

PLANNING COMMITTEE

Minutes of a meeting held on 30th July, 2015.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, C.P. Franks, E. Hacker, H.C. Hamilton, 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 and A.C. Williams.

Also present: Councillors L. Burnett, C.P.J. Elmore, I.J. Johnson, K.P. Mahoney and C.J. Williams.

Councillor Elmore spoke on Application No. 2015/00031/OUT in his capacity as a Vale of Glamorgan Member for the Castleland Ward.

Councillor Williams spoke on Application No. 2015/00095/FUL in his capacity as a Vale of Glamorgan Member for the Dinas Powys Ward.

List of Public Speakers

Name of Speaker	Planning Application Number and Location	Reason for Speaking
Ms. J. Russell	2014/00228/EAO - Land South of Junction 34, M4, Hensol	Applicant or their representative
Ms. M. Lewis	2014/01452/FUL - The Coppice, Park Road, Dinas Powys	Applicant or their representative
Mr. R. Frearson	2015/00031/OUT - David Davies Road, Woodham Road, Barry	Applicant or their representative
Mr. D. Wardle	2015/00031/OUT - David Davies Road, Woodham Road, Barry	Applicant or their representative
Mr. M. Wallis (spoke as the representative for registered Objector Mr K. Stockdale)	2015/00031/OUT - David Davies Road, Woodham Road, Barry	Objector or their representative
Mr. S. Courtney	2015/00095/FUL - Ardwyn, Pen Y Turnpike Road, Dinas Powys	Applicant or their representative
Mr. T. Markham	2015/00095/FUL - Ardwyn, Pen Y Turnpike Road, Dinas Powys	Objector or their representative
Mr. R. Bowen	2015/00218/FUL - Land at Rosedew Farm, Beach Road, Llantwit Major	Applicant or their representative

No.

Councillor G. Morgan	2015/00218/FUL - Land at Rosedew Farm, Beach Road, Llantwit Major	Representative of Town/Community Council
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297 ANNOUNCEMENT -

Prior to the commencement of 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.”

298 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, Ms. R.F. Birch and M.R. Wilson.

299 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 2nd July, 2015 be approved as a correct record.

300 DECLARATIONS OF INTEREST -

Councillor C.P. Franks declared an interest in Application No. 2014/00228/EAO, the nature of the interest was that one of his close relatives worked for the Applicant's company. Councillor Franks vacated the room whilst this application was under consideration.

Councillor A. Parker declared an interest in Application No. 2014/01452/FUL, the nature of the interest was that he had acted for the estate of the Applicant. Councillor Parker vacated the room whilst this item was under consideration.

301 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.

No.

302 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DDS) -

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

Decision Codes

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

2014/00869/FUL	A	Barns at West Aberthaw Farm, Aberthaw	Conversion of redundant barns to provide four residential units
2014/00880/FUL	A	99A, Plymouth Road, Penarth	Demolish existing 3 bed semi-detached residential dwelling and construct 4 bed sustainable dwelling (semi-detached) Amendment to application 2012/00910/FUL
2014/00886/CAC	A	99A, Plymouth Road, Penarth	Demolish existing 3 bed semi-detached residential dwelling and construct 4 bed sustainable dwelling (semi-detached) Amendment to application 2012/00911/CAC

No.

2015/00133/FUL	A	Pwll Y Min Farm, Main Avenue, Peterston Super Ely	Variation of Condition 1 to renew planning permission 2008/01138/FUL for the conversion of buildings to a single residence with ancillary uses including class B1 business use and stables
2015/00134/FUL	R	2, Railway Cottages, Grove Road, Llandow	Demolition of a single garage and two garden sheds and the erection of a two storey two bedroom detached house on land currently used as a garden.
2015/00255/FUL	A	1, Crescent Close, Cowbridge	Two storey side extension, associated works and amended parking arrangement
2015/00321/FUL	A	20, St. Cyres Road, Penarth	1 No. two storey replacement dwelling, for existing 1.5 storey dwelling
2015/00352/LBC	A	Tymaen Barns, Near Ewenny	Proposed to take up and remove a section of the existing cobbled floor in barn and concrete
2015/00353/FUL	A	Bassett General Store, 286, Holton Road, Barry	Conversion of two floors of HMO accommodation above shop into two self-contained flats
2015/00355/FUL	A	Glen View, 99, Penlan Road, Llandough	Construction of new two storey, four bedroom, detached house in garden of existing residential dwelling house
2015/00375/FUL	A	3, Bridgeman Road, Penarth	Variation of condition 1 of 2005/00104/FUL to extend time
2015/00411/FUL	A	Willowbank Cottage, Barren Hill, Penmark	Construction of a conservatory on the side of existing dwelling

No.

2015/00428/FUL	A	7, Vale View Close, Llandough	Proposed extension to rear, new pitched roofs over 2 No. garages and balcony over entrance
2015/00429/FUL	A	North Lodge, Duffryn Lane, Dyffryn	Change of use from office to residential use
2015/00436/FUL	A	31, Marine Drive, Ogmore By Sea	Single storey extension above existing structure, balcony to structure, new access driveway and associated works
2015/00440/FUL	R	116, High Street, Barry	Conversion of house to three flats
2015/00442/FUL	A	5, 6 and 7, Denbigh Court, Salisbury Close, Penarth	Provide tarmacadam footpath from 5, 6 and 7 Denbigh Court leading to pavement of Victoria Road
2015/00443/FUL	A	Presbyterian Church of Wales, Fontygary Road, Rhoose	Change of use from church to a family domestic dwelling with new detached garage and alterations to existing rear extension
2015/00446/FUL	A	29, Masefield Road, Penarth	Demolish existing garage/toilet and construct new two storey extension to side of dwelling
2015/00453/FUL	A	Ael y Castell, Porth y Green Close, Llanblethian, Cowbridge	New rooflights, amending windows to the south and addition of new flue and chimney
2015/00454/FUL	A	Halifax Farm, Ystradowen	Private use manege - 50m long 25m wide surrounded by post and rail timber fence at 1.22m high. Ground construction and integrated drainage system to meet current building regulations
2015/00461/FUL	A	Cabot Carbon Ltd., Sully Moors Road, Sully	Retention of temporary storage building

No.

2015/00469/FUL	A	89, Cornerswell Road, Penarth	Single storey rear extension
2015/00479/FUL	A	18, Spitzkop, Llantwit Major	Subdivision of property to create new dwelling and erection of front porch and creation of hardstanding
2015/00481/FUL	A	60, Holton Road, Barry	Proposed new shopfront with security shutter and front elevation repairs
2015/00484/FUL	A	1, Cwrt Yr Iolo, Flemingston	Construction of office building for home working in rear garden
2015/00485/FUL	A	31, Dyserth Road, Penarth	Rear single storey extension and relocation of garage
2015/00490/FUL	A	Stourbridge House, Llysworney	Proposal to adjust the location of a previously approved dwelling house, together with the provision of a new storey and a half garage/ study outbuilding,
2015/00492/FUL	R	85, Jenner Road, Barry	Proposed alterations and extension to form kitchen and bathroom - to rebuild existing single storey garage at rear
2015/00497/FUL	A	26, Westward Rise, Barry	Demolition of existing semi-detached garage and construction of new detached garage
2015/00498/FUL	A	Dial-y-Hydref, 3, The Lanes, Colhugh Street, Llantwit Major	Two storey and single storey extension to existing property, and siting of prefabricated sectional garage on existing hardstanding concrete slab within garden curtilage

No.

2015/00501/RG3	A	Ysgol Gymraeg Dewi Sant, Ham Lane East, Llantwit Major	Installation of two flagpoles at entrance of Ysgol Gymraeg Dewi Sant
2015/00502/FUL	A	43, Heol Tre Forys, Penarth	Construct an open side veranda to rear of dwelling
2015/00504/FUL	A	13, Pembroke Close, Dinas Powys	First floor side extension, single storey and two storey rear extension
2015/00505/FUL	A	Co-op/Texaco Filling Station, Port Road, Barry	The replacement of a refrigeration condenser and redecorations
2015/00507/LAW	R	2, Heol yr Ysgol, St Brides Major	Erect a single storey rear extension
2015/00508/FUL	A	10, Park Road, Penarth	Proposed alterations and extensions to existing dwelling
2015/00509/ADV	A	Greggs the Bakers, 32, Windsor Road, Penarth	Install new shopfront and signage
2015/00511/FUL	A	20, Glyn Y Gog, Rhoose	Conversion of the existing integral garage into a bedroom/shower room. Inclusive of wall insulation, drainage, electric, windows and finishes
2015/00512/FUL	A	25, Maes Lindys, Rhoose	Single storey rear extension and new detached garage
2015/00516/FUL	R	2, Henefail Cottages, Ruthin Road, St. Mary Hill	Alterations and extension
2015/00517/FUL	A	18A, Park Road, Barry	Proposed double storey side extension bedroom en-suite/walk in wardrobe, car parking under at ground floor
2015/00524/FUL	A	Paddock at rear of Amberley House, Llantwit Road, Wick	Detached two/single storey 4 No. bedroom dwelling and garage

No.

2015/00530/FUL	A	Greggs the Bakers, 32, Windsor Road, Penarth	Install new shopfront and signage
2015/00531/FUL	A	108, Stanwell Road, Penarth	Demolition of rear single storey flat roof extension, erection of rear single storey pitched roof extension. Works to existing doors and windows to the rear of property
2015/00533/ADV	A	Lloyds Pharmacy, The Broad Shoard, Cowbridge	One internally illuminated folded aluminium fascia, one internally illuminated folded aluminium projecting sign
2015/00538/FUL	A	Fairfield Primary School, Dryden Road, Penarth	Demolition of existing classroom unit, installation of four classroom unit
2015/00539/FUL	A	Old Mill Barn, Penllyn	Two storey house extension to provide additional accommodation
2015/00544/LAW	A	3, Mountjoy Close, Penarth	The proposal is to uplift the existing property by replacing an existing rear lean-to, with an extension on the same footprint but also a wraparound extension to the side elevation in accordance with criteria outlined in permitted development. Access to the property remains the same and there are no alterations to driveways/hard standings
2015/00550/LAW	A	8, Caer Ty Clwyd, Llantwit Major	Take down conservatory and erect single storey rear extension

No.

2015/00551/FUL	A	1, Regent Street, Barry	Replacement of shop front and residential dwelling above commercial premises, including new windows, shutters, roof and brickwork
2015/00558/FUL	A	3, Hastings Avenue, Penarth	Rebuild existing garage with slight addition in length
2015/00559/FUL	A	12, Brig y Don Hill, Ogmore By Sea	Proposed new detached garage and driveway
2015/00560/FUL	A	Fox House, Penylan Road, St. Brides Major	Proposed single storey extension
2015/00561/FUL	A	C. and H. Plumbing Supplies, 60, Broad Street, Barry	Changes to facade
2015/00562/FUL	A	18, Clos Cradog, Penarth	Conversion and extension to single garage to study, shower room and gym
2015/00563/FUL	A	51, Porth y Castell, Barry	Extend existing lower ground floor, form new dormers/verandas to roofs to first and second floor. Form new (extended) veranda to ground floor. Carry out external works - new drive/crossover, form new patio/raised grassed area to rear garden. (Amendments to 2014/00838/FUL)
2015/00565/LAW	A	45, Spencer Drive, Llandough, Penarth	Proposed single storey rear extension
2015/00567/FUL	A	118, Lavernock Road, Penarth	Ground floor extended kitchen, family room, utility and store rooms

No.

2015/00571/FUL	A	2, St. Teilo Close, Dinas Powys	A single storey extension to the side of the property comprising of a cloakroom, entrance porch and an extended kitchen
2015/00575/FUL	A	5, Cosmeston Drive, Penarth	Orangery style extension to side elevation
2015/00576/LAW	A	36, Park Road, Barry	Proposed construction of rear single story extension with all associated drainage and external works
2015/00577/FUL	A	2, Castlewood Cottages, Highwalls Road, Dinas Powys	Flat roof currently on rear first floor extension to be replaced with a pitched roof. Existing tile hanging to same extension to be replaced with a render finish
2015/00581/FUL	A	Flat 1B, 15, Marine Parade, Penarth	Erect orangery style conservatory 3300 wide x 2700 projection
2015/00595/LAW	A	62, Blackberry Drive, Barry	Single storey extension to rear and one side of existing domestic dwelling, foul and storm to existing
2015/00597/LAW	A	27, Grove Terrace, Penarth	Ground floor rear extension
2015/00598/LAW	A	28, Grove Terrace, Penarth	Single storey rear extension
2015/00610/FUL	A	8, Plassey Square, Penarth	Single storey rear kitchen
2015/00612/FUL	A	214, Gladstone Road, Barry	Single storey extension to rear of property
2015/00614/LAW	A	78, Lavernock Road, Penarth	Attic conversion with dormer and rooflights
2015/00615/PNA	A	Woodlands Farm, Sutton Road, Llandow	Steel portal framed building

No.

2015/00616/FUL	A	The Vines, Llanbethery	Single storey side/rear extension and external alterations
2015/00624/FUL	A	Derlwyn, Cross Common Road, Dinas Powys	Ground floor extension to provide enlarged bedroom, and single storey rear addition to provide an additional reception room
2015/00625/FUL	A	3, Meliden Road, Penarth	Single storey rear extension

303 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 appeal decisions as detailed in the report be noted.
- (3) T H A T the statistics relating to the appeals for April 2015 to March 2016 as detailed in the report be noted.

304 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
E Split Decision

R - Refused

2015/00552/TPO	A	2, Ger Y Llan, St. Nicholas	Remove weak water shoots from Norwegian Maple
2015/00555/TPO	A	Hillcot House, Church Road, Llanblethian	Fell 2 no. Leylandii

No.

2015/00557/TPO A Llyswen, Windmill Lane, Various works to Oak, Ash
Llanblethian and Poplar trees

305 ENFORCEMENT ACTION (DDS) -

(i) Land and Buildings at The Croft, Nurston

A complaint was received by the Local Planning Authority on 25 February 2014, relating to the unauthorised extension of residential garden at The Croft, Nurston.

The site related to a two storey detached dwelling, situated within a fairly substantial plot. The site was situated outside the residential settlement boundary within the open countryside and with a green wedge.

Following an initial site inspection it was noted that an adjoining piece of agricultural land to the side and rear of the property had been enclosed with a vegetative border. Mature trees had been planted throughout the site and a summerhouse and vegetable patch located on the land.

The material change of use of land from agriculture to land being used for residential purposes required the benefit of planning permission, as no such permission has been granted, this change of use was unauthorised and in breach of planning control.

Following the initial site inspection on 19 March and review of the Council's aerial photographs, a letter was sent to the owner of the property on 23 May 2014 outlining the breach of planning control. The letter requested the cessation of the residential use of the land or the submission of a planning application or Certificate of Lawfulness in order to regularise the use of the land.

A planning application was submitted by the owner of the property on 5 June 2014 proposing the 'Change of use of small parcel of agricultural land on the South, West and East boundary of The Croft to garden' and subsequently refused on 30 July 2014.

The decision to refuse planning permission was appealed by the applicant on 3 November 2014 and subsequently dismissed by a Planning Inspector on 19 February 2015. A copy of the decision notice was attached at Appendix A to the report.

RESOLVED -

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

- (i) the permanent cessation of the use of the land as domestic residential garden.

No.

- (ii) the permanent removal of the timber outbuilding and hardstanding that is located on the land in question.
- (iii) the erection of an enclosure along the boundary of the lawful garden.

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

Reason for decision

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

306 GENERAL PLANNING MATTERS (DDS) -

(i) Welsh Government Consultation - Developments of National Significance -

The Committee received a report to update Members on the Welsh Government (WG) consultation on Development of National Significance and to recommend an appropriate response to those consultations.

As part of the implementation of the proposed changes to the Planning System in Wales, which will be introduced through The Planning (Wales) Bill, a number of consultation papers had been released seeking the views of interested parties with regard to the above.

The WG commissioned research which highlighted concerns about local planning authorities' ("LPAs") ability to make timely decisions on some of the most challenging applications, including those that raise complex technical issues and are of a contentious nature. Some of these applications already fall to the Welsh Ministers to decide, either as a result of being called in, or on appeal following refusal by the LPA. WG considered this to be an inefficient approach. Accordingly the following consultation had been issued with the aim of ensuring that in future these applications are submitted directly to, and determined by, the Welsh Ministers. To address this WG proposes a new category of development called Developments of National Significance ("DNS"). These are developments which are few in number but of greatest significance to Wales because of their potential benefits and impacts.

The thresholds and types of development proposed to be included in the DNS category were detailed within Appendix A attached to the report.

No.

The consultation paper, 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 was 12 August 2015.

The proposed responses to the consultation papers point out concerns about the democratic deficit this process would create. The issue of how the LPA will fund its involvement in the DNS process when the planning fee will be given to the WG was also a major concern.

The issues raised were addressed individually in the consultation response attached at Appendix B.

Following presentation of the report, Members also expressed concern in relation to the above mentioned issues, these being, the role of the Local Member and Planning Committee in the proposed process and how work carried out by the LPA would be funded. Concerns were also raised in relation to the short timescales set out within the proposals. The Operational Manager advised that these concerns had been addressed within the response to the consultation.

Following consideration of the report, the Committee

RESOLVED -

- (1) T H A T the contents of the report be noted and the response to the consultation be agreed and sent to Welsh Government.
- (2) T H A T the matter be referred to Cabinet for information and that should Cabinet have any additional issues it wished to raise that these be forwarded on to Welsh Government.

Reasons for decisions

- (1) To allow the Council to respond to the consultation.
- (2) To inform Cabinet of the views of the Committee when responding to the consultation and to allow any further comments of Cabinet to be forwarded to the Welsh Government.

307 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:

No.

2009/00923/FUL Received on 21 April 2015

(p117)

Carter Lauren LLP Bevan House, Penarth Road, Cardiff, Vale of Glamorgan,
CF11 8UQ

EPT Partnership, Mr Steve Sidford, Ty Cefn, Rectory Road, Canton, Cardiff.
CF5 1QL

Site adjacent to Bevan House, Penarth Road, Cardiff

Redevelopment of redundant light industrial site with demolition of office and storage buildings and replacement with three new 2/3 storey B1 office buildings (revised proposals, 2015)

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

- The developer shall pay the sum of £10,820 to the Council to provide or improve sustainable transport facilities in the vicinity of the site, to be split as follows:

Block A = 915m² (58.1% of floor area) = £6275.60
Block B = 416m² (26.4% of floor area) = £2856.48
Block C = 245m² (15.6% of floor area) = £1687.92
- The developer will provide public art on site to a value of 1% of the build costs of the development or provide a financial contribution to the same value in lieu of on-site provision for the Council's public art fund.
- The developer shall provide training (on a recognised training course) for at least 2 employees or alternatively pay the Council a contribution of £2,400 as an in lieu contribution.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£1,848 in this case).

APPROVED subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents: 2010 A, 2000 B, 2001 A, 2002 A, 2003 A, 2101 A, 2102 A, 1000, 1001, Design and Access Statement (2015 Revision), 2101, 2102, 2103, 2014, 2201, 2202, 2203, 2204, RVW Consulting 'Right to

No.

Drain and Implications of Connection to DCWW Sewers', C200 A, Geo-Technical & Geo-Environmental Report (Terra Firma - January 2009).

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

Reason:

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

4. Notwithstanding the submitted details, further details of a scheme for foul and surface water drainage (to include details of the permeable surfacing paving) 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 use of the offices hereby approved.

Reason:

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

5. Details of the screened refuse and recycling compound shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling compound shall then be developed and retained in accordance with the approved details, prior to the beneficial use of the offices hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure a suitable design and protect the visual amenities of the area, in accordance with Policy ENV27 of the adopted Unitary Development Plan.

No.

6. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on plan 2010 Rev A (received 9 July 2015) 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.

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

Reason:

To ensure that satisfactory parking for bicycles is provided on site 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 occupation of the development hereby approved, a full Travel Plan (based on the submitted outline travel plan) shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

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

9. 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.

No.

10. Prior to the commencement of development a scheme to deal with the potential ground contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority, with the submitted scheme being in accordance with the recommendations of the submitted Geo-Technical and Geo-Environmental Report (Terra Firma, January 2009). The submitted scheme shall include a preliminary risk assessment, a site investigation scheme leading to an options appraisal, a remediation strategy (which shall include full considerations of the potential impact of surface water drainage to present contaminants), a verification report demonstrating completion of any works set out as necessary in the remediation strategy, and a long term monitoring and maintenance plan setting out a time table of monitoring reports and any contingency action necessary in the future. The development shall thereafter be undertaken in accordance with the approved scheme and its recommendations.

Reason:

Due to contamination being known/strongly suspected at the site from potential previous pollution, and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall thereafter be undertaken in accordance with the amended remediation strategy.

Reason:

Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated, and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

12. Details of a scheme of landscaping for the site shall be submitted to the Local Planning Authority for their approval in writing prior to the first beneficial use of the offices hereby approved.

Reason:

To provide a suitable level of landscaping and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

13. 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

No.

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

Reason:

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

14. Prior to their use in the construction of the office buildings hereby approved, details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

2013/01124/FUL Received on 6 July 2015

(p136)

Mr. G. Stoddart, 7, Plymouth Road, Barry, CF62 5TY
Reading Agricultural Consultants, Gate House, Beechwood Court, Long Toll,
Woodcote, Oxfordshire, RG8 0RR

Penylan Barn, Llancarfan

Conversion of a stone barn to a residential 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 amended plans reference 122-22 (existing plans and elevations (Refurbished Barn)), 122-23 (Proposed plans and elevations (Refurbished Barn including bat roost mitigation measures)) 122-05 Rev B Proposed plans elevations and sections 122-06 Rev A Proposed site plans received on 6 July 2015 and the development shall be carried out strictly in accordance with these details.

No.

Reason:

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

3. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used (including all hardstandings, the access track and parking area), 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

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

Reason:

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

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

Reason:

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

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) no building, structure or enclosure required for a purpose incidental to the enjoyment of the 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.

No.

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.

7. 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 windows other than those expressly authorised by this permission shall be inserted 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.

8. Prior to the commencement of development, the local planning authority shall be provided with:
 - a) a licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead; or
 - b) A Method Statement agreed by the relevant licensing body which will allow the works to be undertaken, providing they are undertaken in accordance with the Method Statement, and will therefore not require a licence.

Reason:

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

9. Notwithstanding the details shown on the approved 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. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and maintained as such thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

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

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

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. Full details of a comprehensive scheme of 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 and maintained as such thereafter.

Reason:

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

13. A method statement detailing the cleaning, repair, repointing of the stone elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any works to the external elevations, and the development shall be constructed in full accordance with the agreed method statement and so thereafter so maintained at all times. Any new areas of stonework shall be in accordance with samples of stone that shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason:

In order to protect the character of the barns and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

14. Notwithstanding the submitted details, further details of all new windows, rooflights (which shall be flush fitting), doors, eaves and rainwater goods, including sections to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority, prior to their use in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

No.

Reason:

In the interests of local visual amenities and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

15. Notwithstanding the submitted details, prior to the beneficial occupation of the dwelling hereby approved details of a revised parking and turning area to serve the development shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme of parking and turning shall be laid out in accordance with the approved details prior to the first beneficial use of the dwelling and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

2014/00104/FUL Received on 29 January 2014

(p157)

Gareth Harry

Peter Legg DLP Architecture

Elim Pentecostal Church, Pyke Street, Barry

Demolition of remaining Church Hall annex and development of four two bedroom and two one bedroom flats with associated access and amenity areas

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

- The developer shall pay the sum of thirteen thousand six hundred and eighty pounds (13,680) to the Council to provide or enhance Public Open Space in the vicinity of the site, at George Street Play Area, Central Park or the open space at Aneurin Road, to be payable on or before first beneficial occupation of the development.
- The Legal Agreement will include the standard clause requiring the payment of an administration fee (£462.00 in this case) and legal fees.

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.

No.

Reason:

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

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

Reason:

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

3. This consent shall only relate to the amended plans reference P454 L_002 received 16 April 2015 and P454 L_200, P454 L_201, P454 L_202, P454 L_210, P454 L_211, P454 L_212 and P454 L212 rev A all received 18 February 2015 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.

4. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to beneficial occupation of any unit 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.

5. 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.

No.

Reason:

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

6. Prior to the first beneficial use of the development hereby approved details of the bin storage area and bicycle storage shall be submitted to and approved in writing by the Local Planning Authority and the approved bin store and bicycle storage areas shall be fully installed on site prior to the first beneficial use of the development hereby approved and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To safeguard the visual amenities of the area and to ensure the environment is protected in accordance with the requirements of Policies ENV27 and ENV29 of the Unitary Development Plan.

7. 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 occupation of the building. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and maintained as such thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

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

8. 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 unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

9. Within one month of the date of this consent a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented and thereafter maintained at all times in accordance with the approved scheme.

No.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system, and to comply with Policies ENV27 and HOUS8 of the Unitary Development Plan.

10. Within one month of the date of this consent a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. 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.

11. Within one month of the date of this consent, 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 amenity and visual appearance of the area are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

12. The area of amenity space shown on the plans hereby approved shall be provided prior to the first beneficial occupation of any of the flats and shall be so retained at all times thereafter as a shared area of amenity space to serve all of the units.

Reason:

In order to ensure adequate amenity space is provided and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

No.

2014/00228/EAO Received on 27 February 2014
(p171)

Renishaw PLC c/o Agent

Barton Willmore, Ms. Joanne Russell, Regent House, Prince's Gate, 4, Homer Road,
Solihull, West Midlands, B91 3QQ

Land south of Junction 34, M4, Hensol

Outline planning permission with all matters reserved except for access, for development comprising class B1, B2 and B8 uses; a hotel/residential training centre (class C1/C2); and ancillary uses within class A1, A2, A3; associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses; provision of infrastructure (including energy centre(s)); landscaping and all ancillary enabling works

Members were provided with the comments from the Council's Principal Engineer (Coastal and Flood Risk Management), within the late representations for the application. The comments were as follows:

"Acting as Lead Local Flood Authority we have an interest as the site is crossed by multiple ordinary watercourses which fall to us to regulate rather than Natural Resources Wales. The following informative was suggested:

Non Standard Informative:

Ordinary watercourse consent is likely to be required for any works impacting on ordinary watercourses on the site and we would encourage pre-application consultation with the Vale of Glamorgan Council. As Lead Local Flood Authority we will consult with Natural Resources Wales as part of the consenting process and must have due regard to the Water Framework Directive in reaching our determination."

RESOLVED –

1) T H A T – Delegated powers to be granted to the Operational Manager for Development Control to make minor amendments to the proposed conditions following further negotiation with the applicant/agent and consultation with relevant bodies if necessary.

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

The developer shall:

- Pay a financial contribution of £550,000 to support diverting public transport services to the development site for 5 years;

No.

- Provide a direct bus service from Barry (key transport interchanges) to the site using two buses for at least five years to be kept under review through the site specific travel plan monitoring;
- Procure a feasibility study of the route south from the site to the A48 via Pendoylan to identify traffic calming/road safety measures to mitigate the impact of additional traffic arising from the development, and thereafter implement the traffic calming/road safety measures identified;
- Provide public art on the site to the value of 1% of the development costs;
- Provide training and development scheme as follows in each phase:
 - Zone A – up to 33,909.61m² of B1, B2 and B8 employment uses - for at least 68 employees or alternatively pay the Council a contribution of £81,600 as an in lieu contribution.
 - Zone B – 92,903.04m² of B1, B2, B8 employment uses - for at least 186 employees or alternatively pay the Council a contribution of £223,200 as an in lieu contribution.
 - Zone C – 25,548.34m² of B1, B2, B8 employment uses including 1300m² of ancillary A1, A2 and A3 uses - for at least 51 employees or alternatively pay the Council a contribution of £61,200 as an in lieu contribution.
 - Zone D – 9,290.30m² comprising hotel/residential training centre Class C1/C2 use - for at least 19 employees or alternatively pay the Council a contribution of £22,800 as an in lieu contribution.
- Provide full details of a scheme of appropriate off-site ecology mitigation measures and a plan for implementation of such measures (including financial contributions where necessary) to secure them;
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement. (£12,616.80 in this case).

APPROVED having regard to all the submitted environmental information in accordance with Section 3(2) of the Regulations and subject to the following condition(s):

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

No.

Reason:

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

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

Reason:

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

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

Reason:

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

4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

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

5. This consent shall relate to the following plans and documents:-
 - Environmental Statement and Technical Appendices, February 2014;
 - Environmental Statement Non Technical Summary, February 2014;
 - Planning Statement, February 2014;
 - Statement of Community Engagement, February 2014;
 - Design and Access Statement, February 2014;
 - Application Boundary Plan, Dwg. No. RG 13 Rev B, February 2014;
 - Parameters Plan with Land Use Budget Schedule, Dwg. No. RGL11 Rev P, dated 27 January 2014;
 - Illustrative Concept Layout, Dwg. No. RG22, dated 17 January 2014;

No.

- Landscape Strategy, Dwg. No. 20184 L18 Rev A, Figures 8.11a and 8.11b, February 2014;
- Tree Survey Report, dated 22 January 2013;
- Sustainability Appraisal V2, February 2014;
- Energy Strategy Rev C, dated January 2014;
- Site Waste Management Strategy Rev A, February 2014;
- Minerals Resources Assessment, dated September 2010;
- Foul Water and Utilities Statement Rev A, dated 21 January 2014;
- Transport Assessment Rev 5, February 2014;
- Travel Plan Rev 5, February 2014;
- Transport Implementation Strategy Rev 3, February 2014;
- Flood Consequences Assessment, dated January 2014;
- Phase 1 Geo-environmental Assessment, dated May 2012;
- Baseline Ground Conditions Report, dated May 2012;
- Ground and Hydrological Conditions Report, May 2012;
- Air Quality, February 2014;
- Noise Impact Assessment Surveys, January 2014;
- Photomontages Figures 8.10 A,B,C,D and E for Year 1 and Figures 8.10 A,B,C,D and E for year 15, date taken February 2014;
- Archaeological Evaluation Report, March 2014;
- Amended Ecological Mitigation Strategy V3, Appendix 9.14 of the submitted ES dated March 2015;
- Transport Assessment Addendum Rev 1, received 2 June 2015;
- Junction Improvements BMW/2024/001 revision P3 (appended to the TA Addendum), received 2 June 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.

6. The use of the hotel and training centre shall be restricted to those purposes only and shall not include any other purpose in Class C1 or C2 of the schedule 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 in the interests of the protection of employment uses and sustainable development in accordance with Policies ENV1-Development in the Countryside and EMP4-Protection of Land for Employment Uses of the Unitary Development Plan.

7. Notwithstanding the submitted plans and documents further details of the precise nature, scale and location of the proposed ancillary uses within Class

No.

A1, A2, and A3, shall be submitted to and agreed in writing with the Local Planning Authority upon submission of the required detailed plans. The further information shall include a supporting statement clearly identifying how the use will be ancillary to, and serve the sustainability of the wider employment development site.

Reason:

To control the precise nature of the use of the site, which is not considered appropriate for general retail uses, and in the interests of the protection of employment uses, sustainable development, and established retail centres, in accordance with Policies ENV1-Development in the Countryside, EMP4-Protection of Land for Employment Uses and Strategic Policies 9 & 10-Retailing of the Unitary Development Plan.

8. No development shall commence on any part of development Area D (the hotel/training centre), until the approval and implementation of the development works within development Area A (expansion to Renishaw), as identified on the submitted Parameters Plan.

Reason:

To control the precise nature of the use of the site in the interests of the protection of employment uses and sustainable development in accordance with Policies ENV1-Development in the Countryside and EMP4-Protection of Land for Employment Uses of the Unitary Development Plan.

9. Works for the provision of the proposed Class A1, A2 and A3 uses, identified within development Area C of the Parameters Plan, shall only commence until at least 10,000 sqm of the industrial floor space, B1, B2, and or B8, has been completed.

Reason:

To control the precise nature of the use of the site, which is not considered appropriate for general retail uses, and in the interests of the protection of employment uses, sustainable development, and established retail centres, in accordance with Policies ENV1-Development in the Countryside, EMP4-Protection of Land for Employment Uses and Strategic Policies 9 & 10-Retailing of the Unitary Development Plan.

10. The development hereby permitted shall only be implemented in accordance with the amended Ecological Mitigation Strategy, dated March 2015, Appendix 9.14 to the Environmental Statement, which proposes an Ecological Mitigation and Management Plan (EMMP), which shall be submitted to and agreed in writing with the Local Planning Authority before the commencement of development.

No.

Reason:

In the interests of European Protected Species and the enhancement of biodiversity in accordance with Policies ENV14-National Sites of Nature Conservation Importance, ENV15-Local Sites of Nature Conservation Significance and ENV16-Protected Species of the Unitary Development Plan, and TAN5-Nature Conservation and Planning.

11. No development within Zone W shall take place until a scheme detailing how to conserve bat tree roost 1 as a functional maternity roost site for brown long-eared bat during construction works, and once the development is complete, is submitted to and agreed in writing with the Local Planning Authority. The submitted scheme shall include an assessment of the impacts upon the roost and mitigation measures and monitoring commitments where any impacts, direct or indirect, are identified. The development shall be implemented in accordance with the agreed scheme, with any change to operational, including management responsibilities, to be submitted to and approved in writing with the Local Planning Authority.

Reason:

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

12. No development shall take place until a method statement has been submitted to and agreed in writing with the Local Planning Authority detailing how the potential impacts upon otters during the construction phase of the development will be avoided. The development shall be implemented in accordance with the agreed method statement.

Reason:

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

13. No development shall take place until a lighting scheme, to ensure lighting measures do not conflict with bat use of the site, is submitted to and agreed in writing with the Local Planning Authority. The lighting scheme should be prepared in accordance with the principles set out in Section 4.7 of the amended Ecological Mitigation Strategy, March 2015, Appendix 9.14 to the Environmental Statement, and shall include appropriate siting and design of lights to ensure that the bat roosts and wildlife corridors as specified in Section 4.1 of this document are not illuminated; and measures to monitor lux levels. In addition the scheme should address construction activities and the operational phase of development, and include remedial action to be undertaken where problems are identified by monitoring. The development shall be implemented in accordance with the agreed scheme.

No.

Reason:

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

14. No development within Development Zones A, B, W or Z shall take place until a scheme for the provision and management of a 7m wide buffer zone alongside the Nant Coslech watercourse (diverted or otherwise) has been submitted to and agreed in writing with the Local Planning Authority. The buffer zone shall be free from built development including lighting and formal landscaping, and should form part of the proposed green infrastructure provision. The scheme shall include:-
- plans showing the extent and layout of the buffer zone;
 - details of any proposed planting scheme (for example, native species, local provenance);
 - a detailed management plan which should demonstrate how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management;
 - details of any footpaths and fencing; and
 - bioengineering techniques and watercourse design.

The development shall be implemented in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason:

In the interests of ecology and the enhancement of biodiversity as land alongside watercourses is particularly valuable for wildlife and should be protected in accordance with Policies ENV14-National Sites of Nature Conservation Importance, ENV15-Local Sites of Nature Conservation Significance and ENV16-Protected Species of the Unitary Development Plan, and TAN5-Nature Conservation and Planning.

15. No development shall take place until a detailed method statement for removing or the long-term management/control of Japanese Knotweed and Himalayan Balsam on the site shall be submitted to and approved in writing with the Local Planning Authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the

No.

Wildlife and Countryside Act 1981, as amended. The development shall be implemented in accordance with the approved method statement.

Reason:

In the interests of the environment and to prevent the spread of Japanese Knotweed and Himalayan Balsam which are invasive species in accordance with Policies ENV29-Protection of Environmental Quality, Planning Policy Wales and to address Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

16. No development shall take place on any part of the built development areas identified on the Parameters Plan, apart from Area A proposed for the expansion of the existing Renishaw facility, until the implementation of the proposed off-site highway works identified in the Transport Assessment Addendum, including the amended Dwg. No. BMW/2024/001/P3, received 2 June 2015, and which shall include the following:-

- a detailed assessment of any road restraint system in accordance with TD19/06 of the Design Manual for Roads and Bridges (DMRB);

- detailed design drawings and calculations prepared by a competent Geotechnical consultant in accordance with DMRB HD 22/08 Managing Geotechnical Risk; and

- the submission, and implementation of any measures identified by a Safety Audit of the scheme (Stages 1-3) in accordance with the DMRB HD 19/15.

A stage 4 Safety Audit Monitoring Exercise will be undertaken within 12 months and 36 months of the opening of the development, apart from Area A.

Reason:

In the interests of highway safety in accordance with ENV27-Design of New Developments of the Unitary Development Plan and TAN18-Transport.

17. A Construction Management Plan, which shall include details of the proposed haul route, site delivery times, and wheel washing facilities (within the site), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development within a Development Zone. The construction works, deliveries and wheel washing shall be carried out in accordance with the approved details.

Reason:

In the interest of highway safety and to maintain the effective operation of the strategic and local highway network, in accordance with Policy ENV27-Design of New Developments of the Unitary Development Plan and TAN18-Transport.

No.

18. Any reserved matters application relating to the layout of the development shall provide full details of the associated delivery/loading areas, turning facilities, footway links, and bus stops as part of the reserved matters application, and shall include a statement explaining how these link to wider development area and accord with the principles for Movement and Access as outlined in the approved Design and Access Statement.

Reason:

In the interests of highway safety and sustainable development in accordance with Strategic Policies 2-The Environment and 8-Transportation and ENV27-Design of New Developments of the Unitary Development Plan, and TAN18-Transport.

19. The development hereby permitted shall operate in accordance with the principles set out in the Travel Plan BMW2024 TP revision 5 dated 13 February 2014 (or subsequent revisions to that Travel Plan approved by the Local Planning Authority), which shall include the following provisions:-

- no development (excluding earthworks and highways works) shall commence until a Site Travel Plan Co-ordinator (TPC) for that phase has been appointed and the post shall remain for a period of five years after the completion of construction of the development. The TPC shall perform the role outlined within Section 9 of the Travel Plan (or subsequent revisions to that Travel Plan approved by the Local Planning Authority); and
- no occupation of an individual Reserved Matters unit can commence until a Travel Plan Manager has been appointed in accordance with Section 9 of the Travel Plan BMW2024 TP revision 5 dated 13 February 2014 (or subsequent revisions to that Travel Plan approved by the Local Planning Authority).

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Strategic Policies 2-The Environment and 8-Transportation and ENV27-Design of New Developments of the Unitary Development Plan, and TAN18-Transport.

20. The proposed on-site car parking provision, details of which shall be provided with the reserved matters submission, shall be in accordance with the CSS Wales Parking Standards - Zone 6, and shall include provision for cycle parking facilities/areas.

Reason:

To ensure satisfactory on site car/cycle parking in the interests of highway safety and sustainable development in accordance with Policy ENV27-Design of New Development of the Unitary Development Plan and TAN18-Transport.

No.

21. The development hereby permitted shall only be implemented in accordance with the approved Flood Consequences Assessment (FCA) submitted by BWB ref: BMW/2024/FCA/REVA, dated January 2014 and the following mitigation measures detailed within the FCA:-

1. Ground levels for Development Area 1 must be set at: 29.08m AOD; and
2. Ground levels for Development Area 2 must be set at: 28.39m AOD.

Reason:

To reduce the impact of flooding on the proposed development and future occupants in accordance with Policy ENV7-Water Resources of the Unitary Development Plan and TAN15-Development and Flood Risk.

22. Before commencement of the development a surface water management plan, which shall demonstrate how surface water will be managed appropriately at the site, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved plan.

Reason

To ensure flood risk is not increased elsewhere in accordance with Policy ENV7-Water Resources of the Unitary Development Plan and TAN15-Development and Flood Risk.

23. No development associated with reserved matters applications shall begin until a detailed foul and surface water drainage scheme for individual phases of the proposed development, including details of any culverting of a watercourse that crosses the site, has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with the BWB Flood Consequences Assessment, dated January 2014 and also include details of phasing and how the scheme shall be maintained and managed after completion. The drainage scheme for each individual phase shall subsequently be implemented in accordance with the approved details before the development associated with that reserved matter application is brought into beneficial use.

Reason:

To ensure the effective drainage of the site in the interests of public health and the environment in accordance with Policy ENV29-Protection of Environmental Quality of the Unitary Development Plan.

24. The development hereby permitted shall be implemented in accordance with the mitigation measures for noise, vibration, air quality, light and contaminated land, as outlined in the Environmental Statement.

No.

Reason:

To control any potential pollution of the site in the interests of the protection of the environment and public health and safety in accordance with Policies ENV27-Design of New Developments and ENV29-Protection of Environmental Quality of the Unitary Development Plan.

25. The reserved matters application(s) shall provide full details of the finished levels of the site and proposed floor levels of buildings, including cross-sections, in relation to existing ground levels. The development shall be implemented thereafter in accordance with the agreed details.

Reason:

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

26. The reserved matters application(s) shall provide full details of all means of enclosure associated with that reserved matters application(s), and the means of enclosure shall be implemented in accordance with the approved details prior to the first beneficial occupation of that particular element of the development.

Reason:

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

27. Any reserved matters application relating to the appearance, scale and layout of the development shall include a statement providing an explanation as to how the design of the that proposed phase of development has had regard to the Design and Access Statement submitted with this planning application including the consideration of how the design of buildings and spaces around them, has integrated the principles of public art within their design and materials proposed.

Reason:

To ensure the provision of public art in the interests of quality design and enhancement of public places in accordance with Policy ENV27-Design of New Developments of the unitary Development Plan and Supplementary Planning Guidance on Public Art.

No.

28. The reserved matters application(s) shall have full regard to Chapter 8 of the Environmental Statement on Landscape and Visual Effects, including the Landscape Strategy plans, Figures 8.11a and 8.11b.

Reason:

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

29. The reserved matters application(s) shall include details of the provision of incidental public open space to serve each of the separate development areas. The areas of open space shall be of a sufficient size, and be appropriately located in order to provide for use by employees of the development site for sitting out, lunch breaks, etc.

Reason:

To ensure adequate level of public open space to serve the development in accordance with TAN16-Sport, Recreation and Open Space.

30. No development within a Development Zone 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 for that Development Zone 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-Archaeological Field Evaluation and ENV19-Preservation of Archaeological remains of the Unitary Development Plan.

31. Six months prior to commencement of each reserved matters phase, full details of a Labour Recruitment Strategy for that phase, to include measures aimed at facilitating best available access for local people to the opportunities for employment arising from the construction and operation of the development, shall have been submitted to the Local Planning Authority for approval. The Strategy, which shall include a timetable for its implementation, shall thereafter be implemented as approved.

No.

Reason:

To ensure that the developer undertakes best endeavours to facilitate best available access for local people to the opportunities for employment arising from the construction and operation of the development in accordance with Strategic policies 4 & 5-Economic Development and EMP1-Land for Employment Uses of the Unitary Development Plan and TAN23-Economic Development.

2014/00916/FUL Received on 29 July 2014

(p232)

Mr. Huw Llewellyn, 17, Maywood, Brynna, Pontyclun, Rhondda Cynon Taff.

CF71 9PZ

Fidmac Limited, Rosevine Cottage, Vistla Road, Penllyn, Vale of Glamorgan,

CF71 1RQ

Land adjacent to Great House Farm Bungalow, Penllyn

Demolition of a portal frame farm building and two outbuildings, construction of a new dwelling, construction of covered car parking areas to serve the existing bungalow and new dwelling, formation of new curtilages for the two dwellings, repair and construction of associated boundary walls and accompanying hard and soft landscaping schemes

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the following schedule of plans and documents:

- Plan GHFAD/01B - Site location, amended plan received 10 July 2015;
- Plan GHFAD/02 - Boundary of agricultural land in blue, received 29 July 2014;
- Plan GHFAD/03B - Photographic analysis of the site, received 10 July 2015;
- Plan GHFAD/05B - Existing site layout, amended plan received 10 July 2015;
- Plan GHFAD/06C - Proposed site layout, amended plan received 12 May 2015;
- Plan GHFAD/07C - Proposed ground floor layout, amended plan received 12 May 2015;
- Plan GHFAD/08C - Proposed first floor layout, amended plan received 12 May 2015;

No.

- Plan GHFAD/09C - Proposed west and east elevations, amended plan received 12 May 2015;
- Plan GHFAD/10C - Proposed south & north elevations, amended plan received 12 May 2015;
- Plan GHFAD/11C - Proposed south elevation (rear section), north elevation (front section) and cross section, amended plan received 12 May 2015;
- Plan GHFAD/12C - Typical X-section, amended plan received 12 May 2015;
- Plan GHFAD/16 - Tree survey, received 29 July 2014;
- Plan GHFAD/17 - Spot heights and location of X-section, received 29 July 2014; and
- Design and Access Statement, including Appendices 1-8, received 29 July 2014;

and the development shall be carried out strictly in accordance with these details.

Reason:

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

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

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria 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 or re-enacting that Order with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development in the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New

No.

Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a 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 in the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

6. The vehicular access to the development hereby approved shall be via the existing agricultural access track only as shown on Dwg. No. PLAN GHFAD/06C, Proposed site layout, amended plan received 12 May 2015.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

7. Before the commencement of works for the conversion and alteration of the existing farm building to provide car parking, as shown on Dwg. No. PLAN GHFAD/06C, Proposed site layout, amended plan received 12 May 2015, full details of the proposed works, including any areas of repair/refurbishment, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and HOUS8-Residential Development Criteria of the Unitary Development Plan.

No.

8. The proposed access and parking provision shown on Dwg. No. PLAN GHFAD/06C, Proposed site layout, amended plan received 12 May 2015, shall be fully implemented before the first beneficial occupation of the dwelling hereby permitted, and the access and parking shall be retained and maintained at all times for the access and parking associated with the proposed new dwelling and the existing dwelling 'Old Bakehouse Farm'.

Reason:

To ensure adequate access and car parking in the interests of highway safety in accordance with Policies HOUS8-Residential Development Criteria, ENV27-Design of New Development and TRAN10-Parking of the Unitary Development Plan.

9. Full details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development, which shall include details of replacement tree planting and the proposed new hedgerows, as shown on Dwg. No. PLAN GHFAD/06C, Proposed site layout, amended plan received 12 May 2015, together with measures for the protection of any existing trees/hedgerows to be retained in the course of development.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria 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 maintenance of the landscaping in the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

No.

11. Before the commencement of development full details of the means of enclosure of the site, including height and materials of boundary walls, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented before the first beneficial occupation of the new dwelling hereby permitted.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

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

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside and the setting of the nearby listed building in accordance with Policies ENV10-Conservation of the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, and HOUS8-Residential Development Criteria of the Unitary Development Plan.

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

Reason:

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

14. The development hereby permitted shall be implemented in accordance with the mitigation/compensation measures outlined in Appendix 8 to the Design and Access Statement.

No.

Reason:

In the interests of protected species and biodiversity in accordance with Policy ENV16-Protected Species of the Unitary Development Plan, and the Biodiversity and Development Supplementary Planning Guidance.

2014/01129/OUT Received on 29 September 2014

The UK Holiday Group, C/o Agent.
Geraint John Planning, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ

Mount Sorrel Hotel, Porthkerry Road, Barry

Outline application for residential development and associated works (including the demolition of existing structures on site)

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 30% of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 70% would be social rented properties, and the remaining 30% would be intermediate properties.
- Pay a contribution of £5,624.60 per dwelling (with two or more bedrooms) for the provision or enhancement of primary/nursery education facilities to meet the needs of future occupiers one or more of Romilly Junior School, Ysgol St Baruc or All Saints Church in Wales Primary School.
- Pay a contribution of £2,280 per dwelling for the provision of enhancement of public open space to be spent on one or more of the play areas at Porthkerry Road, Salisbury Road, Peterswell Road and/or St Lythans Road.
- Pay a contribution of £988.50 per dwelling to provide or enhance community facilities, within the vicinity of the site at one or more of Cwm Talwg Community Centre, St. Nicholas Hall, Barry Leisure Centre or Community Facilities at Barry Waterfront.
- Pay a contribution of £2,000 per dwelling to provide or enhance sustainable transport facilities in the vicinity of the site on one or more of the following; upgrading pedestrian footways, dropped kerbs, improved crossing at the junction of Porthkerry Road and Windsor Road, improvements to bus services that serve the site (including the B3 service), the provision of bus shelters to serve bus services, and cycling facilities serving the site. This has been agreed by the applicant.

No.

- Provide a contribution to the value of 1% of the development costs, for the provision of public art on the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement. (£5,607.43 in this case).

APPROVED subject to the following conditions(s):

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

Reason:

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

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

Reason:

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

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (a) The expiration of five years from the date of this permission.
- (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

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

4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

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

No.

5. This consent shall only relate to a maximum of up to 34 dwellings and to the amended plans reference:

- Design and Access Statement, Planning Statement, 001 'Site location plan' and 002B 'Existing Site Layout/Survey' received 25 September 2014
- 010A 'Proposed Elevation (3 storey option)' and 012A 'Indicative Floor Plans (3 storey Option)' received 16 February 2015.
- Survey for Bats & Nesting Birds received on 25 September 2014.
- Parking Survey prepared by Acstro received on 26 May 2015

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.

6. 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 and cycle access to the site to include vision splays, sections, drainage and gradients details, shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved details.

Reason:

To ensure the provision of 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.

7. The access reserved matters application shall be accompanied by a proposed scheme for off-site highway improvements at the junction of Windsor Road and Porthkerry Road with full engineering drawings and design calculations, to improve accessibility to the site. The works shall thereafter be carried out in accordance with the approved details prior to the beneficial occupation of any of the units.

Reason:

To ensure the provision of 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.

8. Full details of a comprehensive scheme for the integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with 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

No.

approved details prior to the beneficial occupation of any part of the development hereby permitted.

Reason:

To ensure effective drainage facilities for the site and no adverse impact upon the environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that no surface water or land drainage run-off shall discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

10. No development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, wheel washing, 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 CEMP 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, highway safety, and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

11. The development shall be carried out in accordance with the recommendations of the Survey for Bats and Nesting Birds prepared by David Clements Ecology dated September 2014 unless the Local Planning Authority agree in writing to any variation.

Reason:

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

No.

12. Prior to the commencement of any works on site (including clearance), a method statement for the site clearance and mitigation measures for bats shall be submitted to and approved in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved details.

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

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

Reason:

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

2014/01358/FUL Received on 24 November 2014
(p282)

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

Members were advised that an appeal had been made to the Welsh Government in respect of the non-determination of this application. Members were therefore advised that a resolution was being sought from the Planning Committee as to the decision it would have made had the application been determined in light of the Applicant's current stance (i.e. not agreeing to sign a Section 106 Legal Agreement). As such, the Committee's decision would establish the Council's stance in this appeal.

RESOLVED - THAT the conclusions within the report be noted and it be agreed that these form the basis of the Council's case in the current non-determination appeal and that the application as proposed by the Applicant in his current grounds of appeal would have been refused for the reasons set out below:

Reason for Decision

The development as proposed does not accord with the national and local objectives for affordable housing and would create additional and unmitigated demand for the existing community infrastructure to the detriment of that infrastructure, which cannot be justified on the grounds of viability constraints unless appropriate mechanisms

No.

are in place to address likely changes in viability as the development is implemented. Accordingly the development would not be in compliance with policies HOUS12 – Affordable Housing, ENV27 – Design of New Developments, REC3 – Provision of Open Space within New Residential Development, HOUS8 – Residential Developments Criteria – Policy HOUS 2 Settlements and Strategic Policies 2, 7 & 11 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as well as Council approved Supplementary Planning Guidance on ‘Planning Obligations’, ‘Public Art’ and ‘Sustainable Development’; the Vale of Glamorgan 2010 Local Housing Market Assessment; Planning Policy Wales (Edition 7); Technical Advice Note 2: Planning and Affordable Housing; Technical Advice Note 18: Transport; Technical Advice Note 16: Sport, Recreation and Open Space and Manual for Streets 1&2.

2014/01424/FUL Received on 16 December 2014

(p313)

David Wilson Homes

Barton Willmore, Greyfriars House, Greyfriars Road, Cardiff, CF10 3AJ

Land off St. Brides Road, Wick

Change of use of agricultural land to residential development (C3) including the development of 124 residential dwellings, public open space, landscaping, highway improvements and associated engineering works.

DEFERRED (site visit)

2014/01452/FUL Received on 12 December 2014

(p362)

The Estate of the Late Jeanne Moorsom C/o Agent.

Savills, 12, Windsor Place, Cardiff, CF10 3BY

The Coppice, Park Road, Dinas Powys

Demolition of all existing buildings and structures and the erection of five dwellings, access, landscaping and associated works

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

- Provide for an off-site contribution to public open space, with the financial contribution towards public open space calculated to be £11,400.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£330 in this case).

No.

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: C200/AL(0)6 P6, C200/SK12 P1, C200/SK13 P1, C200/SK04 Rev P1, C200/SK11 P, C200/SK10 P, C200/SK06 P, C200/SK07 P, C200/SK08 P, C200/SK09 P, C200/SK03 P2, C200/SK15 P1, C200/SK16 P1, W151638/A/04 Revision A, C200/AL(0)5 P, W151638/B/02 Revision A

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. 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.

4. 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

No.

accordance with the approved details prior to first beneficial occupation of any of the dwellings hereby approved.

Reason:

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

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

Reason:

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

6. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on C200/AL(0)6 P6 and the submitted swept path 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.

7. No dwellings hereby approved shall be occupied until the off-site highway improvement works, including the 'build-out' vision improvement works on the junction between Park Road and Pen-Y-Turnpike Road, the new lighting column and traffic calming measures on Pen-Y-Turnpike Road, have been completed in accordance with submitted plan W151638/B/02A.

Reason:

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

8. 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,

No.

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.

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

Reason:

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

10. A landscaping scheme (including details of replacement trees) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development including any site clearance or demolition works. The landscaping scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

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 the commencement of development, an Arboricultural Method Statement, produced by a suitably qualified tree surgeon/arboriculturist, shall

No.

be submitted to any approved in writing by the Local Planning Authority. Any development shall be undertaken in complete accordance with the agreed details of the Arboricultural Method Statement.

Reason:

To safeguard important mature trees and hedges, and to ensure compliance with the terms of Policies ENV27 and ENV 11 of the Unitary Development Plan.

13. The development shall be carried out in accordance with the recommendations of the submitted 'Ecological Assessment and Survey for Bats' (David Clements Ecology Ltd), detailed in section 6 of this report.

Reason:

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

14. Prior to the commencement of development including any site clearance or demolition works, details of a strategy for the protection of reptiles on/from the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy as approved shall be implemented in full accordance with the development hereby approved.

Reason:

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

15. Prior to the commencement of development, an Invasive/non-native species Eradication Programme shall be submitted to and approved in writing by the local planning authority, detailing the containment, control and removal of all Schedule 9 (Wildlife and Countryside Act 1981) species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason:

To suitably eradicate invasive species, in accordance with policy ENV 29 of the Unitary Development Plan.

16. The window in the first floor rear elevation of Unit 5 (facing towards Park Mount) 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 the dwelling and shall thereafter be so maintained at all times.

No.

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.

17. 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 shall be inserted in the first floor rear (east) or side (north) elevation of the dwelling shown as Unit 5 on the submitted plans 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.

18. The flat roof to the single storey section of the dwelling and the detached garage at Unit 5 hereby approved shall not be used at any time as a sitting out or additional amenity space/balcony area.

Reasons:

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

19. Prior to their use in the development hereby approved, full details of the internal access road materials and finish (which shall be of a permeable construction) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area to prevent surface water flooding and to meet the requirements of Policies ENV27 and ENV29 of the Unitary Development Plan.

2015/00016/FUL Received on 7 January 2015
(p383)

Waterstone Homes, C/o Agent

Mr. Andrew Muir, Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, CF14 5GG

Land to the South of Craig Yr Eos Avenue, Ogmore by Sea

Residential development for 20 dwellings

No.

DEFERRED (site visit)

2015/00031/OUT Received on 5 February 2015

Sunrise Renewables (Barry) Ltd, Gilbert Wakefield House, Bewsey Street,
Warrington, WA2 7JQ
Sunrise Renewables (Barry) Ltd, Gilbert Wakefield House, Bewsey Street,
Warrington, WA2 7JQ

David Davies Road, Woodham Road, Barry

Outline application for a wood fired renewable energy plant

Prior to deliberation of the application the Operational Manager for Development Control made reference to a letter from Welsh Government in relation to the application, which stated that the application was within schedule 2 of the EIA regulations and should be treated as an electricity generation proposal and confirmed that there was no need for an environmental impact assessment. The letter was circulated to the Committee Members.

APPROVED subject to the following conditions(s):

1. Approval of the landscaping of the development (hereinafter called 'the reserved matters') shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

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

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

Reason:

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

3. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

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

No.

4. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (a) The expiration of five years from the date of this permission.
- (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

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

5. This consent shall relate to the plans registered on 5 February 2015 other than where amended by plans reference E1627-2101 Rev A, E1627-2102 Rev A, E1627-2103 Rev A, E1627-2104 Rev A, E1627-2105 Rev A, dated 16 April 2015 and E1627-2116 Rev B, E1627-2117 Rev B, E1627-2118 Rev B, E1627-2119 Rev B, E1627-2120 Rev B received on 22 July 2015 as well as the updated Air Quality Assessment submitted on 12 June 2015 the Waste Planning Assessment received on 17 June 2015.

Reason:

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

6. No development shall take place until details of a scheme for the management of waste emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The disposal of waste shall be carried in accordance with the approved scheme.

Reason:

In order to ensure the disposal of waste from the site without harm to local amenity, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

7. No development shall take place until full details, inc samples of the external facing materials to be used in the development, to include colour of the building and stack and shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and retained in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

No.

Reason:

In the interests of local visual and residential amenity, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

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

No.

remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason:

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

9. Should contamination not previously identified be found through the course of development it must be reported immediately in writing to the Local Planning Authority. An investigation shall be carried out to assess the nature and extent of any contamination and the contamination shall be dealt with in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the building hereby permitted is occupied.

Reason:

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

10. 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.

11. Prior to the facility being brought into beneficial use, details of a scheme to control dust within the site and locality shall be submitted to and approved in writing by the Local Planning Authority. The operation of the plant shall thereafter be in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

12. Prior to their construction / installation / use on site, details of all external lighting of the building and site, to include specification, means of operation (whether permanent or sensor/security lights, and hours of operation), and lux plots to prevent / minimise light spillage outside of the site (including atmospheric light pollution) shall be submitted to and approved in writing by the Local Planning Authority. All lighting shall be implemented in accordance

No.

with such approved scheme and thereafter retained as approved, unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of residential and visual amenity, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

13. The building hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To ensure that the development is services by an appropriate Sustainable Urban Drainage Scheme, and to ensure compliance with the terms of Policies ENV7 and ENV27 of the Unitary Development Plan.

14. The building hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the development is services by an appropriate Sustainable Urban Drainage Scheme, and to ensure compliance with the terms of Policies ENV7 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

No.

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.

16. The access and visibility splays (4.5m x 48m) to the site are approved in accordance with the amended site layout plan draw ref E1627-2104 Rev A received on 16 April 2015 and shall be constructed from a bound material for a minimum distance of 20.0m from the carriageway boundary. The development should be carried out in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of Highway Safety and in accordance with WAST2, COMM8 of the Unitary Development Plan.

17. Notwithstanding the approved access and site layout plan, an amended plan with full details of the means of enclosure to the front boundary with Woodham Road, and forecourt area, shall be submitted to satisfy the following highway requirements: -

i) The boundary fence shall be set back a minimum of 4.0m from the carriageway edge to allow for adequate visibility splays from the proposed access and to maintain visibility from the existing Woodham Road junction.

ii) Visibility splays of 4.5m x 48m in both directions, measured from the centre line of the proposed access shall be provided.

iii) Provision of a hard surface of concrete or bituminous material for a minimum distance of 6.0m from the highway boundary.

v) A manoeuvring area, to enable all vehicles to enter and leave in a forward gear at all times, which shall be kept free of obstruction at all times.

vi) Gates, if provided, that shall not open outwards and shall be set back a minimum of 6.0m from the carriageway edge.

The development shall be undertaken and thereafter retained in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

No.

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

Reasons

In the interest of highway safety

18. The proposed energy recovery plant 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.

19. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details to be submitted and approved by the Local Planning Authority 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.

20. Details of secure parking on site for cycles shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of cycle parking shall be fully implemented on site prior to the first beneficial occupation of the development hereby approved and shall thereafter be so retained at all times.

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.

21. A noise survey post installation at the nearest residential premises, 57 Dock View Road, Cory Way and Estrella House, Cei Dafydd, shall be undertaken when the 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 submitted noise statement. 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

No.

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 Policies ENV27 and COMM7 of the Unitary Development Plan.

22. The total tonnage of wood waste treated at the plant hereby approved shall not exceed 72,000 dry tonnes per annum, unless otherwise agreed in writing with the Local Planning Authority beforehand, and records of the amount of fuel processed shall be retained and made available to the Local Planning Authority on request.

Reason:

To ensure accordance with the terms of the application, to limit the impact of activities on the immediate area, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

23. The plant hereby permitted shall only process waste wood.

Reason:

In the interests of local amenity, given that the technical equipment is capable of processing alternative fuels, the impact of which has not been considered through the environmental submission accompanying this application, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

24. Deliveries to the site, and all other external operations, shall be restricted to the following hours: - Monday to Saturday : 07:00 - 19:00; and Sunday / Bank/Public holidays 08:00 - 16:00.

Reason:

In the interests of local residential amenity, and to ensure compliance with Policies WAST2, EMP2, EMP3, ENV27 and ENV29 of the Unitary Development Plan.

25. The internal plant noise shall be restricted to a maximum of 85 dBA to include a 5 dBa tonal penalty (with every opportunity to reduce this level explored and demonstrated prior to final construction) and a noise survey, post installation, shall be undertaken when the 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 submitted noise statement. The results of the first noise

No.

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 local residential amenity, and to ensure compliance with Policies ENV27 and COMM7 of the Unitary Development Plan.

26. There shall be no open storage of materials of any kind outside any approved buildings on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

27. 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.

Reason:

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

28. 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

No.

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

29. Prior to the first beneficial use of the development hereby approved, a Green Travel Plan (which will include details relating to proposals for minimising the use of staff car journeys to and from the site) and measures to control the plan along with agreed haul routes for the delivery of waste wood feed stock and removal of ash from the site shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be operated in accordance with the agreed details.

Reason:

In the interest of minimising vehicular movements and sustainability in compliance with Policy ENV27 'Design of New Developments' of the Unitary Development Plan.

30. The roller shutter doors in the feedstock building shall be kept closed at all times other than when deliveries are being received.

Reason

To protect residential amenity, complying with the requirements of ENV27 and COMM 8 of the Adopted UDP 1996-2011

31. Within nine months of the energy plant hereby approved being fully operational, the applicant shall carry out a further Air Quality Assessment through monitoring at the nearest residential property locations, 57 Dock View Road, Cory Way and Estrella House, Cei Dafydd . The new assessment should be completed and submitted to the Local Planning Authority within 3 months of being commenced and, should the assessment indicate that the air quality levels fail to comply with predicted process concentrations as set out in the updated Air Quality Assessment document submitted on 12 June 2015, the use of the plant shall cease until such time as a scheme of mitigation has been submitted to and approved in writing by the Local Planning Authority, and those measures identified in the scheme, implemented. The development shall at all times be carried out in accordance with any mitigation measures that are identified as being necessary.

Reason:

In the interests of residential amenity and to ensure compliance with Policies ENV27 and COMM7 of the Unitary Development Plan.

2015/00095/FUL Received on 6 February 2015
(p464)

Waterstone Homes,
Asbri Planning Ltd., Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business
Park, Cardiff, CF23 8RS

No.

Ardwyn, Pen Y Turnpike Road, Dinas Powys

Construction of eighteen dwellings and associated works

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

- Procure that six of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 80% would be social rented properties, and the remaining 20% would be intermediate properties. Furthermore, a contribution of £101,790 will be required towards affordable housing provision to ensure 35% affordable housing contribution for the development as proposed.
- Pay a contribution of £101,242.82 for the provision or enhancement of education facilities and school transport
- Pay a contribution of £41,040 for the provision or enhancement of public open space.
- Provide public art on the site to the value of 1% of build costs, in accordance with details to be submitted for approval at reserved matters stage.
- Pay a contribution of £36,000 to provide or enhance sustainable transport facilities in the vicinity of the site.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement.

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents: 2024/101 Revision U (received 17 July 2015), 2024-200-01 Rev E, 2024-201-01 Rev A, 2024-202-01 Rev D, 2024-203-01 Rev D, 2024-204-01 Rev B and 2024-205-01 Rev B, Plot Description Sheet (July 2015), 2024-300, 2024-301, 2024/300/12 Revision H received 17 July 2015, Detailed Soft Landscaping Proposals TDA.2015.06 Rev C, Tree Constraints Plan TDA.2015.05 Rev B - Layout 2, Arboricultural Method Statement (July 2015 update) and Transport Statement (February 2015)

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.

2. 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

No.

discharges shall be drained separately from the site, with no surface water or land drainage run-off allowed to connect (either directly or indirectly) into the public sewerage system. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the dwellings hereby approved.

Reason:

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

3. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on 2024/101 Revision T and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority 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.

5. A scheme providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to any further development of the site. The scheme should also include details of any trees to be removed (and identify those trees adjacent to the foul water pumping station). No further development shall be undertaken on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

No.

Reason:

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

6. Notwithstanding the submitted details, a landscaping scheme (to include significant additional landscaping with heavy standard varieties to the rear boundaries of Plots 14, 15 and 16 and to the rear boundary of Plot 1) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development which shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason:

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

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

Reason:

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

8. The development shall be constructed in full accordance with the submitted Construction Environmental Management Plan (CEMP), by Waterstone Homes, submitted 15th December 2014 and approved on the 20th February 2015.

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.

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

No.

Reason:

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

10. Notwithstanding the submitted Illustrative Master Plan and associated access/highway improvements, within three weeks of the date of this permission full engineering details of the proposed access, internal roads, associated works, turning areas, new footway, plus any new street lighting, signage and any structures, drainage systems, water culverts abutting or within close proximity to the existing/proposed highway shall have been submitted to the Local Planning Authority for approval, and following the written consent of the Local Planning Authority the development shall thereafter be completed in full accordance with the agreed details and maintained as such thereafter.

Reason:

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

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

Reason:

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

12. The proposed footpath linking the development (adjacent to Plot 13 and 14) and Pen Y Turnpike Road shall be open to public use from the time of the first occupation of any of the dwellings hereby approved and shall remain open to public use in perpetuity.

Reason:

To allow for a pedestrian link to Dinas Powys to ensure the sustainability of the development, in accordance with Policy ENV27 of the Unitary Development Plan.

No.

13. The development hereby approved shall not be brought into beneficial use until the approved access has been constructed in full accordance with the submitted plans, including additional plan T14.105.CAD.101 as approved with application 2014/00167/FUL, incorporating the vision splays and the engineering details as required by Condition 10 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.

14. The visibility splays as indicated on plan Figure 3.3 of the Transport Statement (February 2015) shall be kept clear of obstructions, or planting exceeding 0.9m in height and shall be constructed in accordance with the engineering details as required under Condition 10. The vision splays as agreed shall be implemented before the first beneficial occupation of any of the dwellings hereby permitted and maintained thereafter.

Reason:

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

15. Notwithstanding the submitted plans, and prior to the commencement of development on the units Nos. 6-11 inclusive, further details (including sections across and through the site) of the finished floor levels of the dwellings, in relation to existing and proposed ground levels, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

16. The development hereby approved shall be in accordance with the recommendations of the submitted 'Ecological Assessment and Survey for bats' (David Clements Ecology Ltd - July 2014) and the 'Wildlife Protection Plan for the Clearance and Construction Stages and Biodiversity Management Plan for the Completed Development' (David Clements Ecology Ltd - December 2014) unless otherwise agreed in writing by the Local Planning Authority.

No.

Reason:

To ensure protection for protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

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

Reason:

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

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

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 (CON3).

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

Monday to Friday 0730 – 1800
Saturday 0800 – 1300
Not at all on Sunday and Bank Holidays

Unless such work –

(a) is associated with an emergency (relating to health and safety or environmental issues);

(b) is carried out with the prior written approval of the Local Planning Authority.

Reason:

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

No.

20. No further development shall commence until a Construction Traffic Management Plan, to include a construction/haulage traffic route plan, is submitted to and agreed in writing by the Local Planning Authority and this plan shall include confirmation that no deliveries will be made to the site during the peak hours of 8:00am until 9:30am and 4:00pm until 6:00pm on any working day. Construction traffic shall thereafter be arranged in full accordance with the agreed plan.

Reason:

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

21. 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 windows other than those expressly authorised by this permission shall be inserted in the rear elevations of Plots 13, 14 and 15 (House Type A) at second floor level, 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.

22. Notwithstanding the submitted details, this permission does not relate to the second floor rooflight window in the rear elevation of plots 13, 14 and 15 (serving a dressing room) or any window from the master bedroom at second floor in plots 13 and 15 through to the atrium above bedroom 2. Therefore these windows/rooflights are not considered part of this approval.

Reason:

In the interests of protecting neighbour amenities and to meet the requirements of Policy ENV27 of the Unitary Development Plan.

23. No deliveries of any kind shall be made to the site during the peak hours of 8:00am until 9:30am and 4:00pm and 6:00pm on any working day.

Reason:

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

No.

2015/00217/FUL Received on 5 March 2015

(p499)

Mr. & Mrs. C. Davies, Old Paddock Cottage, Penylan Road, St. Brides Major, Vale of Glamorgan, CF32 0SB

Reading Agricultural Consultants, Gate House, Beechwood Court, Long Toll, Woodcote, Oxfordshire., RG8 0RR

Land adjacent to the Vicarage Field, Southerndown Road, St. Brides Major

Rural Enterprise Dwelling incorporating Bed and Breakfast accommodation and the change of use of land to enable siting of two Shepherds' huts as associated accommodation

WITHDRAWN

2015/00218/FUL Received on 22 June 2015

(p519)

D. R. and E. G. Davies Ltd. c/o Agent.

Asbri Planning Ltd., Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Rosedew Farm, Beach Road, Llantwit Major

Construction of a ground mounted solar PV project and associated development

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 approved plans and documents received on 2 March 2015 and the amended site location plan received on 10th July, 2015.

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. 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,

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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.

4. 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.

5. 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.

6. 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure other than those hereby approved in condition 6, 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.

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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.

8. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

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.

9. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the Ecology Appraisal submitted with the application on 2nd March 2015.

Reason:

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

10. Prior to the commencement of development, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall at all times proceed in accordance with the approved Ecological Management Plan.

Reason:

In order to ensure that the adequate ecological mitigation and enhancement is delivered and to ensure compliance with Policies ENV6, ENV11, ENV16 and ENV27 of the Unitary Development Plan.

11. The development shall be carried out in accordance with the landscaping scheme details shown on draw. TDA.2106.01 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

12. 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

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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. 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.

14. The site shall be served solely by the existing gated access to the south of site, as shown on the Site Location Plan, unless otherwise agreed in writing by the Local Planning Authority .

Reason:

In the interest of Highway/Public Safety.

15. 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 construction traffic route and times, wheel washing, road sweeping as well as 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.

16. Notwithstanding the submitted application documents details of the colour and materials of the external finishes of the inverters and substation shall be submitted to and approved in writing by the Local Planning Authority prior to

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their construction and the development shall thereafter be implemented in accordance with the approved details.

Reason:

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

17. No lorries shall deliver / leave the site during the peak hours of 8:00am until 9:30am and 15:00 until 18:00 to minimize the congestion to surrounding highway network and conflicts between site traffic.

Reason:

In the interest of highway / public safety and the free flow of traffic along the adopted highway network and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

18. Individual solar panels shall not exceed 2.1m above existing ground level and the existing levels of the ground shall not be altered unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenities and to ensure compliance with Policies ENV6, ENV27 and COMM8 of the Unitary Development Plan.

19. Any vegetation clearance/works and hedgerow removal affecting the site shall be done outside the bird nesting season, which is generally recognised to be from March to August inclusive, unless it can be first demonstrated in writing to the Local Planning Authority that nesting birds are absent or would not be adversely affected.

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.

20. The developer shall prepare a Traffic Management Plan (TMP) to show proposals for transporting the abnormal indivisible loads associated with the construction phase of this scheme. The TMP shall include proposed timescales and delivery schedules as well as numbers, dimensions, weights, axle distributions etc. of delivery vehicles. The TMP shall also include:

- (a) Construction vehicle routeing plans at 1:2500 scale for all traffic showing swept path analysis from the point of entry onto the public highway network to the site, and in reverse for decommissioning.

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- (b) Construction vehicle routeing plans at 1:2500 scale for all traffic showing highway mitigation required and land ownership boundaries including identified holding areas, passing areas and layover areas. Any highway mitigation shall include supporting HD19/03 Safety Audit documentation.
- (c) No development shall commence until the land required for highway mitigation and holding areas has been acquired or made available for use.
- (d) Site access highway design plans at 1:2500 scale that shall include supporting HD19/03 Safety Audit documentation.
- (e) Detailed schedules of the management of junctions to and crossing of the public highway and other public rights of way during delivery of construction materials and other operating equipment.
- (f) The provision of delivery schedules detailing the time and date of movements, nature of delivery vehicles: particularly detailing vehicle parameters, gross vehicle weight, number of vehicles in convoy size, dimensions (width, length, height) and weight (total vehicle with loads and axel loading).
- (g) Details of escorts highlighting where and when along the route private vehicles, Banksman and police vehicles escorts will be used.
- (h) Provision of plan drawings and associated traffic signs schedule highlighting locations along the route where temporary traffic management (cones, temporary signs etc.) needs to be deployed.
- (i) An agreed impact assessment on all highway structures on the affected route, including bridges, culverts, retaining walls, embankments, drainage features, and third party buildings and structures and a comprehensive condition survey of the agreed length of the haulage route undertaken by a suitably qualified and experienced Highway Maintenance Consultant, to provide a benchmark of the existing standard of the road.
- (j) Following completion of construction activities, the developer shall carry out a final road survey to determine any areas which require repair works to return the highway to the pre-existing condition and undertake the identified works to the satisfaction of the Local Planning Authority, making good of any damage done by the construction traffic associated with the proposed development to the trunk toad and county road network including street furniture, structures, drainage features, highway verges and carriageway surfaces.
- (k) Documented trial runs with supporting video evidence shall be included in the TMP demonstrating the suitability of the entire transport route from point of entry onto the highway network to the site for all deliveries

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and in reverse for the decommissioning of the windfarm unless the components are broken up on site.

- (l) Details of all required road widenings, passing places, bridge strengthening etc.
- (m) Any temporary Traffic Regulation Orders (TRROs) for each section of the routes where the Police may need to stop or hold traffic.
- (n) Details of measures for wheel washing and dust suppression.
- (o) Confirmation that no construction traffic or deliveries to the site shall be made of leave the site during the hours of 7.30 - 9.30 a.m. and 3.00 - 6.00 p.m.
- (p) The TMP shall be submitted to and approved in writing by the Local Planning Authority and the development shall at all times be carried out in accordance with the approved TMP and the details submitted and agreed therein.

Reason:

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