

PLANNING COMMITTEE

Minutes of a meeting held on 14th May, 2015.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Mrs. M.E.J. Birch, Mrs. P. Drake, J.C. Bird, J. Drysdale, C.P. Franks, E. Hacker, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, Mrs. R.F. Probert and G. Roberts.

13 ANNOUNCEMENT –

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

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

14 APOLOGIES FOR ABSENCE –

These were received from Councillors Ms. R. Birch, H.C. Hamilton, Mrs. V.M. Hartrey, N.P. Hodges, A.C. Williams and M.R. Wilson.

15 MINUTES –

RESOLVED – T H A T the minutes of the meeting held 16th April, 2015 be approved as a correct record.

16 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest in Agenda Item No. 9 – Application No. 2014/01441/FUL - Site at Tresilian Wood, Dimlands Road, St. Donats, Llantwit Major as he was the architect for the planning application.

Councillor Parker vacated the room whilst this application was under consideration.

17 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 16th April, 2015 be noted:

Apologies for absence were received from:

Site (a) - Councillor F.T. Johnson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, Mrs. A.J. Preston and R.P. Thomas.

Site (b) - Councillor F.T. Johnson (Chairman); Councillors J.C. Bird, J. Drysdale, E. Hacker, Mrs. V.M. Hartrey, Mrs. A.J. Preston and R.P. Thomas.

(a) 1 Hastings Avenue, Penarth - Construction of three bedroom detached house in side garden.	Councillors Mrs. M.R. Wilkinson (Vice-Chairman), J. Drysdale, K.P. Mahoney, A. Parker, R.A. Penrose and G. Roberts.
(b) Tynewydd Inn, 103 Tynewydd Road, Barry - Installation of seven square concrete paved areas in landscaped trading area.	Councillors Mrs. M.R. Wilkinson (Vice-Chairman), H.J.W. James, K.P. Mahoney, A. Parker, R.A. Penrose, A.G. Powell and G. Roberts.

18 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.

19 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 |

2013/01148/FUL	A	Land at St. Johns Well, St. Athan	To extend time periods for the submission of reserved matters details and for the implementation of the permission.
2014/01007/FUL	R	Land next to Tennis Court at Cross Common Road, Dinas Powys	Resubmission of planning application for access to field including gate.
2014/01050/FUL	A	Fontygary Holiday and Leisure Park, Rhoose	Planning application for change of use from amenity land to the seasonal siting of touring caravans with associated shower/toilet block and additional parking provision.
2014/01063/FUL	A	Idwal House, 9, Town Mill Road, Cowbridge	Single storey rear extension.
2014/01176/OBS	B	Land north and south of Llantrisant Road, North West Cardiff	The development of up to 630 residential dwellings (C3), primary school (D1), open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works. For information: detailed permission is sought for strategic vehicular accesses now.
2014/01197/OBS	B	Land south of Pentrebane Road, North West Cardiff	The development of up to 290 residential dwellings (C3), open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works.

2014/01239/OUT	R	Land Adjacent to Long Acre, Sully Road, Penarth	Proposed New Domestic Dwelling.
2014/01258/FUL	A	11, Beach Road, Penarth	Replace existing roof slates to main house.
2014/01438/FUL	A	27, Myrtle Close, Penarth	Single storey garage/store to rear garden.
2014/01473/FUL	A	Ysgol Gymraeg Nant Talwg, Heol Colcot, Barry	Proposal to include overspill car park to existing site.
2014/01474/FUL	A	18, Hickman Road, Penarth	Replacement roof covering.
2014/01480/FUL	A	The Parade, Castle Drive, Dinas Powys	Construction of external accessible ramp.
2014/01519/OBS	B	North West Cardiff	Outline planning application with all matters reserved apart from strategic access junctions for residential-led mixed use development, to be developed in phases.
2015/00036/FUL	A	The Nest, St. Hilary	To provide new extensions to the rear of dwelling to extend living space at ground level (below natural ground level in rear garden) with new principle bedroom above, plus minor works.
2015/00049/FUL	A	Ty Anna, 13, Smithies Avenue, Sully	Remove existing roof and form pitched roof to front with dormer and flat roof to rear to provide living accommodation to first floor. Works to include internal and external ground floor alterations. Existing garage to be demolished and new garage constructed.

2015/00058/FUL	A	42, Pill Street, Cogan, Penarth	Retention of converted garage.
2015/00073/LAW	A	20, Heol Yr Ysgol, St. Brides Major	Two storey extension to rear of property comprising of extended kitchen space and additional bedroom with en suite.
2015/00074/FUL	R	Church House, Fort Road, Lavernock	Proposed part single storey and part two storey extension/s to the existing dwelling to include: provision of new detached garage, internal reconfiguration / enabling works to existing dwelling and minor external works.
2015/00078/FUL	A	Dickens, 26, Forrest Road, Penarth	Construction of two storey dwelling.
2015/00083/FUL	R	85, Port Road East, Barry	New two bedroom detached dwelling within the curtilage of 85, Port Road, Barry.
2015/00102/FUL	A	2, Priory Gardens, Churchfields, Barry	Proposed single storey extension to rear to form sun room.
2015/00105/FUL	A	Tesco, Culverhouse Cross	Installation of dry cleaning, key cutting, shoe and watch repairs pod to Class 1 retail premises (re-sited to that approved under planning reference 2013/01193/FUL).
2015/00106/FUL	A	23, Westbourne Road, Penarth	Demolition of garage and construction of new garage/gym.
2015/00112/FUL	A	89, Greenacres, Barry	Flat roof porch to infill recessed area at front.

2015/00118/ADV	A	5D, Stanwell Road, Penarth	Installation of 1 No. 'halo' illuminated fascia sign and 1 No. externally illuminated projecting sign.
2015/00119/FUL	A	Ambleside, Pen Y Lan Road, Aberthin	First floor extensions over garage and facade remodelling.
2015/00120/ADV	A	Tesco, Culverhouse Cross	Proposed signage to Pod (re-sited to that approved under planning reference 2013/01194/ADV).
2015/00123/LAW	R	28A, The Yard, Station Road, Penarth	Lawful use of workshop as B2 use.
2015/00125/FUL	A	7, Borough Close, Cowbridge	Proposed demolition of existing flat roof single storey portion of existing dwelling. Proposed two storey side extension to form kitchen/dining and utility space on the ground floor and 2 bedrooms, one with en-suite, on the first floor. Proposed new front entrance porch.
2015/00131/FUL	A	5th Barry Sea Scouts, Corner of Holton Road and Everard Street, Barry	Proposed installation of timber fencing to the top of an existing boundary wall.
2015/00132/FUL	A	Waitrose, Palmerston Road, Barry	Installation of new external seating, 11 no. bollards to the front of store and associated works.
2015/00135/FUL	A	Southfield, 11, Wick Road, Ewenny	Alterations and side and rear extension.

2015/00136/FUL	A	172, Jenner Road, Barry	Two storey extension of the side of property, on to the existing driveway, and extension to the rear of the property, over existing garage and kitchen. Addition of a garage at the end of the rear garden, adjoining the rear access road.
2015/00137/FUL	A	31, Sully Terrace, Penarth	Single storey rear extension.
2015/00138/LAW	A	49, Hillside Drive, Cowbridge	Replace current conservatory with more solid building.
2015/00139/FUL	A	21, Lidmore Road, Barry	Demolish existing single storey rear /side extension and construct new two storey rear/side extension.
2015/00147/LBC	A	North Hydraulic Pumping House, Hood Road, Barry	The demolition and removal of the existing granite and brick machine bases from South Range, and associated reconstruction in the external public area.
2015/00148/FUL	A	Fern Lodge, Llanquian Road, Aberthin	Demolition of existing conservatory and balcony/ patio area on side elevation and construction of single storey side extension.
2015/00154/FUL	A	28, Baron Road, Penarth	Rear two storey extension.
2015/00157/LAW	R	85, Lavernock Road, Penarth	Construct new garage in garden to rear of 85 Lavernock Road and to form new crossover to allow access.

2015/00158/FUL	A	1, The Spinney, Aberthin	Part demolition of existing garage and construction of a single storey dining room extension and re-cladding the first floor of the existing house.
2015/00160/FUL	A	100, Millfield Drive, Cowbridge	Two storey side extension.
2015/00162/FUL	A	45, Hawthorne Avenue, Penarth	Proposed two storey rear extension.
2015/00165/RG3	A	Cwrt y Vil Community Centre, Byrd Crescent, Penarth	Part demolition and rebuild.
2015/00166/FUL	A	47, Westward Rise, Barry	Proposed two storey extension to rear of existing domestic dwelling to replace existing ground floor extension and conservatory.
2015/00167/FUL	A	Sideways, 65, Eastgate, Cowbridge	Proposed single storey extension to rear of existing dwelling.
2015/00169/FUL	A	9, Crescent Close, Cowbridge	Proposed two storey extension.
2015/00170/FUL	A	9, Birch Grove, Barry	Construct new infill, single storey, flat roof extension.
2015/00173/FUL	A	ABP Port of Barry, Atlantic Way, Barry	Proposed solar photovoltaic system with an output of 10MW including raising of ground levels.
2015/00179/LAW	A	Middle Stump, Beach Road, Southerndown	Rear single storey extension.
2015/00180/FUL	A	6, Meadow View Court, Sully	Single storey extension to front and rear with new porch. Existing double garage to be demolished and replaced with off road parking.

2015/00181/FUL	A	1, Ewbank Close, Coldbrook, Barry	Demolition of existing single storey porch and construction of two storey side extension.
2015/00186/FUL	A	61, Murch Road, Dinas Powys	Loft conversion with rear dormer and single storey rear extension plus associated works.
2015/00190/FUL	A	96, Broadway, Llanblethian, Cowbridge	Removal of existing conservatory and replacement with larger flat roofed extension. Removal of existing flat roofed dormer window and replacement with new gable roof. Existing failing flat roof to narrow side extension to be replaced with pitched roof.
2015/00191/FUL	A	18, The Heathers, Barry	Proposed rear extension. Comprises a single and double storey incorporating a ground floor dining/ kitchen extension and a first floor bedroom extension.
2015/00195/FUL	A	Land at West Hall Farm, Aberthaw, St. Athan	Variation of Condition 15 and removal of Condition 19 on original planning application 2013/00724/FUL approved 17 January, 2014.
2015/00196/FUL	A	11, Shakespeare Road, Barry	New single storey side extension in place of existing garage.
2015/00198/FUL	A	The Moorings, Highlight Lane, Barry	Replace existing flat roof on single storey. Extension to front of property with two storeys. A two metre extension to the existing garage.

2015/00199/FUL	A	8, Britten Road, Penarth	Single storey rear extension and new front porch.
2015/00200/FUL	R	Neonta Stores, 5, Vere Street, Barry	Change of use of ground floor shop (Class A1) to Hot Food Takeaway (Class A3) and installation of fume extraction unit to rear.
2015/00201/FUL	A	Premier, 107, Broad Street, Barry	Retention of ATM with internally illuminated, halo illuminated surround with blue LED tapes.
2015/00203/FUL	A	North Hydraulic Pumping House, Hood Road, Barry	Vary Condition 10 of planning permission 2014/00920/FUL.
2015/00204/FUL	R	15, Maillards Haven, Penarth	Retention of two external air conditioning units.
2015/00207/FUL	A	73, Westward Rise, Barry	Two storey side and single store rear extension.
2015/00209/FUL	A	8, Tair Gwaun, Penarth	Conversion of existing garage to lounge, new utility room and external alterations to rear with linked extension.
2015/00210/FUL	A	29, Willow Close, Penarth	Take down existing conservatory and construct to rear dwelling new sun lounge extension.
2015/00211/FUL	A	86a, High Street, Barry	New external steel staircase to rear to access flat above (existing) and new front door to rear elevation and alterations to garage/store.
2015/00214/ADV	A	Premier, 107, Broad Street, Barry	Retention of ATM with internally illuminated lettering, halo illuminated surround with blue LED tapes.

2015/00215/FUL	A	St. Brides Major Riding and Trekking Centre, Farmers Arms Lane, St. Brides Major	Application for an equestrian barn.
2015/00219/FUL	A	121, Westbourne Road, Penarth	Demolition of existing rear single storey conservatory and utility room. Construction of new rear single storey extension and loft conversion with flat roof dormer and extension to side elevation. Revision to application 2014/01051/FUL.
2015/00220/FUL	A	98, Churchfields, Barry	Erection of a detached garage and aged brick fence.
2015/00221/FUL	A	49, Port Road East, Barry	Proposed front porch.
2015/00223/FUL	A	14, Chandlers Way, Penarth	Addition of a glass balcony onto the first floor of the front of a house.
2015/00228/ADV	A	Asda Stores Ltd, Ffordd Y Mileniwm, Barry	Directional post sign located on edge of public realm to direct customers to car park entrance.
2015/00233/ADV	A	Unit 1, Stirling Road, Barry	Fabricated aluminium stencil cut fascia powder coated white. Signs internally illuminated by means of white LEDs giving edge illumination only to letters.
2015/00236/FUL	A	22, Hinchsliff Avenue, Barry	Proposed replacement single garage.
2015/00239/NMA	A	Hillcrest, Penylan Road, St. Brides Major	Application to demolish existing dormer bungalow and construct new dormer bungalow.

2015/00250/NMA	A	Land to the North of the Railway Line off Pentir Y De, Rhoose	Removal of Conditions 5, 6 and 7 attached to Outline planning permission 2010/00686/EAO granted in respect of the residential development of up to 350 dwellings the laying out of formal and informal open space and changing rooms, new means of vehicular access onto Pentir Y De and associated infrastructure at land to the north of the railway line, Pentir Y De, Rhoose.
2015/00267/ADV	A	Ysgol Maes Dyfan, Gibbonsdown Rise, Barry	Free standing sign.
2015/00273/PNA	A	Court Farm Granary, Llansannor	Proposed hay barn and plant store.
2015/00275/PNT	A	Barry Town AFC, Jenner Park, Barry	Proposed Base station installation.
2015/00279/NMA	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 at 6 Caer Worgan, Llantwit Major. Ref: 2015/00006/FUL.
2015/00282/FUL	A	64, Colcot Road, Barry	Two storey rear and side extension.
2015/00285/FUL	A	The Walled Cottage, 25, Britway Road, Dinas Powys	Demolish existing single storey extension to rear construct new two-storey extension to rear of existing dwelling.
2015/00308/NMA	A	Tudor Lodge, Bonvilston	New stable/agricultural block - amendment to 2014/00994/FUL.

2015/00319/FUL	A	46, Trem Y Don, Barry	Proposed ground floor extension to living room with balcony to first floor garage conversion to form hobby room.
2015/00331/FUL	A	88, Plymouth Road, Penarth	Removal of existing bay window and the addition of two French door sets and Juliet balconies.
2015/00344/NMA	A	Former Magistrates Court, Thompson Street, Barry	Amendment to permission 2012/01114/FUL - Change from 6 X 3 bed houses, 33 X 2 bed flats and 13 X 1 bed flat to 6 X 3 bed houses, 32 X 2 bed flats and 14 X 1 bed flats.
2015/00361/NMA	A	Site known as West Pond, Barry Waterfront, Barry	Amendment to layout as permitted by applications 2009/00946/OUT and 2014/00484/RES - substitution of house types approved in respect of plots 71-78.
2015/00377/NMA	A	Boverton Grange, Mill Road, Boverton	Amendment to 2014/00694/FUL - Remove higher level of glass above doors and replace with block and render to match existing building.
2015/00410/NMA	A	St. Johns Well, St. Athan	Removal of condition Nos. 22, 23 and 24 from application 13/01148/FUL.

20 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 appeal decisions as detailed in the report be noted.

(3) T H A T the statistics relating to the April 2015 to March 2016 as detailed in the report be noted.

21 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

2015/00174/TCA	A	Laburnum Lodge, St. Nicholas	Fell Fir tree to front of Laburnum Lodge only.
2015/00244/TCA	A	Cowbridge Physic Garden, Church Road, Cowbridge	Removal of Maple.
2015/00264/TCA	A	Chy Avallan, Church Road, Llanblethian	Reduce Ash sympathetically by 2m and Sycamore lop by half.
2015/00334/TCA	A	24, Archer Road, Penarth	Fell Lime and replace with Fastigate tree.

22 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:

2013/00822/FUL Received on 23 February 2015

(P. 26)

Syrus Energy Ltd

Asbri Planning Ltd., 1st Floor Westview House, Oak Tree Court, Cardiff Gate
Business Park, Cardiff, Glamorgan, CF23 8RS

Penllyn Estate Farm, Llwynhelig, Cowbridge

Construction and use of an anaerobic digestion facility and associated works

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

- To cease operations of the existing In Vessel Composting (IVC) Facility (approved under planning application 2008/01504/FUL) prior to the first operation of the Anaerobic Digester Plant and agree not to recommence while the approved AD plant is in operation.

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 plans reference PL(90) 201, 101, 103, PL(20) 200, PL(20) 203, 100, PL(20) 202, the swept path analysis plans Figures 2, 4, 5, 6, 7 and 8, plus the 'Agricultural Land Classification' report, the Transport Statement (Feb 2015), Air Quality Assessment (August 2013), Noise Survey (Hunter Acoustics - Ref 3110/ENA2_Rev 1), Landscape and Visual Assessment (August 2013), Reptile Survey (October 2013), Planning Statement (February 2015) and Preliminary Ecological Appraisal (August 2013) and the development shall be carried out strictly in accordance with these details.

Reason:

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

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

Reason:

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

4. Full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved

scheme shall be fully implemented in accordance with the approved details prior to the first operational use of the development hereby approved.

Reason:

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

5. No development whatsoever shall commence until details of a new access to the site off the A48 has been submitted to and approved in writing by the Local Planning Authority. The new access shall be implemented and available for use before the commencement of development of the anaerobic digester hereby approved and thereafter be so retained to serve as the only access to the development hereby approved.

Reason:

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

6. Prior to the commencement of development full engineering details of improvements to the junction with the A4222 (Gibbons Hill) based on plan Figure 2.3 and 001A of the amended Transport Statement shall be submitted to and approved in writing by the Local Planning Authority. The junction improvements as approved shall be implemented (including the necessary weight restrictions and associated signage preventing access to the development) prior to the commencement of development of the AD plant hereby approved.

Reason:

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

7. The means of vehicular access to the development hereby approved shall be from the A48 only via the track approved under application 2014/01000/FUL and the current access to Llwynhelig Farm shall only be used as an egress by vehicles leaving the AD plant.

Reason:

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

8. Prior to the first beneficial use of the development hereby approved a Noise Management Plan shall be submitted to and agreed in writing by the Local

Planning Authority. The development shall only be operated in full accordance with the agreed recommendations of the Noise Management Plan.

Reason:

To protect residential amenities, in accordance with Policies ENV27 and ENV29 of the adopted Unitary Development Plan.

9. A noise survey post installation at the nearest residential premises (The Lodge) shall be undertaken when the AD plant is initially commissioned and again after six months. The noise survey is to be provided in the same format as in the developer's Noise Assessment in section 4.0 of the submitted report 3110/ENA2_Rev 1 (Hunter Acoustic's). The results of the first noise assessments shall be submitted to the Local Planning Authority, within two months of the date of commissioning the plant and, should either of the surveys indicate that the noise levels exceed those stated in the application documents, the use of the plant shall cease until such time as a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority, and those measures implemented. The development shall at all times be carried out in accordance with any mitigation measures that are identified as being necessary.

Reason:

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

10. Should in future a justified noise complaint be made to the Local Authority, within 28 days from the receipt of a written request from the Local Planning Authority, the operator of the development shall, at its expense, employ an independent consultant approved by the Local Planning Authority to assess the level of noise from the plant at the complainant's property. During the course of the investigation, should the plant be identified as operating outside of the parameters specified in the original noise assessment the equipment will be modified, limited or shut down. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating plant to a level within the parameters specified in the noise assessment.

Reason:

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

11. Prior to the first beneficial use of the AD plant hereby approved a comprehensive Odour Management Plan which shall encompass all the process (including storage of feedstock and spreading of the subsequent end product) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be operated in full accordance with the agreed recommendations within the Odour Management Plan.

Reason:

To protect residential amenities, in accordance with policy ENV27 and ENV29 of the adopted Unitary Development Plan.

12. Prior to the commencement of development, details (including elevations and floor plans) of the site office, transformer and CHP unit shall be submitted to and agreed in writing by the Local Planning Authority. The development of the site office, transformer and CHP unit shall only be implemented in accordance with the agreed details.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV4 and ENV27 of the Unitary Development Plan.

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

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV4 and ENV27 of the Unitary Development Plan.

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

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV4 and ENV27 of the Unitary Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11, ENV4 and ENV27 of the Unitary Development Plan.

16. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist and no work shall commence on site until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason:

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

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

Reason:

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

18. The hours of operation of the plant as extended shall be restricted to between 0730 to 1800 hours Monday to Friday, 0800 to 1400 hours Saturdays, with no operation on Sundays. Deliveries of waste shall be received only between 0730 to 1800 hours Monday to Friday, 0730 to 1300 hours on Saturdays, and not at all on Sunday.

Reason:

In the interests of the amenities of neighbouring occupiers in accordance with Policy WAST2 - Criteria for Assessing Waste Management Facilities of the Unitary Development Plan and TAN21 - Waste.

19. The quantity of waste processed through the Anaerobic Digester hereby approved shall not exceed the amounts stated in sections 3.9 and 3.10 of the amended Planning Statement (Asbri Planning - February 2015).

Reason:

In the interest of the amenities of neighbouring occupiers in accordance with Policy WAST2 - Criteria for Assessing Waste Management Facilities of the Unitary Development Plan and TAN21 - Waste.

20. The development shall be carried out in accordance with the recommendations of the submitted 'Preliminary Ecological Assessment' (August 2013), detailed in the section entitled 'Recommendations' of this report produced by Hartley Preserve, to a timetable to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:

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

21. Prior to the operational use of the development hereby approved, a 'Lighting Design Strategy' in regards to biodiversity for the site shall be submitted to, and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for all light-sensitive species of bat such as Lesser Horseshoe Bats, Brown Long Eared bats and Natterers Bats; and that are likely to cause disturbance in or around their breeding sites and resting places or along routes used to access key areas of their territory, for example foraging; and
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species (and others that may be using the site) from using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations sets out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed that is not identified in the strategy.

Reason:

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

22. Prior to the first operational use of the development hereby approved, a 'Landscape Planting Scheme' for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify areas of vegetation to be cleared and areas to be replanted.
- b) Detail the species list for the habitat / landscape planting which shall comprise only native species.

The landscaping scheme shall be implemented in accordance with this scheme and the requirements of Condition 7 above.

Reason:

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

23. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved in writing by the local planning authority, detailing the containment, control and/or eradication of Himalayan Balsalm on site. The measures shall be carried out strictly in accordance with the approved scheme to a timetable to be set out in the protocol.

Reason:

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

24. 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.

25. No development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.Considerateconstructorsscheme.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.

2014/00940/FUL Received on 1 September 2014

(P. 66)

Mrs. E. Davies, Church Cottage, Aberthin Lane, Aberthin, Vale of Glamorgan, CF71 7LD

Mr. Chris Williams, Spring Design Consultancy, Unit 3, Chapel Barns, Merthyr Mawr, Bridgend, CF32 0LS

Church Cottage, Aberthin Lane, Aberthin

Demolition of existing bungalow and construction of four semi detached single storey dwellings

REFUSED (Written Representations)

1. The proposal represents a cramped and confined, overdevelopment of the site, with a design approach that would be out of context within its setting and an arrangement that would result in the infilling of an important open space within and adjacent to the Aberthin Conservation Area, obstructing important views into and out of the Conservation Area. Furthermore, the cramped and contrived nature of the development results in an unsuitable and unsatisfactory provision of amenity space for the proposed dwellings and an unsatisfactory parking and vehicle turning layout, which would also be to the detriment of the safety of highway users. Therefore, the development of this plot would be considered an insensitive and inappropriately designed proposal that would neither preserve nor enhance the character and appearance of the village setting, or the Aberthin Conservation Area. As such, the proposals are considered contrary to Policies ENV17 (Protection of Built and Historic Environment), ENV27 (Design of New Developments), HOUS2 (Additional Residential Development), HOUS8 (Residential Development Criteria), ENV20 (Development in Conservation Areas) and TRAN10 (Parking) of the adopted Vale of Glamorgan Unitary Development Plan 1996-2011; Supplementary Planning Guidance on 'Amenity Standards'; the Aberthin Conservation Area Appraisal and Management Plan, and national guidance contained in Planning Policy Wales (Edition 7, 2014) and TAN 12 (Design).
2. The proposal for a residential development includes a substandard access onto the public highway (Aberthin Lane) with the potential vision compromised by the steps/ramp structure to the front of the site. As such, there would be a lack of suitable vision splays for the proposed new access to serve the

development and therefore the proposals would be detrimental to highway safety and thus contrary to Policy ENV27 (ii) of the adopted Unitary Development Plan 1996-2011.

2014/01000/FUL Received on 16 September 2014

(P. 81)

Mr. John Homfray, Penllyn Court, Penllyn, Vale of Glamorgan.
Fidmac Limited, Rosevine Cottage, Vistla Road, Penllyn, Vale of Glamorgan,
CF71 1RQ

Agricultural land to the west of the Llwynhelig Farm and to the North of Cowbridge By-pass, Cowbridge

Construction of a new highway junction and track (ingress only)

APPROVED subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents: NJA48/04A, NJA48/07A, NJA48/03A, NJA48/06, NJA48/01A, NJA48/02 and NJA48/05.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Notwithstanding the submitted details, no works whatsoever shall commence on the development until full engineering details (to include sections, vertical and horizontal alignments) of the proposed access junction, highway works and access track, including street lighting, signage, drainage systems and any structures, have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in full accordance with the agreed details and maintained as such thereafter.

Reason:

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

4. The track shall not be brought into beneficial use until the approved access and works to the A48 highway has been constructed in accordance with the details agreed with Condition 3 above.

Reason:

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

5. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme shall also include the species mix and spacing details of the proposed new hedgerow.

Reason:

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

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

Reason:

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

7. Notwithstanding the submitted details, prior to their use in the construction of the track hereby approved, details of the surface materials of the track to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

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 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. The development shall be carried out in accordance with the recommendations of the submitted 'Preliminary Ecological Appraisal and Hedgerow Survey', detailed in section entitled 'Recommendations' (Page 22 - 24) of this report produced by Hartley Preserve (October 2014).

Reason:

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

10. Prior to the commencement of development (including site clearance) a methodology for vegetation clearance shall be submitted to and agreed in writing by the Local Planning Authority. The methodology shall include details of timings of works in addition to specifying the methods used. The site clearance shall thereafter be conducted in full accordance with the agreed methodology.

Reason:

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

2014/01358/FUL Received on 24 November 2014

(P. 97)

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 relevant person(s) first entering into a Section 106 Legal Agreement or undertaking to include the following necessary planning obligations:

- That the development viability be appraised by an independent expert at the Developer's expense as first beneficial occupation of the residential part of the

scheme. Any improvement in the development viability to a degree that enables the provision of increased level of community infrastructure or affordable housing shall be recycled to secure planning obligations to be used by the Council at that time having regard to strategic priorities and relevant planning policy at that time.

That, in the event the development viability remains the same or becomes less viable, the developer shall not be required to provide any community infrastructure or affordable housing on the Site or through financial contributions in lieu of on site provision.

That, in the event the development viability improves and the Developer profit exceeds the 15% identified in the District Valuer's Viability Appraisal Report, the Council will receive a 50% share of any profit to provide the following (as viability allows):

- 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 or equivalent financial contribution in lieu.
- 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.
- Pay a contribution of £24,962.50 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 on site provision for the Council's Public Art Fund.

The Legal Agreement will include the standards clause requiring payment of a fee to monitor and implement the Legal Agreement.

APPROVED subject to the following condition(s):

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

Reason:

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

2. 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.

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.

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.

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 Classes A1 or A3 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 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 ENV27 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 ENV27 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.

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 ENV27 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, 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.

2014/01441/FUL Received on 24 February 2015

(P. 145)

Ms. Paula Warren, C/o Hide at St. Donats, 57, Eastgate, Cowbridge, Vale of Glamorgan, CF71 7EL

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

Site at Tresilian Wood, Dimlands Road, St. Donats, Llantwit Major

Proposed five holiday lodges and upgrade of campsite to include extension of existing reception building to provide five star facilities and 2 no. WC and shower units

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans registered on the 29 December 2014, other than where superseded by the amended site layout plan (1:500 scale) ref 599/P/20 and site location plan received on the 18 April 2015 and the additional highway visibility plan submitted on 2 April 2015 ref AP2841-01.

Reason:

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

3. The Lodge accommodation hereby approved shall be used or occupied solely as holiday accommodation only and not as a permanent dwelling falling with Class C3 of the Town and Country Planning Use Classes Order 1987.

Reason:

The proposed Lodges is not suitable for permanent residential accommodation, which would be contrary to the Council's adopted policies and national guidance, and to ensure compliance with Strategic Policy 2 and Policies ENV1 and ENV27 of the Unitary Development Plan.

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

Reason:

To enable the Local Planning Authority to control the nature of the use in accordance with Policy ENV1 - Development in the Countryside of the Unitary Development Plan.

5. The consent hereby granted shall only permit the use of the site for no more than five lodges, six cabanas, along with the approved shower and toilet block facilities.

Reason:

For the avoidance of doubt and to enable the Local Planning Authority to retain control over the use of the site.

6. Prior to the commencement of construction of the car park area, passing bays, and formalising of access track further details (including a section plan of the construction detail) and samples of the proposed materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details at all times thereafter.

Reason:

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, 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, other than those post and rail fences approved in connection with development as submitted as of this planning permission and shown on drw 599/P/20.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV27 and TOUR4 of the Unitary Development Plan.

8. A landscaping and woodland management scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees on the land to be retained and a plan indicating those to be removed as detailed in the Arb consultancy report on 24 February 2015.

Reason:

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the use of the site as a campsite; and any parts of the hedge that subsequently dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with a 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 protect the amenities of the neighbouring properties to ensure compliance with Policies ENV11, TOUR4 and ENV27 of the Unitary Development Plan.

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

Reason:

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

11. Prior to the erection of any new means of external lighting within the site, associated with the use of the land as a campsite, details of a lighting strategy relating to all parts of the site and buildings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The site and buildings shall thereafter only be illuminated in accordance with the agreed strategy unless otherwise approved in writing by the Local Planning Authority.

Reason:

In order to protect the residential amenities of neighbouring properties and the character of the wider area, and to ensure compliance with Policies ENV27, ENV29 and TOUR4 of the Unitary Development Plan.

12. Prior to their use in the construction of the buildings hereby approved and notwithstanding the submitted plans, further details and samples of the materials to be used in the construction of the reception block, toilet shower buildings and lodges shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

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

13. Prior to the first beneficial occupation of the development hereby approved, further details of the proposed sewerage treatment tank and subsoil irrigation system shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first beneficial use of the site and so maintained at all times thereafter.

Reason:

In order to ensure the adequate drainage of the site in a manner that will not pollute the environment, and to ensure compliance with Policies ENV27 and TOUR4 of the Unitary Development Plan.

14. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access, laybys and turning areas, have been laid out in full accordance with the details shown on drw 599/P/20 and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

15. The campsite shall not be brought into beneficial use until the approved access has been constructed in accordance with the approved plans and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

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

16. Prior to the beneficial use, the proposed means of access to the site shall be constructed from a bound material for a minimum distance of 10m from the boundary of the adjacent carriageway.

Reason:

To prevent loose material being deposited on the adjacent highway, in the interests of highway safety.

17. Prior to beneficial use, the proposed visibility splays of 2.4m x 120m along the adjacent highway shall be provided in accordance with the submitted details as identified on drw AP2841-01 received on 2 April 2015. Within the visibility splays, no obstructions, inclusive of planning, fencing or boundary walls shall exceed 600mm in height.

Reason:

In the interest of highway safety.

18. Full details of a cycle parking facility/ area shall be submitted to and approved in writing by the Local Planning Authority and the approved cycle parking facility shall be fully implemented on site prior to the first beneficial occupation of the development hereby approved and thereafter kept free of obstruction and available for the parking of cycles associated with the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

2014/01490/FUL Received on 2 March 2015

(P. 164)

Llancadle Solar Farm Limited

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

Llancadle Farm, Llancadle

Installation of ground mounted photovoltaic solar arrays to provide approximately 5MW generation capacity together with power inverter systems; transformer stations; internal access track; landscaping; deer fencing, CCTV and associated access gate.

APPROVED subject to the following condition(s):

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

Reason:

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

2. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production or within 25 years of the completion of construction, whichever is the sooner.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

3. This consent shall relate to plans/drawings - Site Location Plan (Dg BRS.5022_01E) Received on 26 February 2015 and Landscape Plan (Dg. 2014-12-10_Llancadle_Landscape Plan_03), Inverter Specification Sheet, CCTV Specification Sheet, Transformer Station Elevation Drawing (Dg. PRG-C412_A), GRP Substation Drawing (Dg. I005 (02)-29-01), Panel Elevation (Dg. D15_1796_04) and Site Layout Plan (Dg. 2014-12-04_Llancadle_Site Layout 02) received on 19 December 2014.

Reason:

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

4. No external artificial lighting shall be installed during the operation of the site as a solar photovoltaic facility, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

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

5. Notwithstanding the submitted plans and prior to their use in the development hereby approved, a scheme to detail all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the Special Landscape Area and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

7. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the Ecological Survey; Llancadle Farm, by Michael Woods Associates, Ecological Consultants; December 2014.

Reason:

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

8. Prior to the commencement of development, an Environmental Strategy shall be submitted and approved in writing the Local Planning Authority. The Environmental Strategy shall be implemented as agreed. The Environmental Strategy should include, but not be exclusively limited to:
 - Methodology for ecologically sensitive site (vegetation) clearance, particularly with respect to reptiles, dormice and birds.
 - Details of pollution prevention control measures.
 - Details of proposals for site enhancement e.g. planting seed mix to be used, location of badger/terrestrial animal access points.
 - Short, medium and long term management of the habitats (either retained or to be created).
 - Details of any measures being implemented to benefit wildlife.

Reason:

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

9. Notwithstanding the submitted plans, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and details of all new hedges and trees, together with measures for their protection in the course of development.

Reason:

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

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

Reason:

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

11. 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 and ensure no detriment to the environment.

12. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

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

Reason:

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

14. Prior to any work commencing on site the developer shall appoint an independent highway maintenance consultant to carry out a full and comprehensive condition survey of the local highway network (the relevant scope of which shall be first agreed in writing with the Local Planning Authority) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

15. Following the construction of the solar panels and prior to their first commissioning the developer shall appoint an independent maintenance consultant to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 15 above, so as to identify any difference in the condition of the highway since the commencement of the construction of the solar park, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

16. Following the construction of the solar panels and prior to their commissioning, the developer shall carry out any repairs to the adopted highway identified in the second survey required by Condition No. 15 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

2015/00075/FUL Received on 28 January 2015
(P. 198)

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

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

Ysgol Maes Dyfan, Gibbonsdown Rise, Barry

Redevelopment of the site for 47 dwellings, car parking and any associated works

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

- Procure that at least 15 of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which 100% would be social rented properties.
- Pay a contribution of £94,000 towards sustainable transport facilities and projects to be identified.
- Pay a contribution of £107,160.47 towards the enhancement of public open space to be identified.
- Pay a contribution of £46,929.50 to provide or enhance community facilities which may include open space or recreational facilities and which will be identified.
- Pay a contribution of £203,273.88 to meet the cost of providing education services to children arising from the development, to be identified.
- Pay a contribution of 1% of the total build cost of £26,329 (whichever is the larger) for commissioning of art incorporating sufficient measures for the appropriate future maintenance of the works.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement.

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans and documents registered on the 27 January 2015, other than where amended and supplemented by the following:

- Amended Site Layout Plan PL-01 Rev H received on 23 April 2015
- Amended detailed soft landscape proposals TDA.2055.01 Rev F received on 24 April 2015
- Refuse vehicle tracking layout 10040-122 received on 23 April 2015
- Amended Design and Access Statement received on 29 April 2015
- Amended Planning Statement received on 29 April 2015

Reason:

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

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

Reason:

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

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

Reason:

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

5. The alterations to the highway as approved under the terms of Condition 4 of this permission shall be completed in accordance with a schedule of timescales that shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of those works and prior to the commencement of works to create the new access into the site.

Reason:

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

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

Reason:

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

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

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies 2, 8 and ENV27 (Design of New Developments) of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately, with follow up in writing, to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of current guidance, and where remediate is necessary a remediation scheme must be prepared, which is subject to approval in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

21. The information submitted in accordance with the requirements of Condition 19 above shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

Reason:

To ensure the effective maintenance of the site's drainage system and to ensure compliance with Policies ENV 7 and ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

2015/00242/FUL Received on 10 March 2015

(P. 232)

Mr. Shaun Cuddihy, Tithe Barn, Picketston, Vale of Glamorgan, CF62 4QP

Mr. Shaun Cuddihy, Tithe Barn, Picketston, Vale of Glamorgan, CF62 4QP

Brackendene, Burdonshill Lane, Wenvoe

Proposed lodge building on redundant rural buildings

REFUSED (Written Representations)

1. The proposed dwelling, in the absence of any agricultural/forestry/rural enterprise justification, represents a visually harmful and unjustified form of development in the countryside, which would detract from the site's rural appearance, and the character of the surrounding countryside and Special Landscape Area. The development is therefore contrary to Policies ENV1 - Development in the Countryside, ENV10 - Conservation of the Countryside, ENV27 - Design of New Developments, HOUS3 - Dwellings in the Countryside, and Strategic Policies 1 & 2 - The Environment of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Sustainable Development; and national guidance contained in Planning Policy Wales, TAN6 - Planning for Sustainable Communities and TAN12 - Design.
2. By virtue of its rural location, the site is considered to be in an unsustainable location where a dwelling would be remote from day to day amenities/services and occupiers would be over-reliant on the private car. The proposal is consequently contrary to strategic Policies 2 and 8, and Policy ENV27 - Design of New Developments of the Vale of Glamorgan Unitary Adopted Development Plan 1996-2011, the advice contained within Planning Policy Wales and the Council's Supplementary Planning Guidance on Sustainable Development.
3. The proposed access to the dwelling would be to the detrimental of highway safety by virtue of the number of properties already accessing of the unadopted or private road, Burdonshill Lane and the undesirable precedent that this would set. The development would therefore be contrary to Policy ENV27 Design of New Developments criteria (ii) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 in that an acceptable in highway engineering terms, safe access cannot be provided from the adopted highway.