandow - Drill and test the insitu lower limestone and associated strata for the presence of gas. Refused for the following reason:

The applicant had submitted insufficient information to satisfy the Local Planning Authority that the quantity and quality of groundwater supplies in the vicinity of the site, would be protected, in accordance with the requirements of paragraph 30 of Minerals Planning Policy Wales (2000) (MPPW) which advised that development should 'not cause unacceptable impact, or otherwise damage or adversely affect water resources or sources of water which might be an integral part of sites of high landscape value or nature conservation importance' and where doubt remained, Councils should adopt the precautionary principle. Accordingly, the development was contrary to the advice contained in the above guidance and Policies MIN 1 – Mineral Exploration and ENV 29 – Protection of Environmental Quality, of the Adopted Unitary Development Plan 1996-2011.

A subsequent planning appeal was allowed subject to conditions on 6th July 2012. 2013/00333/FUL - Site located in field 400m along an unnamed road between the A4266 and Duffryn (grid ref 308215 : 171623) - Drill a single vertical exploration borehole. Approved 04/10/13.

2013/00334/FUL - Unit 20, Sutton Spring Road, Llandow Trading Estate - Drill a single vertical exploration borehole. Approved 04/10/13.

No.

2013/00335/FUL - Land on the west side of the road leading from Llancarfan to Bonvilston (Grid ref. 305209:172962) - Drill an exploration borehole to test for gas reserves. Approved 04/10/13.

The Direction clarified the arrangements and criteria for notifying the Welsh Ministers in relation to planning applications for unconventional oil and gas development, that being development involving the onshore exploration, appraisal or production of coal bed methane or shale oil or gas using unconventional extraction techniques, including fracturing (but does not include the making of exploratory boreholes which do not involve the carrying out of such unconventional extraction techniques). Therefore, the applications considered to date in the Vale of Glamorgan area would not be covered by the Direction. National Planning Policy governing the consideration of these applications remained unchanged at this time.

RESOLVED –

- (1) T H A T the content of the report be noted.
- (2) T H A T the report be referred to Cabinet for information.

Reasons for decisions

- (1) To inform Planning Committee of the new direction and the implications for the Vale of Glamorgan Council.
- (2) To inform Cabinet of the new direction and the implications for the Vale of Glamorgan Council.

(Councillor Dr. I.J. Johnson spoke on this item with the permission of the Planning Committee.)

1003 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:

2012/01165/LBC Received on 26 October 2012

(P. 63)

Mr. Duncan Barber C/O Agent

James Carter : Alan Barker, Bank Chambers, 92, Newport Road, Cardiff, CF24 1DG

1-3, Llandough Castle Flats, Llandough

No.

Demolition, alteration and extension works to apartment Nos. 1- 3 Llandough Castle Flats

APPROVED subject to the following condition(s)

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

Reason:

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This consent shall relate to the plans reference 012-03/00 received on 2 August 2012 plans 012-03/ 01b,02b,03a,04b,05b,06b,07b,14,15,16,22b, 23b,24b,26b,28b,29B, 30 received on 17 July 2013, plans E12-03 25D and 27D received on 22nd August 2014 and plan E12-03/39A, method statement - Application for Bat Licence CRM.1012.001 received 5th November 2014, Bat license/likely-absence Survey and Mitigation scheme CRM.1022.01 received 24 February 2014, Structural Survey and Condition Report January 2013, Demolition Method Statement September 2013, Design and access statements, Preliminary Roost Assessment CRM 1022.001 and CRM.1022.001.EC.002 received 18 September 2014 and the development shall be carried out in accordance with these details.

Reason:

To ensure the development preserves and enhances the character and setting of the listed building.

3. A detailed specification for the repair of existing stonework, of any areas of new stonework and of existing and proposed internal floors, walls and ceilings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development or any demolition works. The specification to be submitted shall include:

- (a) a method statement for the removal of vegetation,
- (b) a method statement for raking out and repointing,
- (c) a specification for the mix for laying in pointing,
- (d) a schedule of areas requiring reconstruction or restoration,

and the development shall thereafter be carried out strictly in accordance with the approved specifications.

Reason:

To safeguard the historic and architectural interest of the listed building.

No.

4. Notwithstanding the submitted drawings details of the windows doors, balconies and balustrade at scales of 1:1, 1:5, 1:10 shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

To safeguard the special architectural and historic interest of the listed building.

5. Details of the construction of the proposed new roof and of repairs to the existing roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development including any demolition. The specification to be submitted shall include the use of natural slate (a sample of which shall accompany the specification), details of rainwater goods, any vents, flues or extractors to the building, details of eaves, and gable verge, a method statement for repair and timber replacement to roof structures, including principal trusses, purlins, common rafters and wall plates and the development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

To safeguard the character and historic interest of the listed building.

6. Notwithstanding the approved plans referred to in Condition 2, above this consent shall not relate to the bay window detailing at first floor level in the south elevation. Details of an alternative window design and detailing shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of this window and only the window as so approved shall be installed.

Reason:

To ensure the design and detailing of the development preserves and enhances the character and setting of the listed building.

7. No development approved by this permission shall commence until the scheduled ancient monument in the development area has been protected and details of a scheme for protection shall first have been submitted to and agreed in writing by the Local Planning Authority and such protection shall be undertaken on site for the duration of the development works.

Reason:

In order to protect the Scheduled Ancient Monument during development works.

No.

8. The Local Planning Authority* shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.

Reason:

To ensure that all conditions relating to this consent are discharged appropriately, and to ensure for the preservation of the special character of this building in this respect.

2012/01166/FUL Received on 26 October 2012

(P. 76)

Mr. Duncan Barber C/O Agent

James Carter : Alan Barker, Bank Chambers, 92, Newport Road, Cardiff, CF24 1DG

1-3, Llandough Castle Flats, Llandough

Demolition, alteration and extension works to apartment Nos. 1- 3 Llandough Castle Flats

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans reference 012-03/00 received on 2 August 2012 plans 012-03/ 01b,02b,03a,04b,05b,06b,07b,14,15,16,22b,23b,24b,26b,28b,30 received on 17 July 2013, plans E12-03 25D and 27D received on 22 August 2014 and plan E12-03/39A, method statement - Application for Bat Licence CRM.1012.001 received 5 November 2014, Bat license/likely-absence Survey and Mitigation scheme CRM.1022.01 received 24 February 2014, Structural Survey and Condition Report January 2013, Demolition Method Statement September 2013, Design and access statements, Tree Survey by Treescene 12 August 2013, Tree Survey (revised) May 2013, Preliminary Roost Assessment CRM 1022.001, Application for a licence-Bats: Mitigation and Compensation Plan CRM.1022.001.EC.002 received 18th September 2014 and the development shall be carried out in accordance with these details.

No.

Reason:

To ensure the development preserves and enhances the character and setting of the listed building, does not adversely affect the amenities of the area, the protected trees on site, adjoining occupiers amenity and privacy and the Special Landscape Area to meet the requirements of Policies ENV27, ENV17, ENV11 and ENV4 a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. Full details of the capacity of the foul drainage to serve the development, including any details of improvements required to the system, 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 including any required improvement or before the occupation of the first beneficial development hereby approved.

Reason:

To ensure adequate foul drainage is provided to service the site and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. A detailed specification for the repair of existing stonework shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development or any demolition works. The specification to be submitted shall include:
 - (a) a method statement for the removal of vegetation;
 - (b) a method statement for raking out and repointing;
 - (c) a specification for the mix for laying in pointing;
 - (d) a schedule of areas requiring reconstruction, and the development shall thereafter be carried out strictly in accordance with the approved specification.

Reason:

To safeguard the historic and architectural interest of the building and to meet the requirements of Policies ENV17 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted drawings details of the windows, doors, balconies and balustrade at scales of 1:1, 1:5, 1:10 shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

To safeguard the special architectural and historic interest of the building to meet the requirements of Policies ENV17 and ENV27 of the Unitary Development Plan.

No.

6. Details of the proposed new roof and roof repairs to the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development including any demolition. The specification to be submitted shall include the use of natural slate (a sample of which shall accompany the specification), details of rainwater goods, any vents, flues or extractors to the building, details of eaves, and gable verge, a method statement for repair of and any timber replacement to roof structures, including principal trusses, purlins, common rafters and wall plates and the development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

To safeguard the character and historic interest of the listed building and its setting and to meet the requirements of Policies ENV17 and ENV27 of the Unitary Development Plan.

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

Reason:

To safeguard the visual amenities of the Special Landscape area and to protect the setting of the listed building and ancient monument to ensure compliance with the terms of Policies ENV17 and ENV27 of the Unitary Development Plan.

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

Reason:

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

9. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development

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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.

10. Notwithstanding the approved plans referred to in condition 2 above this consent shall not relate to the bay window detailing at first floor level in the south elevation. Details of an alternative window design and detailing shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of this window and only the window as so approved shall be installed.

Reason:

To ensure the design and detailing of the development preserves and enhances the character and setting of the listed building and to meet the requirements of policies ENV17 and ENV27 of the Unitary Development Plan.

11. Details of a scheme of landscaping and boundary treatment to the south eastern boundary of the site with Pen y Bryn, Castle Court, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the boundary treatment shall be erected prior to the first beneficial occupation of the extensions hereby approved and the associated landscaping provided within the first planting season.

Reason:

To protect the privacy of adjoining neighbours and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next

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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.

2014/00550/OUT Received on 29 May 2014

(P. 93)

Taylor Wimpey Plc and South Wales Land Development
Savills 12 Windsor Place, Cardiff, CF10 3BY

Land north of the railway line (west), Rhoose

Residential development with associated access and associated works, to include public open space and land for a primary school (including the demolition of 46 Porthkerry Road and its associated outbuildings)

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:

- Include a provision through either Section 106 of the Planning Act 1990, Section 111 of the Local Government Act 1972 or any other relevant provision as recommended by the Council's Legal Officer to make provisions for future maintenance of all drainage to be provided within the site.
- Procure that at least 30% of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 80% would be social rented properties, and the remaining 20% would be intermediate properties. To comprise of the following mix*

Social Rented:

30 x 1 bed flats - (28%)
44 x 2 bed houses – (42%)
6 x 3 bed houses – (6%)
4 x 4 bed houses – (4%)

Intermediate:

18 x 2 bed houses – (17%)
3 x 3 bed houses – (3%)

**In the event that the number of units developed is less than 350, the mix shall be proportional, in line with the percentages above.*

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- To transfer to the Council, a one hectare parcel of land in accordance with the illustrative Master plan, for the use of the land for the construction of Primary School.
- Pay a contribution of £3,712.65 per dwelling for the provision or enhancement of education facilities to meet the needs of future occupiers.
- Public open space will be provided on site to include the following facilities in broad accordance with the illustrative Master plan, the exact location and full details of specification of which shall be determination the reserved matters application(s).
 - 2 No. Local Areas of Play.
 - 1 No. Local Equipped Area of Play.
- Pay a contribution of £988.50 per dwelling to provide or enhance community facilities, within the vicinity of the site.
- Pay a contribution* of £140,000 for feasibility design and construction works for the off-site highway improvements to the roundabouts of Waycock Cross Roundabout, Colcot Cross Roundabout and Barry Docks Link Roundabout.
- **In the event that payment is made in full in respect of the adjacent site, the developers will only have to pay a contribution of £20,000.*
- Pay a contribution of £2,000 per dwelling to provide or enhance sustainable transport facilities in the vicinity of the site.
- Provide a contribution to the value of 1% of the development costs, for the provision of public art on or within the vicinity of the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£49,708.02 in this case).

APPROVED subject to the following condition(s):

1. The consent hereby approved shall relate to the following plans and documents :

Topographical Survey (reference 0508-100), Transport Assessment and Appendices (prepared by Waterman Transport and Development, May 2014), Planning Statement (prepared by Savills, May 2014), Archaeological and Heritage Baseline Assessment (prepared by EDP, May 2014), Agricultural Land Assessment (prepared by the Andersons Centre, May 2014) Landscape and Visual Appraisal (prepared by EDP, May 2014), Ecology reports (Sturgess Ecology Phase 1 Habitat Survey 2013 and EDP Bat Survey Report 2014), Arboricultural report (incorporating Arboricultural Impact Assessment

No.

and Tree Protection Measures) (prepared by EDP, May 2014) Hedgerow Report (May 2014) Noise and Vibration Assessment Note (prepared by INVC, dated 13 May 2014) Air Quality Assessment (prepared by Waterman Transport and Development, May 2014), Site Investigation Report registered on 22 May 2014

Amended site location plan (reference 0508-101 Rev A), Amended Design and Access Statement , Additional Hedgerow Calculation Plan 0508-1013 A, Additional Technical Note – Assessment of Revised Access (prepared by Waterman Transport and Development, May 2014), Amended Preliminary Design of Access Road (reference SK15), Additional Noise and Vibration Assessment Note (prepared by INVC, dated 13 October 2014), Additional Proposed Drainage Layout Plan 0001 A03, Received on 22 October 2014,

Amended Flood Consequences Assessment and Drainage Strategy Report (prepared by Waterman Transport and Development, December 2014), Amended Masterplan 0509-1003-B, Additional Drawing – Southern Boundary Basin Option ref. 0007 A03, Updated Design and Access Statement plans ref. 0508-1004 B, 1005 –B, 1006-B, 1007-B, 1008-B, 1009-B, 1010-B and 1011-B, received on 19 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.

2. Approval of the details of the layout, scale, appearance and landscaping of the development (hereinafter called `the reserved matters`) shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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4. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
- (a) The expiration of five years from the date of this permission.
 - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. Plans and particulars of the reserved matters referred to in Condition No. 2 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

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

6. The development hereby approved shall be undertaken in full accordance with the aims and objectives of the Amended Design and Access Statement submitted in support of the application.

Reason:

To ensure a sustainable form of development in accordance with the Supplementary Planning Guidance on Sustainable Development, and to meet the requirements of Strategic Policy 2 of the adopted Unitary Development Plan.

7. The reserved matters application(s) shall have full regard to the guidance and advice as set out in Manual for Streets and Secure by Design and shall reflect the principles, parameters and objectives of the indicative masterplan reference 0509-1003-B.

Reason:

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

8. 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

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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.

9. Prior to the first beneficial occupation of the development hereby approved, a Travel Plan (which shall cover all phases of the development and subsequent reserved matters application(s)) shall be prepared and shall be submitted to and approved in writing by the Local Planning Authority and 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 full 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 Unitary Development Plan Policies 2, 8 and ENV27 - Design of New Developments.

10. As part of the discharge of Condition No. 2 above, and prior to the commencement of the construction of any of the dwellings or infrastructure within the site, full details of the finished levels of the site, dwellings and structures, in relation to existing ground levels and features shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

11. Notwithstanding the Amended Preliminary Design of Access Road (reference SK15), prior to the commencement of any works on site in relation to the proposed access onto Porthkerry Road, full engineering drawings of the approved layout with sections, vertical alignment, horizontal alignment, plateaux, street lighting, surface water drainage, construction details, lining, signing etc. shall be submitted to and approved by the by the Local Planning Authority.

Reason:

To ensure the provision on safe access into the site to serve the

No.

development in the interests of highway and public safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

12. The dwellings hereby permitted shall not be brought into beneficial use until such time as:
- (1) The applicant/developer enter into a highway legal agreement of the Highways Act 1980 with the Council to provide the proposed new junction (including, if considered necessary, Traffic Regulation Orders), in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Highway Authority; and
 - (2) The requirements of the proposed scheme and any associated requirements of any amended or new Traffic Regulation Order have been fully implemented and completed.

Reason:

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

13. The reserved matters application(s) shall ensure that the vehicular routes (entrance avenue, primary, secondary and tertiary) pedestrian and cycle routes are broadly laid out in accordance with the road widths as set out within the Amended Design and Access Statement.

Reason:

In order to ensure that the reserved matters application(s) are in line with the agreed movement framework for the site, in accordance with the requirements of the Adopted Development Brief and to ensure compliance with Policies ENV27 of the Unitary Development Plan.

14. The relevant reserved matters application which relate to the eastern part of the site (being the primary highway route north of the land identified for a school and broadly identified as the Phase 1 area in the Amended Phasing Plan ref 0508-1006-B received on 19 December 2014) shall ensure that the primary road is laid out and constructed to the boundary of the land controlled by the applicant or their successor in title.

Reason:

In order to ensure that the reserved matters application(s) permit connectivity to the remaining part of the allocated site, in accordance with the requirements of the Adopted Development Brief and to ensure compliance with Policies ENV27 of the Unitary Development Plan.

15. Notwithstanding the submitted phasing plan, a safe temporary pedestrian gravel path/track shall be constructed along the line of the proposed east/west

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cycle/pedestrian footpath (to link the site from the PROW to Torbay Terrace (within the scope of the application site)), the details of which shall be submitted to approved in writing by the Local Planning Authority, (including details of phasing, levels and means of construction). The path/track hereby approved shall be fully completed prior to occupation of the 50th dwelling within the site and shall be retained on site as a continuous route (including diversions as necessary during other construction works), until such time as the hard surfaced route (the details of which would form part of the subsequent reserved matters application(s) has been completed on site in full which shall be completed prior to the occupation of 75% of the dwellings within the site.

Reason:

In order to ensure that the connectivity to the remaining part of the allocated site and the adjoining development and railway station is in place early on during the development phase, in accordance with the requirements of the Adopted Development Brief and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

16. The reserved matters application(s) which relate to or form part of the site falling with Phases 3 and 4 (as set out on Phasing Plan 0508-1006-B) shall be accompanied by a noise map indicating any dwellings which fall within NEC B (both daytime and night time) and shall include full details of acoustic attenuation measures / mitigation (to include consideration of site layout and orientation to ensure that noise sensitive rooms and primary outdoor amenity areas are located away / screened from the identified noise sources) to ensure that all dwellings falling within NEC B achieve the noise standards set out in Technical Advice Note 11 Table 2 in relation to internal and external noise levels.

Reason:

In order to ensure that the reserved matters application(s) take account of NEC B so as to ensure that the occupiers of the dwellings within such areas are not subject to high levels of noise, to comply with the requirements of TAN 11 and compliance with Policies ENV27 and ENV29 of the Unitary Development Plan.

17. The reserved matters application(s) which relate to or form part of the site falling with Phases 3 and 4 (as set out on Phasing Plan 0508-1006-B) shall be accompanied by a scheme to demonstrate that dwellings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz]. The dwellings shall thereafter be constructed in accordance with the approved scheme.

No.

Reason:

In order to ensure that the reserved matters application(s) take account of any potential vibration so as to ensure that the occupiers of the dwellings within such areas are not subject to high levels of vibration, to comply with Policies ENV27 and ENV29 of the Unitary Development Plan.

18. Prior to the commencement of any works at the site (including any site clearance and preparatory works), a Construction Environmental Management Plan relating to the preliminary and construction phases of works, including details of site, material and storage compounds, site lighting, hours of operation, control of noise, dust (details of wheel washing), management of surface water runoff, any vibration issues and haul routes, temporary access works and surfacing, (having regard to each phase of development within the site) which shall be submitted to and approved in writing by the Local Planning Authority. The agreed method statement shall be fully implemented during the whole construction phase of the development.

Reason:

In the interests of highway safety, amenities of nearby occupiers and environmental protection and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

19. The reserved matters application(s) shall ensure that the layout reflects the Additional Hedgerow Calculation Plan 0508-1013 A and retains the hedgerows and those shown to be planted identified within the plan.

Reason:

In order to ensure that the reserved matters application(s) take account of all existing hedgerows within the site and to ensure no net loss of hedgerows, to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

20. Prior to the beneficial occupation of any of the dwellings located within the development hereby approved, the developer shall ensure :
- a) That 44m³ of storage volume has been constructed at Porthkerry Sewer Pumping Station (SPS) in liaison with Dwr Cymru Welsh Water (DCWW), and in accordance with details to be submitted to and approved in writing by the Local Planning Authority in the event that the foul discharges from the development are drained via the development to the east; or
 - b) That a hydraulic modelling assessment has been commissioned in liaison with Dwr Cymru Welsh Water, and the foul sewerage infrastructure works required by the commissioned hydraulic modelling assessment (HMA) has been completed and Local Planning Authority

No.

receives written confirmation from Dwr Cymru Welsh Water that all improvement works identified in the HMA have been undertaken to the full satisfaction of Dwr Cymru Welsh Water.

Reason:

To protect the existing community and the environment from the adverse effects of sewage flooding and pollution and to ensure the development is effectually drained and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

21. The proposed development site is crossed by a rising main with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason:

To protect the integrity of the public sewer and avoid damage thereto and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

22. All reserved matters application(s) shall be supported by a scheme for the comprehensive and integrated drainage of each phase of the development. The scheme must show how foul water, road, roof / yard water and land drainage will be dealt, with including hydraulic flow calculations and shall include full details of all existing drains / connections running through the site and a phasing programme. The approved scheme of drainage for each phase of development shall be implemented and completed in full accordance with the agreed details, specifications and phasing programme, prior to the first occupation of any dwelling within each of the agreed phases.

Reason:

To ensure the effective drainage of the site and ensure that development does not cause or exacerbate any adverse conditions on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

23. The submitted scheme(s) for drainage of the site shall ensure that all foul and surface water discharge separately from the site and that all land drainage / surface water runoff shall not discharge, either directly or indirectly, into the public sewerage system.

No.

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.

24. In connection with Condition No. 22, the submitted scheme for drainage shall include a written declaration to confirm the responsibility for the future maintenance and repair of the surface water / land drainage system.

Reason:

To ensure that responsibility of the land drainage system is clearly defined.

25. In connection with Condition No. 22, the detailed scheme for surface water and land drainage shall include an assessment of any water which may enter the site from the adjoining land and demonstrate that it can be appropriately managed.

Reason:

To ensure that the developer of the site is fully aware of the need to mitigate for additional surface water and land drainage that may enter the site.

26. The detailed scheme of drainage shall ensure that potentially adoptable surface water sewers are designed to the guideline publication 'Sewers for Adoption' as required by Dwr Cymru / Welsh Water and the submitted scheme in line with agreed principles of the Amended Flood Consequences Assessment and Drainage Strategy Report (prepared by Waterman Transport and Development, December 2014).

Reason :

To ensure that the surface water is designed to cater for storm events and to reduce flood risk to occupiers, both within and adjacent to the site and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

27. The information submitted in accordance with the requirements of Condition No. 22 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.

No.

Reason:

To ensure the effective maintenance of the site's drainage system and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

28. The detailed site layout shall ensure that the submitted scheme of drainage has appropriate permanent easement widths for sewers on all land outside the public highway, where such easements shall be restricted for future development (where the management of this zone should be discussed and agreed with the appropriate Council Departments) and shall be detailed in the submitted reserved matters application(s).

Reason:

In order to ensure that the reserved matters application(s) are developed having full regard for the need to ensure that permanent access is provided for maintenance / works and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

29. Prior to the commencement of development, an Ecological Strategy to be submitted and approved in writing by the Local Planning Authority. The Ecological Strategy shall protect nature conservation interests on the development site during and post construction.

The Ecological Strategy should make provision for, but not exclusively:

Reptiles; clearance strategy

Dark flight corridors for bats (lighting strategy)

Post development ecological enhancement & site management

Reason:

To demonstrate Local Authority compliance with S40 of the NERC Act 2006 and to ensure compliance with Policies ENV10 and ENV27 of the Unitary Development Plan.

30. The reserved matter(s) application shall be supported by a lighting scheme for the whole site which will be informed by the analysis of current and likely future bat flight lines, to ensure routes to be used by bats for commuting or foraging are kept dark. Where standard height street lighting is required adjacent to the retained habitats, directional or cowled lanterns should be adopted that limit light spill. The scheme shall provide specific evidence that these areas will be kept dark by providing light overspill / spread diagrams.

No.

Reason:

To secure the long-term protection of the species to demonstrate Local Authority compliance with S40 of the NERC Act 2006 and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

31. Prior to the commencement of any works on site, a method statement shall be submitted to demonstrate that nesting birds are considered in all vegetation clearance activities (include timing of works and how cleared areas will be kept unsuitable for ground nesting birds) which shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented.

Reason:

To ensure compliance with the Wildlife and Countryside Act 1981, where it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use and to demonstrate Local Authority compliance with S40 of the NERC Act 2006 and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

32. The reserved matter(s) application shall be supported by a scheme for the provision of artificial bird nesting sites, which shall equate to a minimum of one tenth of the total number of residential units to be developed on the application site (which can be built in or boxes) and should target the following species: swift, starling, house sparrow and house martins.

Reason:

To secure the long-term protection of the species to demonstrate Local Authority compliance with S40 of the NERC Act 2006 and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

33. Prior to commencement of development, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall take into account the elevated coastal position of the site. The landscaping scheme shall also 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.

34. 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 dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a

No.

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.

35. The first reserved matters application shall include all of the land shown on the Masterplan for a school (and highway frontage) and shall be supported by a phasing plan/schedule showing the timing of all proposed works within the school land relating to drainage and excavation works and shall include details of any changes in levels as a result of the drainage works (including sections) and restoration and enclosure of the site.

Reason:

In order to ensure that all of the works undertaken within the school site prior to transfer to the Council are fully considered so as not to prejudice the construction and operation of the school on the land thereafter and ensure to ensure compliance with Policy ENV27 of the Unitary Development Plan.

36. The reserved matters application shall be supported by a public art strategy and the details shall include a feature or features of public art integrated within the development which shall be specifically commissioned for the site.

Reason:

To ensure that public art is provided as integral part of the development in accordance with the Public Art Supplementary Planning Guidance.

37. The first reserved matters application shall include details of fencing and any associated noise attenuation along the boundary of the site which abuts the residential cartilage of No. 48 Porthkerry Road, Rhoose.

Reason:

In order to ensure that amenities of the residential occupiers are protected and to ensure to ensure compliance with Policy ENV27 of the Unitary Development Plan.

2014/01209/FUL Received on 5 November 2014
(P. 170)

Mr. Yadgari Wahidullah, 89, Salisbury Road, Barry, Vale of Glamorgan, CF62 6PD,
Mr. Maredudd ab Iestyn - Architect, 3, Kingsland Road, Canton, Cardiff, CF5 1HU

No.

Former site of Broad Street Motors, Broad Street, Barry

Car wash facility (attended hand wash)

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 C1.1/1, C2.1/1 and C2.2/1 received on 10 October 2014, 5 November 2014 and 20 January 2015 and the amended site plan received 26 February 2015 and the development shall be carried out strictly in accordance with these details, including the provision of the access points, parking and turning areas as indicated on those plans.

Reason:

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

3. Full details of a scheme for drainage of foul, surface water and trade effluent 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 and so maintained at all times thereafter.

Reason:

To ensure the quality of controlled waters in the area, and to ensure compliance with the terms of Policy ENV29 of the Unitary Development Plan.

4. Notwithstanding the submitted plans, prior to the first beneficial use of the site for the purposes hereby approved, further details of the appearance and siting of the one way system regulation signs shall be submitted to and approved in writing by the Local Planning Authority. The use shall at all times be operated in accordance with the one way system shown on Plan 296/09.14 Rev C and the signage details approved under the terms of this condition.

Reason:

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

No.

5. If, during the course of the development, contamination not previously identified within the site is found to be present, then development shall cease until such time as a remediation strategy has been submitted to and approved by the Local Planning Authority (to include details for the implementation and carrying out of that strategy). The strategy shall thereafter be carried out in accordance with the approved details.

Reason:

In order to prevent contamination of controlled waters in the area and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

6. Notwithstanding the submitted details, within 3 months of the date of this consent, written confirmation should be provided to the Local Planning Authority that a Trade Effluent Consent has been granted allowing car wash run off to discharge to foul drainage.

Reason:

To ensure that the used water is being discharged appropriately, and to ensure compliance with the terms of Policy ENV27 and EMP2 of the Unitary Development Plan.

7. Prior to the first beneficial use of care wash facility hereby approved, or the erection of a means of enclosure to delineate the operational area of the car wash facility from the One Stop car park, whichever is the sooner, details of the widening of the entrance into the One Stop car park shall be submitted to and approved in writing by the Local Planning Authority. The widening of the entrance shall thereafter be carried out prior to the first beneficial use of the car wash facility or the erection of a means of enclosure to delineate the operational area of the car wash facility from the One Stop car park, whichever is the sooner, and so maintained at all times thereafter.

Reason:

In the interests of highway safety and to ensure compliance with Policy ENV27 of the UDP.

8. Prior to the first beneficial use of car wash details of a screen to protect pedestrians from spray from the car washing shall be submitted to and approved in writing by the Local Planning Authority. The screen shall thereafter be erected prior to the first beneficial use of the car wash facility, and so maintained at all times thereafter.

Reason:

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

No.

9. The use hereby permitted shall not be operational or be open to customers outside the following times: 8 a.m. until 6 p.m.

Reason:

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

2014/01354/FUL Received on 5 January 2015
(P. 182)

Mrs. Hayley Clare, 75, Cae Canol, Penarth, Vale of Glamorgan, CF64 5RL
Mrs. Hayley Clare, 75, Cae Canol, Penarth, Vale of Glamorgan, CF64 5RL

1, Hastings Avenue, Penarth

Construction of three bedroom detached house in side garden

DEFERRED Site visit.

2014/01358/FUL Received on 24 November 2014
(P. 195)

Barry Island Property Company
al3d, 2, Yew Tree Close, Tetsworth, Oxfordshire, OX9 7BP

The Dolphin, Friars Road, Barry

Demolition of the existing Dolphin bar / restaurant and redevelopment for 25 residential units, commercial uses and associated works

RESOLVED – T H A T subject to the District Valuer confirming that 25 residential units are justified in terms of development viability and subject to the relevant person(s) first entering into a Section 106 Legal Agreement or undertaking to include the following necessary planning obligations:

- Procure that at least 30% of the residential units built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.
- Pay a contribution of £58,884 towards sustainable transport facilities in the vicinity of the site.
- Pay a contribution of £50,000 to contribute towards the enhancement of public open space in the area.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.

No.

- Pay a contribution of £24962.50 towards community facilities in the area.
- 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 onsite provision for the Council's Public Art Fund.

APPROVED subject to the following condition(s):

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

Reason:

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

2. Prior to the commencement of the construction of the building, details of the finished levels of the site and building, in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

3. This consent shall only relate to the registered on 24 November 2014, other than where amended by plans refs 217a-6030(1), 217a-6031(1); 217a-6032(1); 217a-6033(1); 217a-6034(1); 217a-6035(1); 217a-6036(1); 217a-6037(1) on the 27 January 2015.

Reason:

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

4. Notwithstanding the submitted plans and prior to the commencement of any works on site, full engineering drawings and design calculations of the proposed vehicular / pedestrian access to the site, to include vision splays, sections, drainage and gradients details, and details of the amended layby along Station Approach Road shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed and maintained in accordance with the approved details.

No.

Reason:

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

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.

No.

8. Prior to the commencement of development a Site Waste Management Plan in relation to the ongoing construction, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the measures contained within the submitted SWP unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of flood risk, prevention of pollution and impact on neighbouring amenity in accordance with Policies ENV7 - Water Resources; ENV26 - Contaminated Land and Unstable Land; and ENV29 - Protection of Environmental Quality of the Unitary Development Plan.

9. Prior to the commencement of the construction of any of the residential units, a scheme of noise attenuation shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be fully implemented prior to the development hereby approved being brought into beneficial use and shall thereafter be so maintained at all times.

Reason:

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

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

Reason:

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

11. Prior to the commencement of development on site to construct the new building, a comprehensive phasing plan for the retail and residential elements of the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be constructed and occupied in full accordance with the agreed phasing plan.

No.

Reason:

To ensure that the development is phased appropriately and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

12. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

13. Full details of a scheme for the disposal of foul water, land drainage and surface water 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. The details shall include a written declaration detailing responsibility for the adoption and maintenance of the drainage system in perpetuity.

Reason:

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

14. The ground floor units of the development hereby approved shall be used only for the purpose(s) specified in the application, i.e. within Class A1 of the Town and Country Planning (Use Classes) Order 1987 and for no other purpose whatsoever in any other use class of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order.

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

15. Notwithstanding the submitted plans, no part of the development hereby approved shall be brought into beneficial use until such time as further plans have been submitted to and approved in writing by the Local Planning Authority, to indicate parking areas, the associated access and turning areas and space for servicing within the site. The details submitted under the terms of this condition shall include full details of how parking spaces will be allocated and a servicing management plan. No part of the development shall be brought into beneficial use until such time as the site has been laid out in full accordance with the details approved under the terms of this condition and

No.

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.

16. Prior to the first beneficial occupation of any part of the development, 14 no. cycle spaces (ten to serve the flats and 4 to serve the retail units) shall be provided on site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The spaces shall thereafter be provided prior to the first beneficial occupation of the building and so retained at all times thereafter.

Reason:

In order to ensure adequate cycle provision to serve the development and to ensure compliance with Policy ENV 27 of the UDP.

17. The vehicular access point shown on plan reference 217a-6010 as 'secondary access gates' shall only be used as an emergency vehicle access and not as the primary vehicular access to the site.

Reason:

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

18. Notwithstanding the submitted forms and plans, prior to their use in the construction of the development hereby approved, a full schedule (including samples) of the proposed materials to be used (including doors, windows, balcony guards, hard surfacing/hard landscaping materials) 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:

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

19. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby approved, further details of the proposed balcony screens shall be submitted to and approved in writing by the Local Planning Authority (including details of the location of all the screens). The screens shall be erected prior to the first beneficial occupation of any of the residential units and shall be so maintained at all times thereafter.

No.

Reason:

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

20. Prior to the commencement of development on the construction of the front elevation of the retail units, further details and elevational plans of the proposed shopfronts shall be submitted to and approved in writing by the Local Planning Authority. The shopfronts shall thereafter be constructed and maintained in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Policy ENV 27 of the UDP.

21. All of the A1 units hereby approved shall be built, fitted out to a shell and core specification, to be first agreed in writing with the Local Planning Authority, and made available for rent / sale prior to the first occupation of any of the apartments hereby approved. The A1 units shall thereafter be marketed until such time that all of the A1 units are sold or leased, in accordance with a marketing plan (which will detail tenure, rental levels and types of operator) with said plan to first be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure a comprehensive and mixed use development of the site in accordance with Policies 9 and ENV27 of the Unitary Development Plan.

22. 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 first beneficial use of any part of the development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

23. 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,

No.

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.