

PLANNING COMMITTEE

Minutes of a meeting held on 4th June, 2015.

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

Also present: Councillors L. Burnett and K.P. Mahoney.

Councillor Mahoney spoke on Application Number 2014/00141/FUL in his capacity as a Vale of Glamorgan Member for the Sully Ward.

List of Public Speakers

Name of Speaker	Planning Application Number and Location	Reason for Speaking
Mrs. P. Wilson	2015/00026/FUL - Land at Court Farm, Treoes	Objector or their representative
Mrs. E. Rees	2015/00089/FUL - 9 Grange Close, Wenvoe	Objector or their representative
Mrs. B. Jones	2015/00089/FUL - 9 Grange Close, Wenvoe	Objector or their representative
Mr. D. Jackson	2015/00014/FUL - Land Adjacent to Beechwood College, off Hayes Road, Sully	Applicant or their representative
Mr. C. Tatt	2015/00014/FUL - Land Adjacent to Beechwood College, off Hayes Road, Sully	Representative of the Town or Community Council

70 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.

71 APOLOGIES FOR ABSENCE -

These were received from Councillors E. Hacker and H.C. Hamilton.

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72 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 14th May, 2015 be approved as a correct record.

73 DECLARATIONS OF INTEREST -

Councillor J.C. Bird declared an interest in Agenda Item No. 6 - The Vale of Glamorgan Local Development Plan: Report of Consultation and Submission for Independent Examination. The nature of the interest was that he was a landowner of land in the first Draft Local Development Plan. Councillor Bird vacated the room whilst this item was under consideration.

Councillor Ms. R.F. Probert declared an interest in Agenda Item. No. 12 - Planning Application 2014/00863/OUT - Land South of Port Road West, Weycock Cross, Barry. The nature of the interest was that she had previously written a letter of objection to this planning application and stated that she had reviewed the officer's report with an open mind and had taken advice on this matter from the Monitoring Officer.

74 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 14th May, 2015 be noted:

Apologies for absence were received from:

Site (a) - Councillors C.P. Franks, E. Hacker, Mrs. V.M. Hartrey, R.A. Penrose, Mrs. A.J. Preston, Ms. R.F. Probert and Mrs. M.R. Wilkinson.

Site (b) - Councillors C.P. Franks, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, R.A. Penrose, Mrs. A.J. Preston, Ms. R.F. Probert and Mrs. M.R. Wilkinson.

Site (c) - Councillors C.P. Franks, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, R.A. Penrose, Mrs. A.J. Preston, Ms. R.F. Probert and Mrs. M.R. Wilkinson.

(a) Ysgol Maes Dyfan, Gibbonsdown Rise, Barry - Redevelopment of the site for 47 dwellings, car parking and any associated works
Councillor F.T. Johnson (Chairman);
Councillors Mrs. P. Drake and
J.D. Drysdale.

(b) 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
Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, Mrs. P. Drake and
J.D. Drysdale.

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- (c) Penllyn Estate Farm, Llwynhelig, Cowbridge - Construction and use of an anaerobic digestion facility and associated works
- Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, Mrs. P. Drake,
J.D. Drysdale and A. Parker.

75 PUBLIC RIGHTS OF WAY SUB-COMMITTEE (MD) -

The Committee received a report which sought agreement to reappoint the Public Rights of Way Sub Committee and to appoint the Sub-Committee Membership for the municipal year 2015-2016.

RESOLVED -

- (1) T H A T the Public Rights of Way Sub-Committee, comprising five Members (2 Labour, 1 Conservative, 1 Plaid Cymru and 1 Independent), be re-appointed with the following Terms of Reference:

"To consider and determine under delegated powers applications for Footpath Orders made under Sections 25, 26, 118 and 119 of the Highways Act 1980 and Orders made under Sections 53(3)(b), 53(3)(c) and 54 of the Wildlife and Countryside Act 1981 in respect of modifications of the Definitive Map.

"To consider and determine under delegated powers applications for Footpath and Bridleway Orders offered by development under Section 257 of the Town and Country Planning Act 1990 where opposition which has been raised as a result of Pre-Order consultation remains unresolved."

- (2) T H A T the Membership of the Public Rights of Way Sub-Committee for the municipal year 2015/16 be as follows:

- Labour - Councillor F.T. Johnson and Mrs. M.R. Wilkinson
- Conservative - Councillor H.J.W. James
- Plaid Cymru - Councillor Mrs. V.M. Hartrey
- Independent - Councillor R.A. Penrose.

Reasons for decisions

- (1&2) To facilitate decision making.

76 VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN: REPORT OF CONSULTATION AND SUBMISSION FOR INDEPENDENT EXAMINATION (REF) -

Prior to consideration of the reference from Cabinet, Members of the Committee received a presentation on the Deposit Local Development Plan (DLDP) from Emma Reed, Operational Manager (Planning and Transportation Policy) which provided details in terms of the current position in LDP process, the consultation process and

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results, the alternative sites consultation process and results, focused and minor changes made to the draft plan and the next steps for the process.

Cabinet, on 1st June, 2015, was provided with an overview of the representations made to the Deposit Local Development Plan (DLDP) and the Alternative Sites consultations and was presented with an outline of the responses and main issues raised including whether focused changes were considered necessary in order to ensure that the Local Development Plan (LDP) was 'sound'. Cabinet subsequently referred the report to Planning Committee for consideration.

Approval was also sought for the submission of the DLDP and the required accompanying documentation to the Welsh Government for Independent Examination in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Finally, delegated powers were sought for the Operational Manager, Planning and Transportation Policy in consultation with the Managing Director and the Cabinet Member for Regeneration to agree potential changes to the LDP as part of the independent examination process in accordance with Welsh Government guidance.

Subject to Cabinet approval, the report would then be considered by Community Liaison Committee on 2 June, 2015, Planning Committee on 4 June, 2015 and Scrutiny Committee (Economy and Environment) on 16 June, 2015. Comments from these committees would then be considered by Cabinet on 22 June, 2015 and then referred to Full Council for final approval on 24 June, 2015.

The Council had a statutory duty to prepare a Local Development Plan and the statutory duties in this regard were set out in Part 6 of the Planning and Compulsory Purchase Act 2004, which required that an LDP be made subject to independent examination to determine whether it was 'sound'. LDPs had to be sound in terms of their content and the process by which they were produced. The relevant guidance, 'Local Development Plans Wales' set out the tests of soundness which an LDP must meet in terms of procedure, consistency, coherence and effectiveness.

Cabinet was presented with a previous report on 7 October, 2013 which sought the endorsement of the DLDP and approval for a six week public consultation to be undertaken on the DLDP in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. The six week formal public consultation on the DLDP took place between 8 November and 20 December, 2013 and a brief summary of consultation was set out in the report. A more detailed outline was contained in Appendix 1 attached to the report in the Deposit Local Development Plan Consultation Summary Report.

As well as representations to policies, paragraphs and supporting evidence, the DLDP consultation generated representations from individuals, groups and organisations that sought the inclusion of new sites as well as the deletion or amendment of allocated sites. Collectively, these site specific amendments were termed 'Alternative Sites' and the Council was again required to undertake public consultation on the Alternative Sites to ascertain people's views. It was noted that whilst the Regulations required the Council to undertake a public consultation on the Alternative Sites, the Council was not promoting the sites in any way.

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The six week consultation exercise on the Alternative Sites took place between 20 March and 1 May, 2014 and the summary details were set out in the report and a more detailed outline on the Council's response to these representations was set out in Appendix 3 as attached to the Report.

In total 3367 representations were received to the DLDP from 1328 organisations, bodies and individuals. The majority of the representations received were site specific in that they either sought the inclusion of new sites not shown in the DLDP, objected to allocations in the DLDP or sought amendments to site boundaries or the uses of sites allocated in the DLDP. Other representations sought a variety of changes to the DLDP including but not exclusively:

- Amendments to policy wording or text to ensure compliance with Welsh Government guidance, to improve policy effectiveness or merely to reflect factual updates;
- Mapping changes, in terms of accuracy and requests for amendments, deletions and additions; and
- Clarification and requests for additional evidence in respect of supporting evidence and particular topic areas.

Of the 3367 representations raised, 2921 were objections, 291 were expressions of support and 155 provided general comments to the DLDP. The responses resulted in the identification of 225 alternative sites of which 108 related to new alternative sites, 53 to the deletion of allocated sites, and 64 to amended sites. Copies of the representations received could be found in the Alternative Sites Representations Register. A summary of these together with the Council's response to individual representations could be found within the Deposit LDP Representations Summary and Responses Register attached at Appendix 2 to the report.

Consideration was given to the following main issues and were detailed in the report:

- LDP Vision, Objectives and Strategy
- Strategic Site: Barry Waterfront
- Strategic Site St Athan - Cardiff Airport Enterprise Zone
- Housing Provision and Housing Sites
- Gypsy and Travellers
- Employment
- Transport
- Retail
- Minerals
- Waste Management
- Community Infrastructure Levy (CIL) and other Infrastructure
- Built and Natural Environment
- Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA)
- Delivery, Implementation and Measuring Success
- Alternative Sites Consultation
- Proposed Focused and Minor Changes

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- Housing Requirement Figure
- Affordable Housing Policy MG 4
- Land West of Swanbridge Road, Sully Policy MG 2 (46)
- Land to the north and west of Darren Close, Cowbridge Policy MG 2 (20)
- Land South of Junction 34 M4 Hensol Policy MG 9 (2)

Appendix 5 attached to the report provided a list of the main documentation that was required to be submitted to the Welsh Government and the Planning Inspectorate for Independent Examination. This was considered to represent a range of material and evidence that was necessary to meet the relevant LDP tests of soundness and further supported and clarified policies in the Plan.

Upon submission of the DLDP and all relevant documentation to the Planning Inspectorate, an Independent Inspector would be appointed on behalf of the Welsh Government to examine the Plan. The examination process was likely to commence in Autumn 2015 with an Exploratory Meeting ahead of any hearing. After considering all of the evidence, the Inspector would prepare and issue a binding report on the DLDP that would set out amendments which must be made to the Plan by the Council prior to its formal adoption. It was noted that the Inspector, not the Council, would consider whether any changes were appropriate to the Plan as a result of the consultation.

In accordance with Welsh Government guidance and in order to enable the efficient and timely running of the examination, it was advised that measures be put in place to permit effective dialogue between the Independent Inspector and Council representatives. It was therefore proposed that delegated powers were vested with the Operational Manager, Planning and Transportation Policy in consultation with the Managing Director and Cabinet Member for Regeneration in order that they could negotiate issues, agree amendments and respond to requests for further information as required by the Inspector during the examination process.

A Programme Officer had recently been appointed to manage the day to day arrangements and running of the examination process. A Service Level Agreement with the Planning Inspectorate would be put in place which would come into effect once the LDP was submitted. This would set out the steps each party will take to ensure an efficient examination and reporting process.

At the meeting the Cabinet Member for Regeneration commented that this plan was about building communities, not just about houses and that was why it focused on the jobs and infrastructure that sustained communities and the affordable housing that allowed local people to set up home in them. She stated that the Local Development Plan included proposals for job creation, maintaining community services and providing new transport infrastructure. This was the blueprint by which the Council would continue to regenerate all areas of the Vale of Glamorgan.

The Cabinet Member further commented that this was not a case for brevity, as we needed all the evidence to underpin our plan for examination. The Council aimed for comprehensive communication and engagement and as a result the two-stage consultation process reviewed just under 12,000 responses. Amendments had been made to the Deposit Local Development Plan and planning officers had undertaken

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significant further research and gathered additional supporting evidence for the Authority's land use strategy.

The Cabinet Member for Regeneration concluded by giving thanks to the Operational Manager, Planning and Transportation Policy and her team, commenting that they had to cope with huge resource issues in completing this report but had managed to deliver at every point. She continued that they fully committed to the task with the aim of community engagement.

Cabinet had resolved -

- (1) T H A T the responses to the Deposit Local Development Plan (DLDP) and Alternative Site representations as contained at Appendices 2 and 3 as referred to in the report, be approved.
- (2) T H A T the Focused and Minor Changes detailed at Appendix 4 as referred to in the report be approved for public consultation purposes, the results of which will be considered by the Inspector in due course.
- (3) T H A T the Deposit Local Development Plan (DLDP) together with the accompanying documentation be approved for submission to the Welsh Government and the Planning Inspectorate in accordance with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
- (4) T H A T delegated powers be granted to the Operational Manager, Planning and Transportation Policy in consultation with the Managing Director and Cabinet Member for Regeneration to negotiate issues, agree amendments and respond to requests for further information as required by the Inspector during the examination process.
- (5) T H A T the report be referred to Community Liaison Committee, Planning Committee and Scrutiny Committee (Economy and Environment) for consideration.
- (6) T H A T thanks be given to the Operational Manager, Planning and Transportation Policy and her team for all their hard work on producing this detailed report.

Reasons for decisions

- (1) To enable the Council to submit the DLDP and accompanying documentation including responses to the alternative sites consultation to the Welsh Government and the Planning Inspectorate in accordance with Regulation 22 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
- (2) To enable the Council to undertake public consultation on the proposed Focused Changes concurrent with the submission of the DLDP to the Welsh Government and the Planning Inspectorate.

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(3) To enable the Council to submit the DLDP and accompanying documentation to the Welsh Government and to the Planning Inspectorate in accordance with Regulation 22 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

(4) To facilitate the efficient operation of the examination process, to avoid undue delay to the examination process and to ensure effective dialogue between the independent Inspector and the Council's representatives in accordance with Welsh Government guidance.

(5) To obtain the views of these committees on the content of the report prior to further consideration by Cabinet and final approval by Council on 24 June, 2015.

(6) To thank staff for all their hard work.

Following the presentation and consideration of the reference questions and comments were raised as detailed below:

Question	Response
<p>A Member of the Committee expressed concern in relation to the projected housing figures within the DLDP and was of the view that they were incorrect, ignored the representations made in relation to the figures during the consultation period and was unconvinced that the number of houses within the Plan would be built in the Vale of Glamorgan during the period of the Plan.</p> <p>The Member also commended the officers for their work on a complex project.</p> <p>The Member also expressed concern in relation to the projected figures contained within the Plan in relation to new jobs.</p>	<p>The Operational Manager (Planning and Transportation Policy) thanked the Member for the recognition of the work carried out by the team and advised that the dwelling requirement figure of 7,399 was the 2011 household projection figures for the Vale of Glamorgan for 2011 - 2026 and this represented a starting point for housing projection figures in the Council.</p> <p>Furthermore, additional work had been carried out in relation to Economic Development to assess the impact of employment land allocations on the dwelling requirements and this work indicated that a significant number of dwellings, over the 7,399, would be required. The figures also needed to take into account the need for affordable housing as currently the Vale of Glamorgan had a backlog.</p> <p>Following the consultation process a higher flexibility allowance of 10% was factored into the projected figures.</p>

<p>Another Member also expressed concern in relation to housing figures contained within the DLDP and expressed the view that residents had raised objections yet the report only detailed the focused and minor changes and queried why the Land West of Swanbridge Road, Sully had now been included within the Plan's housing supply rather than as a reserve site within the amended Plan.</p> <p>The Member also expressed the view that Welsh Government did not acknowledge the land supply figures contained within the Plan as the Authority did not currently have an adopted Local Development Plan in place and expressed the view that the responses to the representations contained within Appendix 1 to the report was a broad brush approach.</p>	<p>The Operational Manager (Planning and Transportation Policy) advised that of the 10,450 dwellings within the Plan, there were approximately 2,500 units for which no action had been taken and was of the view that the authority could deliver these units within the timescale of the Plan. Appendix A to the report provided the details of the representations and responses for the consultation and confirmed that officers had considered every representation put forward and responded to all of them.</p> <p>The Operational Manager (Planning and Transportation Policy) advised that the Sully site had now been included within the housing supply, rather than being a reserve site, in order to provide certainty to the Plan.</p> <p>The Operational Manager for Development Control stated that although Welsh Government had introduced the TAN 1 the Authority needed to prove that it had a nominal housing availability study in order to have the DLDP adopted.</p>
<p>A Member expressed the view that the DLDP should have high aspirations for the road transport infrastructure in the Vale and queried how sustainable the figures for affordable housing were and that Section 106 contributions were dependent on the viability of housing developments.</p>	<p>The Operational Manager (Planning and Transportation Policy) advised that the DLDP was one of two significant Plans for the Authority, the other being the Local Transport Plan; and expressed the view that the DLDP included high aspirations for road and public transport schemes and the whole spectrum of transport development. The Authority was restricted by regulations and at present it had neither the information nor finance to be able to prove that certain road transportation projects were deliverable within the life of the Plan, therefore was unable to include these projects in the DLDP.</p> <p>The levels for affordable housing had been increased in all areas of the Vale other than Barry, as a result of an additional viability study which indicated</p>

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	<p>that there was enough monies within the developments to deliver the increased targets. However, she stated that, if the market changed there was a clause in the policy which would enable the new viability information to be submitted which could lead to levels of affordable housing being reduced; yet the aspiration and need was to achieve these levels of affordable housing.</p>
<p>A Member expressed the view that having reviewed the calculations and numerous factors on which the housing supply figures were based; they were reasonably satisfied with the figures contained within the DLDP.</p>	
<p>A Member expressed the view that the results of the consultation exercise were disappointing and was of the view that people may feel that their representations had been ignored, and furthermore they did not accept the projected housing figures contained within the DLDP and felt that it failed to address certain transportation infrastructure concerns such as by-pass issues and traffic 'pinch points' in the county. They were also disappointed that the DLDP made so little reference to allotments.</p>	<p>The Operational Manager (Planning and Transportation Policy) advised that there was still an opportunity for further comment on the Plan later in the year and she felt that the Plan was comprehensive in terms of infrastructure and that some of the allocated sites would also provide infrastructure as part of the developments.</p>
<p>A Member stated that allotments were important and requested that a comment be made to Cabinet about how the authority could improve the availability of allotments.</p>	<p>The Operational Manager for Development Control stated that Policy MG7 within the DLDP included future proposals for allotments.</p>

The Cabinet Member for Regeneration spoke with the permission of the Committee and stated that when the Plan was revisited it was in order to strengthen the evidence base in terms of the infrastructure, transport and education in order to make the Plan better fit with the LDP Strategy. The level of consultation had been increased and approximately 12,000 responses had been received and there was an opportunity for further representations to be made to the Inspector. The Cabinet Member advised that, if once the DLDP had been submitted to the Inspector, and they felt that anything had not been dealt with correctly, the Inspector could ask for further information from the Authority. It was her view that the DLDP was underpinned by a strong evidence base, however, if the Inspector considered that

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this evidence was not strong enough the Plan would be found not to be sound. She expressed the view that she was happy with regards to the higher targets for affordable housing and stated that affordable housing was housing for local people.

The Cabinet Member thanked the team for the work that they had put into developing the Plan particularly in terms of responding to the increased level of consultation. It had been a huge task with massive resource issues, and she was very thankful for their hard work.

With no further comments, it was

RESOLVED - T H A T the above comments be referred to Cabinet.

Reason for decision

To apprise Cabinet of Members comments on this matter, prior to its further consideration of the draft LDP and final approval by Council on 24th June, 2015.

77 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.

78 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) NMA Non Material Amendments
H	Allowed : Agricultural Condition Imposed : Appeals	Q	Referred to Secretary of State for Wales (HAZ)
J	Determined by NAFW	S	Special observations (OBS)
L	Approved AND refused (LAW)		
P	Permittal (OBS - no objections)		
R	Refused		

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			U RE V	Undetermined Refused (Enforcement Unit Attention) Variation of condition(s) approved
2013/00050/FUL	A	Land adjacent 91, Main Road, Ogmore by Sea		Erection of one detached dwelling at land adjacent to No. 91 Main Road, Ogmore by Sea, comprising two bedrooms and a study on the ground floor, and a kitchen/dining/living area and a balcony on the first floor, three car parking spaces and ancillary amenity areas (NMA)
2014/00956/FUL	A	Site to rear of Tesco Store, Mariner's Way Rhoose		Proposed development of six flats and two houses, with associated parking and amenity space
2014/00988/FUL	A	Greenway Cottage, Greenway Lane, Bonvilston		Proposed single storey garage to replace garage and hobby room (as approved 2013/00801/FUL) and also new amendments to main house extension as previously approved
2014/01036/FUL	A	The Garn Farm, St. Hilary		Installation of a 150kw Ground Mounted Photovoltaic Array
2014/01121/LBC	A	2-6 Cottages, Church Row, Pendoylan		Repair and replace single glazed windows with double glazing windows to match existing design and colour (Green/White)
2014/01235/LAW	A	1, Elmgrove House, Elmgrove Road, Dinas Powys		The property is an apartment in a building. The Local search revealed a Section 215 Notice-untidy Land ID: ENF/104/0593/E Dated 22/4/05

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2014/01243/FUL	A	110, High Street, Barry	Change of use 1st and 2nd floor to A2 and new shopfront
2014/01335/RES	A	74, Murch Road, Dinas Powys	Demolition of existing dwelling and construction of two new dwelling with revised vehicular access
2014/01348/FUL	A	Site adjacent to A4226/Tredogan Road and Penmark roundabout, Cardiff International Airport, Rhoose	Vary Condition 1 of planning permission reference 2004/01930/FUL to extend time period for commencement of development
2014/01417/FUL	A	62, Adenfield Way, Fontygary, Rhoose	Proposed two storey extension to side and single storey extension to rear
2014/01443/FUL	A	Greenway Farm, Bonvilston	Change of use of land to residential curtilage of Greenway Farm and conversion of barn and alterations to form 'granny annexe'
2014/01483/RES	A	Badgers Brook Rise, Ystradowen	Residential development, comprising the erection of 40 dwellings and garages and the construction of roads, footways, footpath and cycleway, drainage and services, landscaping, pumping station and all associated building and engineering operations at Land off Badgers Brook Rise, Ystradowen, Cowbridge

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2015/00024/FUL	A	8, Beach Road, Penarth	Proposed demolition of existing detached garage, proposed split level store/workshop extension to side elevation, proposed gable parapet to front elevation (Drawn with previously approved two storey entrance extension and window replacement)
2015/00033/PNT	A	CTIL 124028, VF 6778 TEF N/A, Atlantic Spray Limited, Priority Enterprise Park, Barry	Installation of base station
2015/00069/ADV	A	Cabot Carbon Ltd, Sully Moors Road, Sully	Replacement of existing Cabot Carbon sign located near site entrance. New sign to display updated logo and graphics
2015/00071/FUL	R	40, Westbourne Road, Penarth	Application for a dropped kerb and vehicular access to the front of the property
2015/00081/FUL	A	32, Fonmon Road, Rhoose	Retrospective erection of a fence
2015/00087/FUL	A	St. Nicholas House, St. Nicholas	Conversion of St. Nicholas House and garage block into two semi detached dwellings
2015/00097/FUL	A	9, Park Road, Penarth	Alterations and extensions to existing dwelling; existing lean-to to be demolished
2015/00114/FUL	A	Ash Cottage, Ystradowen	Change of use of existing building and store to provide residential accommodation
2015/00128/OUT	A	12, Laburnum Way, Penarth	Outline consent for a single detached three bedroom dwelling with access details included

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2015/00164/FUL	A	108, Stanwell Road, Penarth	Replace timber door and sliding sash windows with detail matched UPVC door and sliding sash windows
2015/00185/FUL	A	3, Pinewood Close, Llandough	Loft dormer extension to include bedroom and en-suite bathroom
2015/00187/FUL	R	Villa Rosa, 7, Adenfield Way, Rhoose	New timber fence - panels and posts applied to existing rockfaced low level wall. Removal of existing diseased hedgerow
2015/00192/FUL	A	Kim Sharp Motors, Robins Lane, Barry	Change of use of property from Class Use B2 (General industry) to Class Use C3 (Residential), to include the addition of a single storey extension
2015/00193/FUL	A	Land at West Hall Farm, Aberthaw	Retrospective application for the retention of an internal access track and x32, 2.5m high CCTV poles with cameras set at a height of 2.3m. Provision of a control room measuring 2.7m (h) x 2.5m x 4.1m
2015/00202/FUL	A	Dewi Sant, Station Road West, Wenvoe	Erection of a timber fence around the eastern aspect of the property adjacent to the vehicle exit gate
2015/00212/FUL	A	1, Pen Y Bryn, Trerhyngyll	Proposed replacement of existing flat roof single garage for a pitched roof single garage
2015/00222/FUL	A	35, Southey Street, Barry	Proposed single storey side and rear extensions
2015/00226/FUL	A	42, Maes Y Gwenyn, Rhoose Point, Rhoose	Proposed rear extension
2015/00230/FUL	A	Cartref, Llanquian Road, Aberthin	Proposed detached garage

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2015/00237/FUL	A	1, Elm Grove Place, Dinas Powys	Single storey rear extension
2015/00238/FUL	A	1, Dunraven Close, Dinas Powys	Single storey side extension
2015/00241/FUL	R	Westmoor Barn, Primrose Hill, Cowbridge	Extension to existing dwelling house to form two new bedrooms, dining room and utility room
2015/00243/ADV	A	Ocean View, Ogmore by Sea	Signage
2015/00247/FUL	A	1, Mountjoy Place, Penarth	Proposed two storey side extension providing extended kitchen and utility spaces; new bedrooms and bathroom at first floor
2015/00248/FUL	A	Brooklands, Pen Y Lan Road, Aberthin	Extensions and alterations to dwelling (an amendment to original Planning Permission 2014/00389/FUL) to include dormers and garage
2015/00257/FUL	A	138, Fontygary Road, Rhose	Single storey extension
2015/00258/FUL	A	Greystones, Westgate, Cowbridge	Proposed demolition of existing conservatory and construction of new conservatory extension
2015/00263/FUL	A	3, Regency Close, Llantwit Major	Erection of a front porch, 4m ²
2015/00265/ADV	A	Cardiff Road, Nr. Merrie Harriers, Llandough	One double advertising unit fully integrated into bus shelter
2015/00266/FUL	A	HSBC, 85, Holton Road, Barry	Existing external ATM to be replaced with new model ATM in same location

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2015/00269/FUL	R	Pear Tree Cottage, Marcross	New timber framed holiday cottage in garden of Pear Tree Cottage
2015/00271/FUL	A	The Garage, Evans Street, Barry	Remove existing window, remove stone wall below and make good stonework, opening to match existing front new door and frame with outer roller shutter door for pedestrian access into the reception area
2015/00272/FUL	A	44, Holton Road, Barry	Change of use from hairdresser Beauty Salon/Retail to Tattoo Studio Sui Generis
2015/00274/FUL	A	16, Castle Road, Rhoose	Single storey side extension
2015/00276/FUL	A	Ty Nant, St. Brides Super Ely	Erection of flat roof single storey rear extension, two storey side extension
2015/00278/FUL	A	The Links, off Pen Y Lan Road, Aberthin	Erection of new five bedroom dwelling, with a ridge height 300mm above the ridge height approved in planning permission Ref:- 2014/01446/FUL
2015/00280/FUL	A	11, Heol Pilipala, Rhoose Point, Rhoose	To convert existing integral garage into a dining room
2015/00284/RG3	A	Redlands House, Redlands Avenue, Penarth	Provision of Disabled scooter shed to rear of Redlands House
2015/00286/FUL	A	3, Weston Avenue, Sully	Two storey rear extension
2015/00287/FUL	A	7, Eckley Road, Sully	Extension of existing garage plus associated works
2015/00288/FUL	A	Honeysuckle Cottage, Colwinston	Front porch and rear single storey kitchen extension

No.

2015/00290/FUL	A	4, Paget Place, Penarth	Single storey rear extension to provide open plan kitchen and family space. Extension to front of existing garage and Juliet balcony at first floor
2015/00291/FUL	A	10, The Grange, Baroness Place, Penarth	Proposed rear aluminium conservatory/sun lounge and retention of garden store/shed to side
2015/00292/FUL	A	8, Spencer Drive, Llandough	First floor extension over existing kitchen
2015/00293/FUL	A	106, Stanwell Road, Penarth	Convert existing property from two self contained flats into a single dwelling, internal alterations. External fire escape metal staircase to be removed. Existing lean-to access to ground floor flat to be demolished and existing openings to be blocked up. New single storey extension to the rear of the property to infill where the external staircase were. New bi-folding doors to rear elevation
2015/00296/FUL	A	3, Forrest Road, Penarth	Conversion of existing three bedroom detached bungalow with annexe into four bedroom dormer bungalow. Extensions and alterations including demolition of annexe at rear of property and proposed dormer extensions

No.

2015/00297/LAW	A	8, Wordsworth Avenue, Penarth	The proposed works consist of building a single storey flat roof (living roof) extension to the rear of the property comprising dining area, toilet with shower and sitting area
2015/00298/FUL	A	16, Meadowside, Penarth	Rear single storey extension
2015/00300/FUL	A	307, Barry Road, Barry	Single storey rear extension
2015/00301/LAW	A	22, Cwrt Syr Dafydd, Llantwit Major	Single story extension to rear of house
2015/00303/FUL	A	3, Baron Close, Penarth	Proposed double storey extension to side elevation and single storey to rear elevation
2015/00304/FUL	A	4, Voss Park Close, Llantwit Major	Existing conservatory removed new single storey rear extension
2015/00305/FUL	A	Hawarden, 6, Church Place South, Penarth	Ground floor extension and balconies to rear
2015/00307/FUL	A	28, Readers Way, Rhooose	Two storey side and rear extension
2015/00309/LAW	A	Upper floors of 51, Hewell Street, Penarth	Establish flat above The Cogan Public House remains as residential use
2015/00310/FUL	A	Barclays Bank Plc, 62, High Street, Cowbridge	Installation of bollards
2015/00311/FUL	A	22, Lake Hill Drive, Cowbridge	Proposed two storey side extension and single storey rear extension, to form new garage and utility room to ground floor, and master bedroom and en-suite bathroom to first floor

No.

2015/00313/FUL	A	4, Is Y Coed, Wenvoe	Extension to family room and minor internal alterations
2015/00314/FUL	A	Flat 2, 66, Victoria Road, Penarth	Single storey rear extension comprising a dining room accessed from the existing kitchen, a glazed roof verandah and a glazed greenhouse
2015/00315/FUL	A	Min Y Don, 12, Marine Parade, Penarth	Demolition of part of existing chimney to reduce height. Extension of existing pitched roof over reduced chimney with hipped end
2015/00320/FUL	A	14, Dyffryn Place, Barry	Demolition of garage, proposed two storey extension to form garage to ground floor and family room. Master bedroom suite to first floor
2015/00322/FUL	A	66, Heol y Frenhines, Dinas Powys	Proposed front garage conversion and rear extension
2015/00323/FUL	A	Rhos Dawel, Trerhyngyll	Single storey garage to side elevation with dormers and alterations
2015/00326/FUL	A	15, Westbourne Road, Penarth	Demolition of existing rear conservatory, single storey extension on the rear/side, and alterations including new windows
2015/00327/FUL	A	1, Porlock Drive, Sully	Proposed first floor bedroom extension
2015/00329/FUL	A	143, Port Road West, Barry	Proposed detached garage
2015/00330/FUL	A	15, Laburnum Way, Dinas Powys	Replacement single storey extension to rear, new pitched roof over garage and entrance hall with associated works

No.

2015/00332/FUL	A	38, Victoria Road, Penarth	Proposed single storey utility room side extension and increased area of patio, and bi-fold doors to the rear elevation
2015/00337/FUL	A	180, Jenner Road, Barry	Extend existing roof line and construct rear elevation dormer to provide new second floor bedroom with ensuite
2015/00348/NMA	A	Land At Plasnewydd Farm, Cowbridge Road, Llantwit Major	Change to previous approved application 2014/00831/FUL - Change of all 639 house types to new 669 house types in order to comply with WHQS standards, plots 36- 39, 76-77, 80-82 and 90-92
2015/00349/FUL	A	15, Hawthorne Avenue, Penarth	Proposed ground floor bedroom, sitting area, and shower room
2015/00356/FUL	A	Hafod Y Gan, Ogmore Road, Ewenny	Raising of ridge height with accommodation to roof, Ground Floor windows and internal modifications
2015/00357/FUL	A	Y Ffermdy Gwyn, Heol St. Cattwg, Pendoylan	Proposed glazed porch and veranda to side entrance
2015/00358/FUL	A	5, Archer Road, Penarth	New garage to rear
2015/00359/OUT	A	BCWAC, The Mole, Powell Dyffryn Way, Barry	Water sports facility
2015/00362/NMA	A	Land adjacent to Sutton Mawr Farm, Barry	Non-material amendment to 2013/00617/FUL, Installation of ground mounted Photovoltaic (PV) Solar Arrays, to provide 68 x 2.5m high CCTV camera poles

No.

2015/00363/RG3	A	Llangan Primary School, Llangan	Demolition of an existing demountable unit and relocated replacement double demountable unit
2015/00366/FUL	A	1, Meliden Lane, Penarth	Proposed shed
2015/00368/FUL	A	Tynywaun Farm, Newton	Single storey extensions to front and rear of existing single storey dwelling (resubmission of application reference 2014/00111/FUL)
2015/00373/FUL	A	28, Victoria Road, Penarth	Block paving to drive and footpath
2015/00376/PNA	A	Amelia Trust Farm, Five Mile Lane, Barry	Glasshouse
2015/00380/FUL	A	26, Cilgant Y Meillion, Rhoose Point, Rhoose	Construction of a single storey rear extension and conversion of garage
2015/00381/FUL	A	10, The Paddock, Cowbridge	Proposed single storey orangery to rear of property
2015/00382/FUL	A	38, Westward Rise, Barry	Single storey rear extension to accommodate new living area.
2015/00393/LAW	A	23, Cardigan Close, Dinas Powys	Single storey rear domestic extension
2015/00394/FUL	A	3, Greenmeadow Close, Dinas Powys	Single storey rear extension, loft conversion and roof alterations
2015/00400/FUL	A	The Haven, 28, Cog Road, Sully	Alterations to rear annexe proposals, planning application 2014/01270/FUL, swimming pool position to be relocated following consultation with Welsh Water

No.

2015/00402/RG3	A	238, Holton Road, Barry	Take down the elevations to Holton Road and Lower Morel Street and rebuild
2015/00408/NMA	A	St. Annes, Old Port Road, Wenvoe	Removal of design of first floor balcony and setting external wall within roof space to provide internal type balcony which will satisfy Clause 3 of the planning consent - amendments to application 2007/01090/FUL
2015/00430/FUL	A	49, Enfield Drive, Barry	Single storey side extension with mono-pitch roof
2015/00437/ADV	A	New shop unit at Thompson Street, Barry	One fascia and one projecting sign

79 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.

80 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

2015/00318/TPO	A	The Longfield, Factory Road, Llanblethian	10-15% reduction and reshape of Birch tree. Crown lift, 15% crown reduction/thinning of Norway Maple. Pollard back Willow tree.
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81 GENERAL PLANNING MATTERS (DDS) -

(i) Welsh Government Consultation - Proposed Changes to the Environmental Impact Assessment Regulations and Local Development Orders -

The Committee was presented with a report to update Members on the Welsh Government (WG) consultation on proposed changes to the Environmental Impact Assessment Regulations and Local Development Orders and to recommend an appropriate response to this consultation.

The consultation sought the Councils views on proposed changes to the Environmental Impact Assessment Regulations (EIA) 1999. It also proposed changes to the (Development Management Procedure) (Wales) Order 2012 in order to facilitate Local Development Orders that grant permission for EIA development.

The consultation papers attached to the report at Appendix A included a set of specific questions to which the Welsh Government was requesting views. The closing date for replies is 18 June 2015.

The consultation paper sets out the Welsh Government's (WG) proposals for consolidating and amending the EIA Regulations. It also proposed changes to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 in order to facilitate Local Development Orders (LDOs) that grant permission for EIA development.

EIA was required for all development projects that are listed in Schedule 1 of the EIA Regulations. Development listed in Schedule 2 of the EIA Regulations needs to be screened if it exceeds certain thresholds or is in a sensitive area.

Schedule 2 of the EIA Regulations establishes the screening thresholds for certain types of development projects. Welsh Government had analysed requests for screening decisions that were submitted to the Welsh Ministers and the evidence suggests that some of the existing screening thresholds are too low, leading to many developments being screened unnecessarily. This delays the planning application process and places an administrative burden on the planning system. To address this issue, the consultation paper proposes raising the screening thresholds for

No.

certain development projects. These proposed changes are the same as those which will be implemented in England.

The consultation paper also proposed amendments to regulations associated with LDOs in order to allow LPAs to make LDOs for development schemes that comprise Schedule 2 EIA development. This could encourage LPAs to make LDOs for larger development proposals, supporting economic growth and regeneration.

Welsh Government intends to consolidate the regulations, which have been subject to many amendments since 1999, and use the opportunity to incorporate a number of changes that take account of case law. These included:

- Proposals to change or extend existing development – it is proposed to apply the thresholds in Schedule 2 to the development as a whole once modified, and not just to the change or extension. WG are also proposing a new provision that requires all changes or extensions to Schedule 1 projects, where these are not Schedule 1 developments in their own right, must be screened as to the need for EIA.
- Reasons for negative decisions – WG are proposing a new provision that will make it clear that when the Welsh Ministers or a Planning Authority issue a negative screening decision, they shall make available their reasons for that decision (note: Vale of Glamorgan Council already does this).
- Multi-stage consents – Amending Regulations in 2008 required public consultation on the environmental statement at each stage of a multi-stage consent, even in cases where the environmental statement produced at outline stage satisfies the requirements of the EIA Regulations at the later stage. WG intend to remove this requirement to reduce the burden on applicants and Local Planning Authorities.
- Geological Storage Directive – European Directive 2009/31/EC (‘the Geological Storage Directive’) amends annexes I and II of the EIA Directive. The consultation paper sets out the proposed approach to implement the requirements of the Geological Storage Directive.

Welsh Government was also asking whether specific provision should be made in the EIA Regulations to address discontinuance and modification orders.

Following consideration of the report, Committee

RESOLVED -

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

Reasons for decisions

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

82 PLANNING APPLICATIONS (DDS) -

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

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

2014/00863/OUT Received on 31 July 2014
(P54)

Taylor Wimpey plc
Asbri Planning Ltd., Unit 9,, Oak Tree Court,, Cardiff Gate Business Park,, Cardiff.,
CF23 8RS

Land south of Port Road West, Weycock Cross, Barry

Residential development of up to 200 No. dwellings and associated works

REFUSED (Written Representations)

That Members of the Planning Committee noted the conclusions contained within the report and agreed that these form the basis of the Council's case in the current non-determination appeal and that the application would have been refused for the reasons set out below:

1. The proposed residential development is outside the defined settlement boundary of Barry and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Policies ENV1 - Development in the Open Countryside, and HOUS3 - Dwellings in the Countryside of the adopted Vale of Glamorgan Development Plan 1996 – 2011 and Planning Policy Wales (Edition 7) July 2014.
2. By virtue of the parameters for development and indicative site layout forming part of this outline submission, the proposed development of 200 No. houses would adversely prejudice the open nature of the landscape and countryside and consequently the identified Green Wedge between Barry, Rhoose and St. Athan causing a detrimental effect upon the landscape and the amenity value of the land and ultimately leading to the coalescence of the settlements identified. As such the development would be contrary to Policy ENV3 - Green

No.

Wedges of the adopted Vale of Glamorgan Development Plan 1996 – 2011 and Planning Policy Wales (Edition 7) July 2014 and the Background paper to the LDP 'Green Wedge'.

3. The development as proposed would be considered detrimental to the capacity and free flow of traffic on the strategically important A4226 which links directly with Cardiff Airport, by virtue of failing to mitigate the effects of up to 200 dwellings on the highway network and particularly the Colcot and Barry Docks Link roundabouts which are at, or over capacity in the peak hours, as such, the proposals are considered contrary to Strategic Policies 2 and 8, Policies ENV27 - Design of New Developments and HOUS8 - Residential Development Criteria of the Vale of Glamorgan Unitary Development Plan 1996-2011, Planning Policy Wales (Edition 7) July 2014 and Technical Advice Note 18 'Transport'.
4. The proposed development would be contrary to the aims and objectives of the Vale of Glamorgan Deposit Local Development Plan, and as such would pre-determine decisions about the location, scale and phasing of such new development which ought properly to be taken with the context of the Local Development Plan and the development is therefore considered premature pending the adoption of the Deposit Local Development Plan, and would have a significant detrimental impact on the setting of the strategically important settlement of Barry, contrary to the advice and guidance in Chapter 2 of the Planning Policy Wales (7th Edition) July 2014.

2015/00026/FUL Received on 21 January 2015
(P120)

Sybac Solar International GmbH, C/o Agent.
CDN Planning (Wales) Ltd, North Hill, 7, St. James Crescent, Swansea, SA1 6DP

Land at Court Farm, Treoes

Installation of a 2.2MW solar farm and associated infrastructure

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,

No.

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. Prior to the commencement of development details of measures for wheel washing, road sweeping 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 construction phase 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.

4. No development shall commence until such time as full details of the proposed site compound - to include details of any site office, parking, manoeuvring areas, enclosures and storage areas - and the precise route and any alterations to facilitate the temporary access to the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

5. Notwithstanding the submitted plans and reports, the construction phase of the development shall at all times be in accordance with a scheme of hours that shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason:

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

No.

6. 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.

7. The development shall only be enclosed with Deer Fencing, as indicated on plan 880_140911.002 received on the 15 April 2015, unless any variation is first agreed to 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.

8. 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.

9. Prior to the commencement of development, an Ecological Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the EMP shall be carried out in full and the development shall at all times be carried out in accordance with the EMP.

Reason:

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

10. 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.

No.

Reason:

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

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

Reason:

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

12. 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.

13. 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. 12 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, prior to the first commissioning of the solar panels.

Reason:

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

14. 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. 13 above, unless otherwise agreed in writing by the Local Planning Authority.

No.

Reason:

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

15. This consent shall only relate to the plans and documents registered on the 21 January 2015, other than where amended and supplemented by the following documents:

Amended Transport Statement- May 2015
Amended Construction and Operational Management Statement May 2015.
Amended means of enclosure plan 880_140911.002

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.

16. Prior to the commencement of development, further details of the proposed means of surface water/land drainage to serve the development (for the site as a whole, incorporating the proposed access track and site compound) shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times be carried out in accordance with the approved details.

Reason:

In order to ensure that surface water/land drainage is adequately catered for and to ensure compliance with Policies ENV7, ENV27 and COMM8 of the Unitary Development Plan.

17. The development shall at all times be carried out in accordance with the Peter Evans Partnership Construction and Operational Management Plan, dated May 2015.

Reason:

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

18. Prior to the commencement of development, full construction details of the proposed four new passing bays and areas of localised highway widening/realignment as identified on plan 2671.06B (to include full details of the proposed culverts) shall be submitted to and approved in writing by the Local Planning Authority. The passing bays/highway alterations shall be

No.

implemented in full prior to the commencement of any works within the submitted 'red line' application site.

Reason:

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

19. Notwithstanding the submitted plans and prior to the commencement of development, further details of the proposed site access from the vehicular highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of surfacing of the site access (for a distance of 20m from the highway), vision splays and any landscaping works associated with the access (removal and/or reinstatement).

Reason:

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

20. No development shall take place until a method statement for removing/the long terms maintenance of Himalayan Balsam on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall at all times be carried out in accordance with the approved method statement.

Reason:

To prevent the spread of Himalayan Balsam and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

2015/00076/FUL Received on 12 February 2015
(P150)

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 34 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:

No.

- Procure that at least 10 of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which 40% would be lost cost ownership and 60% would be social rented properties.
- Pay a contribution of £68,000 towards sustainable transport facilities and projects to be identified.
- Pay a contribution of £77,520 towards the enhancement of public open space to be identified.
- Pay a contribution of £33, 949 to provide or enhance community facilities which may include open space or recreational facilities and which will be identified.
- Pay a contribution of £101,636 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 or £18,102 (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-02 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

No.

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.

No.

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.

No.

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.

No.

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. Prior to the commencement of development, a Biodiversity Strategy, made up of an Ecological Design Statement (EDS) and a Post-construction Management and Monitoring Strategy (MMS) shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV16 and 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 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.

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 submitted plans, all means of enclosure associated with the development (to include means of enclosure around the public open space and pond) hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

No.

Reason:

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

18. 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.

19. 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.

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

Reason:

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

21. The information submitted in accordance with the requirements of Condition 20 above shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

No.

Reason:

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

22. The information submitted in accordance with the requirements of Condition 20 above shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

Reason:

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

23. 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.

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

Reason:

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

No.

2015/00089/FUL Received on 4 February 2015

(P181)

Mr. Tom Gent, 9, Grange Close, Wenvoe, Vale of Glamorgan, CF5 6AT
1010 Architects, Studio 1, The Coach House, Stanwell Road, Penarth, Vale of Glamorgan, CF64 3EU

9, Grange Close, Wenvoe

The demolition of the existing dwelling and associated garage with the erection of a replacement single two storey dwelling

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the original and amended plans AS 01 (1), AL01 (1), AL02, AE03, AE04, AE01 (1), AE02 (1) 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 provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

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

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

No.

Reason:

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking, amending or re-enacting that Order) no windows other than those hereby approved shall be inserted in the first floor of the dwelling hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

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

6. The window in the rear elevation at first floor of the dwelling, serving the 'Master Bedroom' and 'Ensuite' shall be glazed using obscured glass to a minimum of level 3 of the 'Pilkington' scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use of dwelling hereby permitted and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. The dwelling shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on AS 01 (1) and the parking, access and turning areas shall thereafter be so retained at all times to serve the dwelling 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.

8. 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.

No.

Reason:

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

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

Reason:

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

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

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

11. Prior to their use in the construction of the dwelling hereby approved, details of the materials (to include samples) to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

12. Prior to the commencement of development, details of the finished levels of the site and the finished floor level of the dwelling hereby approved in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

No.

Reason:

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

13. All means of enclosure associated with the development hereby approved, including details of any fencing to the southern boundary, 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.

14. No development , including demolition, shall be commenced on site until the approved tree and hedgerow protection scheme has been implemented on site and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

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

2015/00141/FUL Received on 17 April 2015
(P202)

Sully and Lavernock Community Council Jubilee Hall, Smithies Avenue, Sully, Vale of Glamorgan, CF64 5SS

Sully and Lavernock Community Council Jubilee Hall, Smithies Avenue, Sully, Vale of Glamorgan, CF64 5SS

Land adjacent to Beechwood College, off Hayes Road, Sully

Change of use to Community Allotments

REFUSED (Written Representations)

1. Having regard to the evidence and conclusions contained within the Gypsy and Traveller Accommodation Needs Background Paper (2013) and consequently and Gypsy and Traveller Site Assessment Background Paper (2013) to the Vale of Glamorgan Deposit Local Development Plan 2011- 2026 (LDP) and the status of the application site within that plan as the sole allocated Gypsy/Traveller site, it is considered that the proposed change of use would conflict with the evidence base within the background papers (and

No.

draft Policy MG 5) of the LDP and would therefore be contrary to the aims and objectives of the LDP. The approval of the development would also pre-determine the decision about the location of Gypsy /Traveller sites, which ought properly to be taken within the context of the Local Development Plan process. The development is therefore considered premature pending the adoption of the Deposit Local Development Plan, and would have a significant detrimental impact on the deliverability of the plan and its objectives, contrary to the advice and guidance in Chapter 2 of the Planning Policy Wales (7th Edition 2014).

2015/00328/FUL Received on 7 April 2015

(P218)

Mr. Sid Gautam, 14, Clinton Road, Penarth, Vale of Glamorgan, CF64 3JB

Mr. Andrew Zacharias, DISEGNO Planning Drawings, 73, Cedar Way, Penarth, Vale of Glamorgan, CF64 3PW

14, Clinton Road, Penarth

Double extension to the rear including a basement with a single storey extension to the side

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, Drg. Nos. 144-14-CF64-001 Rev A, -002 Rev A, -003, -004, -005, -006, -007, -008 Rev C, 009 Rev C, -010 Rev D, -011 Rev B, -012 Rev B, and -013 Rev D, all received 24 March 2015, and the development shall be carried out strictly in accordance with these details.

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. The extensions hereby approved, including the new basement level, shall be occupied only for domestic purposes in connection with, and ancillary to the residential use of 14 Clinton Road as a single dwelling house, and shall not be used for any other purpose including any business use.

No.

Reason:

For the avoidance of doubt as to the extent of this permission, as the creation of a separate unit of residential accommodation, or other use, has not been considered as part of this application which has been assessed as an extension to an existing dwelling in accordance with Policies ENV27- Design of New Development, HOUS11-Residential Privacy and Space and TRAN10-Parking of the Unitary Development Plan.

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

Reason:

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, or any Order revoking or re-enacting that Order, no additional windows other than those expressly authorised by this permission shall be inserted at first floor level in either side elevation of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

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