

PLANNING COMMITTEE

Minutes of a meeting held on 1st October, 2015.

Present: Councillor F.T. Johnson (Chairman); Councillors: Mrs. M.E.J. Birch, Ms. R. Birch, 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, Mrs. A.J. Preston, G. Roberts, A.C. Williams and M.R. Wilson.

List of Public Speakers

| Name of Speaker | Planning Application Number and Location | Reason for Speaking |
|------------------------|--|--|
| Mr. G. John | 2015/00549/FUL - Former Leisure Complex, Beach Road, Swanbridge, Sully | Applicant or their representative |
| Mr. A. Sinclair | 2015/00549/FUL - Former Leisure Complex, Beach Road, Swanbridge, Sully | Applicant or their representative |
| Miss. R. Lees | 2015/00566/FUL – Site of Former Adult Training Centre, Woodlands Road, Barry | Applicant or their representative |
| Mr. R. Coxon | 2015/00566/FUL – Site of Former Adult Training Centre, Woodlands Road, Barry | Objectors to the application or their representative |
| Mr. M. Bendell | 2015/00566/FUL – Site of Former Adult Training Centre, Woodlands Road, Barry | Objectors to the application or their representative |
| Mrs. I. Thomas | 2015/00570/FUL – Woodland Road, Barry | Objectors to the application or their representative |
| Ms. P. Rafique | 2015/00570/FUL – Woodland Road, Barry | Objectors to the application or their representative |
| Mr. J. Jenkinson | 2015/00573/FUL - Biglis Farm, Barry | Applicant or their representative |

434 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.”

No.

435 APOLOGIES FOR ABSENCE –

These were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman) and Councillors Ms. B.E. Brooks and A.G. Powell.

436 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 3rd September, 2015 be approved as a correct record.

437 DECLARATIONS OF INTEREST –

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| Councillors Ms. R. Birch, G. Roberts, A.C. Williams and M.R. Wilson | Application No. 2015/00700/FUL – 23 Glebe Street, Penarth: The Councillors stated that they were Councillors on Penarth Town Council and had considered the matter at a meeting of the Penarth Town Council, however they would look at the Application afresh at the Vale of Glamorgan Council Planning Committee meeting. The named Councillors remained in the room whilst the Application was under consideration. |
| Councillor A. Parker | Application No. 2015/00325/FUL – Brookfield Stables, Off Groes-faen Road, Peterston Super Ely. The nature of the interest was that Councillor Parker was the architect for the Application. Councillor Parker withdrew from the meeting during consideration of this item. |

438 ANNUAL REPORT – SECTION 106 LEGAL AGREEMENTS 2014-15 (REF) –

The above matter had been previously considered by the Council's Cabinet at its meeting held on 21st September, 2015 and had been subsequently referred to the Planning Committee for information.

The report in itself set out the total number of planning permissions (18) which had been issued and which had been subject to Section 106 Legal Agreements in the period between April 2014 and March 2015. Attached to the original Cabinet report were details of these applications and a summary of income and spend on each Section 106 Agreement in this period was attached to the original Cabinet report at Appendix B along with an update on progress since April 2015.

No.

It was noted that on 6th April 2015, Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (As Amended) came into effect which restricted the way in which Local Planning Authorities could use Section 106 Agreements to pool financial contributions to deliver an infrastructure project. The Council kept up-to-date detailed records of all Section 106 Agreements and each time negotiations were entered into with developers, Officers checked that the pooling restriction would not be breached by a proposed development and associated obligations.

In addition, the report also detailed differences between CIL and Section 106 contributions.

In addition, the report also touched upon progress since the Cabinet's original resolution taken on 21st February 2011 to commence work on preparing a Community Infrastructure Levy for the Vale of Glamorgan. This had been undertaken in tandem with the preparation of the Local Development Plan which had been submitted to WG in August 2015, with an anticipated adoption date of Autumn 2016. The Council intended to take immediate steps to finalise the evidence necessary to establish a draft charging schedule for CIL for the Vale of Glamorgan, with a view to adopting this as soon as possible.

In referring to the report, a Member of the Committee referred to the construction of the Metro bus link and enquired of Officers why there appeared to be no "joined up thinking" given that he had observed the destruction of a recently constructed cycleway which had recently been installed in the last 12 months. In response, Officers indicated that some Section 106 funding may be involved in that project, however, they were unaware of specific details as this was a highway related matter. The Head of Regeneration and Planning indicated that most WG funding was not always known in advance and work to the installation of the initial cycleway was likely to have been funded in the previous financial year. However, he accepted the concerns raised by the Member.

Having regard to the above and related issues, it was

RESOLVED – T H A T progress made on Section 106 matters between April 2014 and March 2015 be noted.

Reason for decision

In regard to progress made in respect of Section 106 determinations.

439 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 3rd September, 2015 be noted:

Apologies for Site (a) were received from Councillors Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey and A.G. Powell.

No.

Apologies for Site (b) were received from Councillors Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey and A.G. Powell.

Apologies for Site (c) were received from Councillors Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey and A.G. Powell.

Apologies for Site (d) were received from Councillors E. Hacker, Mrs. V.M. Hartrey and A.G. Powell.

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| (a) Land to South of Craig Yr Eos Avenue, Ogmere by Sea | Councillors F.T. Johnson (Chairman), J. Drysdale, H.C. Hamilton, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts |
| (b) Land off St. Brides Road, Wick | Councillors F.T. Johnson (Chairman), Mrs. M.R. Wilkinson (Vice-Chairman); J. Drysdale, H.C. Hamilton, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts |
| (c) Land adjacent to St. Joseph's School Penarth | Councillors F.T. Johnson (Chairman), Mrs. M.R. Wilkinson (Vice-Chairman); J. Drysdale, H.C. Hamilton, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts |
| (d) Wimborne Road, Barry | Councillors F.T. Johnson (Chairman), Mrs. M.R. Wilkinson (Vice-Chairman); Mrs. P. Drake, J. Drysdale, C.P. Franks, H.C. Hamilton, N.P. Hodges, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts |

440 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (HRP) –

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.

441 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (HRP) –

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

Decision Codes

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| 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 |

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| 2014/00870/LBC | A | Barns at West Aberthaw Farm, Aberthaw | Conversion of redundant barns to provide four residential units. |
| 2014/01133/FUL | A | 18, Venwood Close, Wenvoe | Single storey extension to rear and minor alterations. |
| 2015/00194/FUL | A | Trem y Fro, Pen y Waun to Jct A48, Bonvilston | Construction of an animal exercise area. |
| 2015/00306/LAW | A | 35, Chamberlain Row, Dinas Powys | Proposed dormer. |
| 2015/00317/FUL | A | Fisherman's Holiday Cottage, Warren Mill, Pendoylan | Extension to fisherman's holiday cottage to provide family accommodation. |
| 2015/00354/FUL | A | 46, Grove Terrace, Penarth | Two storey rear extension. |

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| 2015/00403/FUL | R | Plot adjacent 8, Cliff Street, Penarth | Proposed two bedroom house including new self-contained access to first floor flat (Flat 2). |
| 2015/00407/FUL | A | Ground Floor, 3, Vere Street, Barry | Change of use of ground floor from A1 (Shop) to A3 (Hot Food Takeaway) and installation of fume extraction duct to rear. |
| 2015/00422/FUL | A | Springfield Nurseries, Llandow | Installation of a glasshouse, packing building, accommodation and welfare facilities. |
| 2015/00486/FUL | A | Fontygary Holiday and Leisure Park, Rhoose | Proposed rear extension including internal and external alterations. Substantial internal refurbishment to provide enhanced spa, catering, health club and private members' facilities. |
| 2015/00518/LBC | A | Village Farm, Penllyn | Replace three rotted wooden windows to look exactly the same but benefit from double glazing. |
| 2015/00528/FUL | A | Plot 130 (4 Goldsland Walk), The Grange, Wenvoe | Proposed alteration of approved dwelling to include rear conservatory extension. |
| 2015/00535/FUL | A | Old Mill, Mill Road, Dinas Powys | Two single storey extensions to the front of the property. Single storey extension to the rear. Recladding elements of the existing house in dressed stone. Replacement windows. |
| 2015/00542/FUL | R | South of B4265 and South West of Seaview, St. Athan | Proposed replacement farm house. |

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| 2015/00568/FUL | A | 212, Holton Road, Barry | Change of use from former dentist office to residential two bedroom apartment. |
| 2015/00572/FUL | A | Pen y Bryn, Llanmaes | Conversion of existing barns into a single dwelling. (Change to Planning Permission 2012/00941/FUL granted for the conversion of the existing barns into two dwellings.) |
| 2015/00585/FUL | A | 20, River Walk, Penarth | To install velux window in spare room. |
| 2015/00589/FUL | A | 141, Port Road West, Barry | Construct double storey extension to east elevation. Change rear velux windows to full dormer. Split existing detached house into 2 separate semi-detached dwellings. |
| 2015/00594/FUL | R | 1, Well Walk, The Knap, Barry | Proposed two storey side extension and internal alterations to create garage/utility with ensuite bedroom above. |
| 2015/00600/FUL | A | Maes y Ward Farm, Bonvilston | Installation of 150kW Ground Mounted Solar PV System. |
| 2015/00602/FUL | A | 67, Highwalls Avenue, Dinas Powys | 2 storey side extension and rear single storey extension. |
| 2015/00603/FUL | A | 2, Royal Buildings, Stanwell Road, Penarth | Proposed change of use of first, second and third floor to create three residential flats. |

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| 2015/00623/FUL | A | Natwest, 2, Plymouth Road, Penarth | Remove existing teller line to open up banking hall. Install new non-structural partitions to form an automation wall. Removal of back office to increase size of banking hall. New external ATM and signage to be installed. |
| 2015/00627/FUL | A | Plot 4, Craig Yr Eos Avenue, Ogmore By Sea | New five bedroom house with single garage. |
| 2015/00634/FUL | A | 107, Murlande Way, Rhoose | First floor extension over garage to form additional bedroom and extended Bathroom. |
| 2015/00636/FUL | A | 296, Holton Road, Barry | Change of use to A2 - Solicitors Office. |
| 2015/00639/FUL | A | Llantrithyd Lake, Treguff Farm, Llantrithyd | The construction of a stone access track from existing track at a point adjacent to entrance to solar farm, to lakeside and construction of a new six space car park adjacent to Lakeside. |
| 2015/00641/FUL | A | Greenmantle, 31, Cae Rex, Llanblethian, Cowbridge | Front porch. |
| 2015/00666/ADV | A | Natwest, 2, Plymouth Road, Penarth | Remove existing teller line to open up banking hall. Install new non-structural partitions to form an automation wall. Removal of back office to increase size of banking hall. No change of use. New external ATM and signage to be installed. |
| 2015/00671/LBC | A | Natwest, 2, Plymouth Road, Penarth | New signage, ATM and alteration works. |

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| 2015/00681/FUL | A | 3, Plymouth Road, Penarth | Removal of existing wooden box sash windows replacing with upvc sliding box sash double glazed windows (nine windows to front, two to side). |
| 2015/00687/FUL | A | Old School House, Cardiff Road, Cowbridge | Detached three bedroom house and carport within the curtilage of the grounds of Old School House and associated works including access to the plot. |
| 2015/00691/FUL | A | 36, Cae Canol, Penarth | Single storey rear extension. |
| 2015/00693/ADV | A | Marks and Spencer Plc., Culverhouse Cross, Cardiff. | Existing signs to be removed and replaced with new illuminated metal fascia signs. Individual 3D letters. |
| 2015/00695/FUL | A | Channel View, Grants Field, The Downs, St. Nicholas | Single storey rear extension, internal and external alterations. |
| 2015/00697/FUL | R | Stables, St. Andrews Road, St. Andrews Major | New field access and gates. |
| 2015/00699/FUL | A | The Cottage, Jubilee Lane, Penarth | Renewal and extension of an existing single storey side extension, internal ground and first floor alterations and a new ground floor opening to an existing dwelling. |
| 2015/00702/FUL | A | 17, Yr Efail, Treoes | Proposed two storey extension to existing detached house. |
| 2015/00708/FUL | A | Ty Mawr Farm, Llangan | Proposed Stables. |
| 2015/00721/FUL | A | 92, Stanwell Road, Penarth | New second floor replacement window. |

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| 2015/00723/FUL | A | Lille Hus, 22, Church Hill Close, Llanblethian, Cowbridge | Roof extensions including dormers and balcony. |
| 2015/00724/FUL | A | 17, Charteris Close, Penarth | Proposed single storey rear extension to form enlarged bedroom and internal alterations to suit ambulant disabled person and new conservatory. |
| 2015/00732/FUL | A | 8, Cardiff Road, Cowbridge | Erection of double garage (amendments to roof shape of planning permission 2015/0068/FUL). |
| 2015/00733/FUL | A | Priory Cottage, Marcross | Removal and rebuilding the deficient existing front wall of the stables, providing adequate foundations, cavity wall insulation, etc., to match existing, and provision of new external door to utility , to match existing. |
| 2015/00737/FUL | A | 5, Byrd Crescent, Penarth | Two storey extension to the rear of existing property, providing ground floor kitchen/dining room, and first floor bedroom, en-suite and study. |
| 2015/00741/FUL | A | Stanwell Comprehensive School, Salisbury Avenue, Penarth | Construction of a single storey uninsulated mower and machinery store. |

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| 2015/00742/FUL | A | Seafield House, 18, Clinton Road, Penarth | Internal alterations to all three floors, existing garage to be demolished and a single storey extension to be constructed which links into the existing house. Minor alterations to the rear landscape, rear dormer to be enlarged and three new rooflights to be fitted (two to front and one to rear). |
| 2015/00749/FUL | A | 40, Tathan Crescent, St. Athan | Loft conversion. |
| 2015/00753/LBC | A | West Aberthaw Farm, West Aberthaw | Rebuild 4m section of collapsed boundary wall and then remove vegetation from remaining sections of wall and repair/ conserve as appropriate. |
| 2015/00754/FUL | A | 29A, Station Road, Dinas Powys | Ground floor flat refurbishment, insertion of new windows to frontage, replacement kitchen extension in lieu of demolished pvc conservatory. |
| 2015/00755/ADV | A | 4, Westgate, Cowbridge | Installation of the following shopfront signage, post removal of signage currently in situ; 1 no. 245mm high halo illuminated Natwest purple lettering and red chevron logo. 1 no. 600mm non illuminated projecting sign. 1 no. 245mm high non illuminated flat chevron logo. 2 no. 890mm high nameplate. 1 no. 500mm high car park sign. |

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| 2015/00756/LBC | A | 4, Westgate, Cowbridge | Installation of the following shopfront signage, post removal of signage currently in situ: 1 no. 245mm high halo illuminated Natwest purple lettering and red chevron logo. 1 no. 600mm non illuminated projecting sign. 1 no. 245mm high non illuminated flat chevron logo. 2 no. 890mm high nameplate. 2 no. 500mm high car park sign. |
| 2015/00757/FUL | A | Cliff Lodge, Llancarfan | Change of use from barn to domestic dwelling. |
| 2015/00758/FUL | A | Ysgubor Wen, Llancarfan | New single storey garden room extension and minor alterations to existing East range. |
| 2015/00760/FUL | A | 3, Albert Road, Penarth | Proposed single storey rear extension. |
| 2015/00761/FUL | A | Yr Ysgubor Ganol, Wick Road, Llampha | Installation of three roof lights. |
| 2015/00762/FUL | A | 21, Partridge Road, St. Athan | Landscaping of rear garden and provision of new means of enclosure (re-submission of 2014/01066/FUL). |
| 2015/00763/FUL | A | 7, Sandringham Close, Barry | Demolish existing garage. Construct new two storey extension to provide new garage/workshop, extend existing kitchen at ground floor, new bedroom space and study at first floor. |
| 2015/00770/LAW | A | 15, Elm Grove Road, Dinas Powys | Vehicular parking access to the rear. |

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| 2015/00774/FUL | A | 4, Channel View, Penarth | Construction of a two storey rear extension, a single storey kitchen extension, and extended front porch. |
| 2015/00779/FUL | A | 47, Maes Y Gwenyn, Rhoose | Erection above existing front entrance door of a corner fit Portico Georgian style white GRP canopy. |
| 2015/00784/FUL | A | Church House, St. Mary Church | Rear extension for swimming pool (private only). |
| 2015/00786/FUL | A | The Market Place Restaurant, 66, High Street, Cowbridge | Install a freestanding retractable awning in the rear yard. |
| 2015/00787/LBC | A | The Market Place Restaurant, 66, High Street, Cowbridge | Install a freestanding retractable awning in the rear yard. |
| 2015/00792/FUL | A | 64, Kingsland Crescent, Barry | Construction of roof terrace to existing kitchen roof to utilise flat concrete space. |
| 2015/00793/FUL | A | 18, Heol Miaren, Pencoedtre Village, Barry | Demolition of existing conservatory. Three storey extension to rear, loft conversion with dormer to side and window to front elevation. |
| 2015/00795/FUL | A | 42, The Wheate Close, Rhoose | Two storey side extension. |
| 2015/00800/FUL | A | 12, Cwrt Y Vil Road, Penarth | Single storey rear extension. |
| 2015/00801/LAW | A | 7, Dyserth Road, Penarth | Single storey infill extension. |

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| 2015/00803/FUL | A | Southerndown Lodge, Main Road, Southerndown | Proposed two storey side extension (amendment to previous planning consent 2012/01352/FUL approved 30 January 2013. Amendments to include reduction in size of extension, changes in window design and doors and enlargement of balcony area. |
| 2015/00806/FUL | A | 42, Fontygary Road, Rhoose | Retention and completion of executive detached four bed dwelling as amendment to planning permission 2014/00467/FUL. |
| 2015/00807/FUL | A | 13, Ashgrove, Dinas Powys | Construction of a single storey extension to the sides and rear of the property to provide a kitchen/living area and additional bedroom. |
| 2015/00810/FUL | A | Curload House, Factory Road, Llanblethian | Proposed external store with garden curtilage. |
| 2015/00811/FUL | A | Curload House, Factory Road, Llanblethian | Temporary consent for change of use to storage for material in retrospect. |
| 2015/00817/FUL | R | The Vineyard, Lavernock Road, Penarth | Proposed dwelling. |
| 2015/00818/FUL | A | Shop Unit 1, Skomer Road, Barry | Proposed first floor extension to accommodate two self-contained residential flats. |
| 2015/00820/FUL | A | 1, Sandy Lane, Ystradowen | Conversion of garage to play room. |
| 2015/00821/LAW | A | 35, Harlech Drive, Dinas Powys | Single storey extension to rear of dwelling. |

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| 2015/00822/FUL | A | 7, Ael y Coed, Barry | To take down existing rear elevation conservatory and construct new sun lounge - to convert existing garage to new playroom. |
| 2015/00824/FUL | A | 10, Brean Close, Sully | Single storey side and rear extension. |
| 2015/00830/FUL | A | Maes yr Haf, 6, Twchwyn Garth, Llangan | Two storey rear/side infill extension to existing dwelling. |
| 2015/00833/LAW | A | 11, Cornerswell Road, Penarth | Removal of existing former and construction of new dormer. |
| 2015/00834/ADV | A | Tec Marina, Terra Nova Way, Penarth | New illuminated fascia sign. |
| 2015/00838/FUL | A | 57, Bron Awelon, Barry | Removal of front porch and enlarge living room and bathroom and form new entrance porch. |
| 2015/00839/FUL | A | 121, Westbourne Road, Penarth | Proposed dormer and relocation of roof light to eastern elevation. Revision to application 2014/01051/FUL and 2015/00219/FUL. |
| 2015/00840/FUL | A | The Haven, 28, Cog Road, Sully | Proposed pitched roof above garage, and pitched roof dormers as revision to planning application 2015/00400/FUL. |
| 2015/00841/LBC | A | Ysgubor Wen, Llancarfan | New single storey garden room extension and minor alterations to existing East range. |
| 2015/00842/FUL | A | 15, Craven Walk, Penarth | Front and side extensions and alterations to the roof and windows. |

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| 2015/00844/FUL | A | Alandale Guest House, 17, Plymouth Road, Penarth | Change of use of property from 13 bed guest house to a family dwelling and associated works, including to reinstate two storey front bay window and replace upvc windows with timber double glazed sliding sash windows. |
| 2015/00847/FUL | A | 15, Colcot Road, Barry | Erection of front extension and retention of alteration to roof shape on rear extension. |
| 2015/00849/FUL | A | 32, Fairfield Road, Penarth | Single storey rear extension. |
| 2015/00850/FUL | A | 4, Bradford Place, Penarth | Removal of a dormer window to restore the original roofline with rooflight and replace an existing rear single storey extension with a larger single storey extension. |
| 2015/00854/FUL | A | 15, Hensol Villas, Hensol | Single storey side extension and two storey rear extension. |
| 2015/00855/FUL | A | 7, Pardoe Crescent, Barry | Demolition of existing garage and utility room/ conservatory and construction of side and rear single storey extension. |
| 2015/00864/FUL | A | 19, Plymouth Road, Penarth | Proposed ground floor rear family room extension. |
| 2015/00868/LAW | A | 15, Runcorn Close, Barry | Demolish section of existing garage to side of property, replace with single storey w/c room extension. |

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| 2015/00869/FUL | A | 1, Victoria Square, Penarth, | Demolish existing single storey lean to kitchen and construct new single storey, flat roof, extension with parapet wall and atrium sky light. |
| 2015/00870/FUL | A | The Old Mill, Abbey Road, Ewenny | Change of use from D1 use - revert back to B1 Office. |
| 2015/00871/FUL | A | The Tannery and The Curriers, Wine Street, Llantwit Major | Subdivision of property to re-instate two dwellings. |
| 2015/00873/FUL | A | 32, Maes Illtuds, Llantwit Major | Single storey lean to rear and side extension and front porch. |
| 2015/00875/FUL | A | 182, Westbourne Road, Penarth | Roof change from a flat felted roof to a tiled roof. |
| 2015/00876/ADV | A | Co-operative Pharmacy, 148, Holton Road, Barry | One Internally Illuminated Fascia. One Internally Illuminated Projector. |
| 2015/00878/FUL | A | 62, Fontygary Road, Rhoose | Removal of existing hedge and construction of a new wall greater than 2m high. |
| 2015/00879/LAW | A | 10, Maillards Haven, Penarth | Removal of conservatory and build new orangery. |
| 2015/00882/FUL | A | 2, Heol Yr Ysgol, St. Brides Major | Erection of a single storey rear extension with a raised decking area. |
| 2015/00885/FUL | A | 29, Archer Road, Penarth | Demolition of existing garden storage sheds to the rear of 29 Archer Road and construction of new single storey extension. Alteration of rear bedroom window to form Juliette balcony. |

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| 2015/00891/FUL | A | 15, Countess Place, Penarth | Proposed single storey rear extension and internal alterations. |
| 2015/00892/ADV | A | 5, Boverton Road, Boverton, Llantwit Major | Two Internally Illuminated Fascia, four Non Illuminated Fascia, three Window Vinyl Graphics. |
| 2015/00893/FUL | A | 5, Cherry Close, Penarth | Single storey extension to rear and first floor extension to side above existing garage. |
| 2015/00896/ADV | A | Tudor Tavern, Church Street, Llantwit Major | New signage. |
| 2015/00904/FUL | A | Parc Cottage, Park Road, Dinas Powys | Extension to existing utility and workshop and altered driveway access. |
| 2015/00906/FUL | A | Plot 95, Reflections at the Quays, Y Rhodfa, Barry | Proposed alteration of approved dwelling to include rear conservatory extension. |
| 2015/00931/FUL | A | 2, Croft Terrace, Cowbridge | Rear single storey kitchen and store extension. |
| 2015/00932/ADV | A | Currys, Culverhouse Cross Retail Park, Culverhouse Cross | Pair of newly redesigned signs for updated brand image. |
| 2015/00939/FUL | A | 21, Pembroke Close, Dinas Powys | Proposed front porch. |
| 2015/00942/LBC | A | Tudor Tavern, Church Street, Llantwit Major | New signage. |
| 2015/00949/FUL | A | 2, Coleridge Avenue, Penarth | Hip to gable end roof extension. |
| 2015/00967/OBS | P | Derwen Solar Farm, Weycock Road, Barry | To install or keep installed above ground electric lines. |

442 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the list of appeals received arising from the refusal of the Council to grant planning permission as detailed in the report be noted.
- (2) T H A T the appeal decisions as detailed in the report be noted.
- (3) T H A T the statistics relating to the appeals for April 2015 to March 2016 as detailed in the report be noted.

443 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the following applications determined by the Director under delegated powers be noted:

Decision Codes

A - Approved

R - Refused

E Split Decision

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|----------------|---|---|--|
| 2015/00686/TPO | A | St. Michaels and All Angels Church, Colwinston | 20% Reduction of Ash on West boundary to be achieved by lifting the crown. |
| 2015/00726/TPO | A | Access roads Tesco and Marks and Spencer, Culverhouse Cross | Pruning to two Oak trees each side of totem sign on ground east of the access point from A48 belonging to Tesco store. |
| 2015/00734/TPO | A | Southgate Park, Town Mill Road, Cowbridge | Removal of both Willow trees (T1 and T2). |
| 2015/00736/TPO | A | Llandough Castle, Llandough | Fell 2 X Goat Willows, 1 X Sycamore, 2 X Ash, deadwood 1 X Oak, to allow sympathetic replacement trees. |

No.

| | | | |
|----------------|---|---|---|
| 2015/00813/TPO | A | Ash Tree Lodge, Llandow | Coppice two Ash trees to east side front garden; Pollard and reduce by 5 metres second Ash tree to left hand side front garden; Prune 5 metres multi stem hedgerow Ash tree to right hand side of front garden and to include removal of Cypress from front boundary. |
| 2015/00814/TPO | A | Argoed, Llanmihangel Road, Llanblethian | 30% reduction (maximum)/ light pollard on Ash tree. |
| 2015/00857/TPO | A | 24, Walston Road, Wenvoe | Reduce two limbs to Chestnut tree in rear garden. |
| 2015/00858/TPO | A | 11, Merevale, Dinas Powys | Reduce Turkey Oak by 20%. |

444 PLANNING APPLICATIONS (HRP) –

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

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

2014/01401/OUT Received on 9 January 2015
(P. 29)

Leckwith Motor Company, C/o Agent,
Geraint John Planning Ltd, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

Leckwith Motor Company, Leckwith Road, Llandough

Proposed residential development of 21 dwellings on land to the north and south of Leckwith Road, (including land at Leckwith Motor Company) and associated ancillary 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:

No.

- Procure that least 40% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 80% would be social rented properties, and the remaining 20% would be intermediate properties.
- Pay a contribution of **£2,000** per dwelling to provide or entrance sustainable transport facilities in the vicinity of the site which could include:
 - Provide cycle parking at key destinations within cycling distance e.g. Town Centre, Country Park, Rail Station.
 - Improving cycle/pedestrian routes between the site and the wider area in particular Penarth and Leckwith.
 - Provision of safe crossing facilities at Leckwith Road.
 - Provide or enhance public transport services serving the site.
 - Provision of new/improved bus shelters along Leckwith Road.
 - Highway safety improvements along Leckwith Road.
- Pay a contribution of £123,036.24 for the provision or enhancement of education facilities at Llandough Primary School, St. Joseph's Roman Catholic Primary School and St. Richard Gwyn Roman Catholic Secondary School.
- Pay a contribution of £2,280 per dwelling to provide or enhance off site recreation facilities, Llandough Playing Fields and Tennis Courts, Cogan Pill Road play area and open space; or local PROW network.
- Pay a contribution of £988.50 per dwelling to provide new or enhance community facilities at Penarth Leisure Centre or Llandough and Leckwith memorial Hall.
- 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.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£4673 in this case).

APPROVED subject to the following condition(s):

1. Approval of the Access, layout, scale, appearance, landscaping, layout and scale 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.

No.

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. 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.

5. Prior to the commencement of any works on site full details of the relocation of the existing gateway feature road narrowing on Leckwith Road shall be submitted to and approved in writing by the Local Planning Authority, and shall include a timescale for construction. The scheme thereby approved shall be implemented prior to the beneficial occupation of the first dwelling on the site.

Reason:

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

No.

6. No works or development shall take place until a SuDS management plan which includes details on future management responsibilities for the site and its drainage assets has been submitted and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The management plan shall be implemented in full accordance with the agreed terms and conditions in perpetuity.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere in accordance with Policy ENV27 of the Unitary Development Plan.

7. No development shall commence on site until a detailed scheme for the drainage of the site (foul water, surface water and land drainage) has been submitted to and approved in writing by the Local Planning Authority; the approved scheme shall be implemented prior to beneficial use of the development hereby approved, and an as-built plan of the drainage systems should be provided to the Lead Local Flood Authority.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere in accordance with Policy ENV27 of the Unitary Development Plan.

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

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

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.

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, and hours of operation for construction works. 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 hereby approved shall be carried out strictly in accordance with the recommendations of the submitted 'Extended Phase 1 Habitat Survey' (TerraAqua June 2014) 'Bat Survey Report' (TerraAqua September 2014) 'Reptile Mitigation Strategy', 'Badger Survey Report' & 'Extended Phase 1 Habitat Survey Report Addendum' (TerraAqua January 2015) and 'Tree Survey' (Treescene 17 December 2014) unless otherwise agreed in writing by the Local Planning Authority. Details of the recommendations shall be submitted with any subsequent Reserved Matters application relating to this approval.

Reason:

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

12. Prior to commencement of development on the site, with the exception of site clearance works, an assessment shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate whether there are any underground storage tanks within the site. Should such tanks be found present, details of the decommissioning and removal of the underground tanks, in accordance with the Association for Petroleum and Explosive Administration (APEA) publication on 'Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations (ISBN 0 85293 217 0),

No.

shall be submitted to and approved in writing by the Local Planning Authority and the decommissioning/removal works shall be carried out in full in accordance with the approved details prior to the commencement of the development, excepting site clearance works.

Reason:

To remove the risk of ground contamination and compliance with Policies ENV7 and EN27 of the Unitary Development Plan.

13. The development hereby permitted shall not commence until a scheme to deal with potential contamination of land and/or groundwater, including soil contamination, ground/surface water contamination, landfill gas, leachates and stability as appropriate has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:-
- (a) A Phase 1 Preliminary Risk Assessment, carried out by competent person(s), to identify and evaluate all potential sources and impacts on land and/or groundwater contamination relevant to the site. This shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.
 - (b) A Phase 2 Site Investigation and Risk Assessment shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until:
 - (i) A Phase 1 Preliminary Risk Assessment has been completed and agreed in writing with the Local Planning Authority;
 - (ii) The requirements of the Local Planning Authority for site investigations have been fully established in writing; and
 - (iii) The extent and methodology of the site investigation and risk assessment have been agreed in writing with the Local Planning Authority.

The Phase 2 Site Investigation and Risk Assessment Report shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.

- (c) A Phase 3 Remediation Statement for the remediation of land and/or groundwater contamination relating to the site, determined through the risk assessment, shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development. The works specified in the Phase 3 Remediation Statement shall be implemented and completed in accordance with the agreed Remediation Statement by competent person(s) and no alterations to the Remediation Statement or associated remediation works shall be carried out without the prior written agreement of the Local Planning Authority.

No.

- (d) A completion report (Phase 4 Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works shall be submitted to and agreed in writing with the Local Planning Authority within two months of completion of the development.
- (e) A further risk assessment and remediation proposal to deal with any contamination not considered in the Phase 3 Remediation Statement but identified during the construction/remediation works. This shall be agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works, prior to first beneficial occupation of the development.

Reason:

The site may be contaminated as a result of past or current uses and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection in compliance with Policies EN7 and ENV27 of the Unitary Development Plan.

14. No development shall commence until a Noise Assessment for each part of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved assessment.

Reason:

To ensure that the development is undertaken in the interests of residential amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

15. Any soils or similar material to be imported on to the site shall be assessed for chemical and other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority prior to its importation. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Reason:

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

2015/00325/FUL Received on 11 June 2015

(P. 72)

Mr. I. A. Morgan, 33, Le Sor Hill, Peterston Super Ely, Vale of Glamorgan, CF5 6LW

No.

Mr. Andrew Parker, Andrew Parker Associates, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

Brookfield Stables, off Groes-Faen Road, Peterston Super Ely

Stable block

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans, Site Plan; Dwg. No.s 598/P/01 and 02; and Design and Access Statement, all received 13 May 2015, and the development shall be carried out strictly in accordance with these details.

Reason:

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

3. The stable block hereby permitted shall be for private use only and for no commercial use whatsoever.

Reason:

To ensure control over the nature and intensity of the use in the interests of highway safety, neighbouring and visual amenity in accordance with Policies ENV4-Special Landscape Areas, ENV9-Development Involving Horses, and ENV27-Design of New Developments of the Unitary Development Plan.

4. Notwithstanding the submitted plans, before the implementation of any hard surfacing on the site, further details, including extent and surface finishing, 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 the character and appearance of the site and the wider Ely Valley and Ridge Slopes Special Landscape Area in accordance with Policies ENV4-Special Landscape Areas, ENV9-Development Involving Horses and ENV27-Design of New Developments of the Unitary Development Plan.

No.

(NOTE: Councillor A. Parker declared an interest in the above matter and withdrew from the meeting during consideration of the item.)

2015/00506/FUL Received on 1 May 2015

(P. 87)

Mr. Keith Roberts, 1, Cae Rex, Llanblethian, Cowbridge, Vale of Glamorgan,
CF71 7JS

Planabuild Ltd. 3, Laburnum Drive, Porthcawl, CF36 5UA

Cresselly, 1 Cae Rex, Llanblethian

Single storey extensions to rear and side, engineering works to garden levels, dormers to front and rear and retention of retaining wall

APPROVED with Enforcement Action to require compliance with this consent.

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents: Plan No: 1098-06-B, 1098-07-B, 1098-09-D, 1098-11-B, 1098-12-B, 1098-13-B, 1098-14-F and 1098-15-C.

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 plans, the external walls of the dormer hereby approved shall be finished in hanging tiles finish to match those of the existing roof of the dwelling.

Reason:

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

3. Within three months of the date of this permission a plan showing the proposed spot levels of the site and full engineering details of the retaining wall to ensure it is fit for purpose, shall be submitted to and approved by the Local Planning Authority.

Reason:

For avoidance of doubt as to the approved development and to accord with Policy ENV27 of the Unitary Development Plan.

No.

4. Within four months of the date of this permission, the retaining wall present on site above that shown on the approved plans, together with the materials back-filled against it shall be taken down and re-profiled to accord with the approved plans and details submitted in discharge of Condition 3.

Reason:

To ensure orderly form of development and to accord with Policy ENV27 of the Unitary Development Plan.

5. The proposed hedge as shown on the approved plans shall be planted out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; Should the hedge within a period of five years from the completion of the development die, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another 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.

2015/00549/FUL Received on 15 May 2015
(P. 96)

Mr. A. Sinclair, C/o Agent
Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan,
CF5 6TR

Former Leisure Complex, Beach Road, Swanbridge, Sully

Proposed new detached dwelling

WITHDRAWN at the request of Applicant.

2015/00566/FUL Received on 20 May 2015
(P. 117)

Pegasus Developments (Woodlands Road) Ltd c/o
DPP, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

Site of former Adult Training Centre, Woodlands Road, Barry

Erection of thirty residential units (Class C3) comprising twenty four one bedroom units and six two bedroom units, erection of bin/cycle store, amendment to existing access on Belmont Street, landscaping, car parking and associated works

No.

RESOLVED – T H A T, subject to the interested person first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- The dwellings shall be built and thereafter maintained as affordable housing units in perpetuity.
- The developer shall pay the sum of sixty eight thousand and four hundred pounds (£68,400) to the Council to provide or enhance public open space at one or more of the following:
 - Area of POS at Aneurin Road
 - Park area adjacent to Tadross Hotel along Holton Road
 - Small area of POS adjacent to the Jenner Park School on junction of Hannah street and Barry Road
 - Central Park area adjacent to Barry Library
- The developer shall pay the sum of twenty nine thousand, nine hundred and fifty five pounds (£29,955) to the Council to provide new or enhance existing sustainable transport facilities likely to be used by the future occupiers of the site, to include one or more of: the improvement of pedestrian routes in the vicinity of the site (including those towards the town centre along the length of Woodlands Road), public transport services and facilities serving the site, improved cycle provision and facilities along routes into and within the town centre.
- Meet the Council's standard charge set at 20% of the planning application fee, for monitoring the implementation of the Agreement (which in this case equates to £1,980).

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans and documents registered on 20 May 2015 other than where amended by plans reference A-00-01_(C), A-00-02_(C), A-00-03_(C), A-00-04_(C), A-00-100_(C), A-00-101_(C), A- 90-03_(C) received on 16 July 2015.

Reason:

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

No.

3. Notwithstanding the submitted details, and prior to their use in the development hereby permitted, a detailed schedule of the proposed materials to be used, including samples of materials to be used on the elevations and the proposed front red brick wall enclosure, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times 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. 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.

5. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no fence, wall or means of enclosure (other than the front red brick wall and those approved under the terms of Condition No. 4 of this planning permission) shall be erected, constructed, improved or altered on site without the prior consent of the Local Planning Authority.

Reason:

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

6. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, which shall include indications of the removal of the street tree and its replacement, implementation and future maintenance.

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

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.

8. The development shall be carried out in accordance with the drainage scheme submitted with the application dated 7th May 2015 and registered on 20th May 2015 unless otherwise agreed by the Local Planning Authority.

Reason:

To ensure the site has adequate foul and surface water drainage from the site in compliance with Policies HOUS2, HOUS8 and ENV27 of the Unitary Development Plan.

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

Reason:

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

10. No part of the building approved as part of this consent shall be within three metres either side of the centreline of the public sewer that crosses the site, or the position on the public sewers as re-located.

Reason:

To protect the integrity of the public sewer and avoid damage thereto.

11. Surface water flows from the development shall only communicate with the public combined sewer through an attenuation device that discharges at a rate not exceeding 11 l/s.

Reason

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment

No.

to the environment.

12. No development shall commence until a SuDS management plan which will include details on future management responsibilities, along with maintenance schedules for all SuDS features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The approved SuDS management plan shall be implemented in full accordance with the approved details and maintained at all times thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

To ensure the site has adequate foul and surface water drainage from the site and maintained in an appropriate manner, in compliance with Policies HOUS2, HOUS8 and ENV27 of the Adopted UDP 1996-2011.

13. No development shall take place (including any ground works, site clearance) until a method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

A) Method and timing of site clearance/ construction with respect to the protection of reptiles and breeding birds.

B) Measures for biodiversity enhancement, such as use of native species, creation/maintenance of habitat, nesting provision, dark movement corridors/flight lines and newt friendly drainage.

The works shall be carried out in accordance with the approved details and maintained thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

For ecology and habitat protection and compliance with the objectives of Policies HOUS2, HOUS8 and ENV27 of the Adopted UDP 1996-2011.

14. No development shall commence until details of the finished levels of the site and buildings in relation to existing ground levels, and the adjoining public highway are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

No.

15. Prior to the commencement of development, a Parking Management Plan shall be submitted to and agreed in writing with the Local Planning Authority in respect of the maintenance of and control of parking within the site. The development shall be carried out in accordance with the requirements of the scheme at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To retain control over the parking demand within the site and the possible overspill parking onto the adjacent highway and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

16. The development shall not be brought into beneficial use until the approved access has been constructed in accordance with the approved plans and in accordance with the Councils standard details for adoption. The access shall thereafter be so retained at all times 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.

17. 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 Draw A-90-03 Rev C and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

18. The cycle provision shown on the approved plans shall be completed prior to the first beneficial occupation of the development hereby approved and at all times thereafter kept free of obstruction and available for the parking of cycles associated with the development, unless otherwise agreed in writing by the Local Planning Authority.

No.

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.

19. Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the reconstruction of the footway along Belmont Street adjacent to the application site. The scheme of improvement works to the footway shall then be carried out in accordance with the agreed details prior to the first beneficial use of the development.

Reason:

In the interests of highway safety, and to ensure compliance with Policy HOUS8 of the Unitary Development Plan.

20. Prior to the beneficial use of any of the dwellings, schemes shall be submitted to and agreed in writing by the Local Planning Authority for the provision of Traffic Regulation orders along Belmont Street (adjacent to the access) and for the provision of resident only parking bays along Woodlands Road, immediately adjacent to the site. The approved TRO schemes shall be carried out in accordance with the approved details by the applicant prior to the beneficial occupation of any of the units on site.

Reasons

In the interests of Highway Safety and on street parking capacity, and to ensure compliance with Policy HOUS8 of the Unitary Development Plan.

21. 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 working hours as well how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

No.

22. The window in the first floor south side elevation of Block C 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 dwellings approved as part of this development and shall thereafter be so maintained at all times.

Reason:

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

23. Any external lighting shall only be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason:

In order to ensure a satisfactory and safe development and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

24. Prior to the construction of any of the external elevations, details of the external surrounds/build outs around the windows, including materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first beneficial occupation of the development.

Reason

To ensure a high standard of design and to safeguard the visual amenities of the area, complying with the requirements of ENV27, HOUS2, HOUS8 of the Adopted UDP 1996-2011.

(**N.B.** Councillor Dr. I.J. Johnson spoke on the above matter as a Local Ward Member.)

2015/00570/FUL Received on 20 May 2015

(P. 153)

Hendre Ltd., St. Hilary Court, Copthorne Way, Culverhouse Cross, Cardiff, CF5 6ES
Dennis Hellyar Architects Pinecroft, Romilly Park Road, Barry, Vale of Glamorgan,
CF62 6RN

Woodlands Road, Barry

New Proposed development of 27 new apartments in a one bed and two bed mix at the vacant site on Woodlands Road junction with Tynewydd Road

No.

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 £61,650 to provide new or enhanced public open space facilities at Central Park and Gladstone Gardens.

The Developer shall pay the sum of £10,000 to provide one or more of the following: pedestrian footways in the vicinity of the site, contributions towards new or enhanced public transport facilities serving the site, cycle routes and provision 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 (£1,782 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:

- L(00)205 – Site Location Plan received on 20 May 2015
- L(00)210 – Existing Site Plan received on 20 May 2015
- L(00)211 – Existing Topography Plan received on 20 May 2015
- L(00)221 Rev A – Proposed Plan received on 4 September 2015
- L(00)222 Rev A – Proposed Plans received on 4 September 2015
- L(00)223 Rev A – Proposed Plans received on 4 September 2015
- L(00)224 Rev A – Proposed Plans received on 4 September 2015
- L(00)225 Rev A – Proposed Plans received on 4 September 2015
- L(00)226 Rev A – Proposed Plans received on 4 September 2015
- L(00)240 Rev A – Proposed Elevations received on 4 September 2015
- L(00)241 Rev A – Proposed Elevations received on 4 September 2015
- Proposed amendments based on 10m rigid service vehicle x 2 received on 8 September 2015
- 14049-400 - Ramp Section with Vehicle Tracking received on 16 September 2015

- Amended Preliminary Ecological Appraisal received 10 August 2015
- Amended Transport Statement received on 15 September 2015
- Transport Statement Addendum received on 17 September 2015.

No.

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, the second floor window serving the bedroom window located in the gable end of the block facing No. 264 Gladstone Road and the first and second floor windows in the gable end of the block serving the open plan kitchen and living areas shall be non-opening and 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 respective flats hereby approved and shall thereafter be so maintained at all times.

Reason:

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

4. Notwithstanding the submitted plans, details of a revised scheme of the circulation spaces around the parking area (in order to ensure all tracked vehicle movements can be met as detailed on additional drawing `Proposed amendments based on 10m rigid service vehicle` received on 8 September 2015) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out in accordance with the approved details prior to the first beneficial use of the development and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on adequate on site of parking and turning facilities without conflict to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies ENV27 and TRAN10 of the Unitary Development Plan.

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

Reason:

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

No.

6. Prior to the commencement of development full details of a scheme to demonstrate that surface water discharges to the public combined sewerage system do not exceed a maximum discharge rate of 13 litre per second (using a suitable flow control device) to include details of maintenance, 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 thereafter so maintained at all times.

Reason:

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

7. Prior to the commencement of development full details of a scheme for the drainage of the site demonstrating how internal road and roof/yard water 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 approved details and thereafter so maintained at all times.

Reason:

To ensure effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. Prior to the commencement of development full details of a SuDS management plan (which shall include details of future management responsibilities) and maintenance schedule for all SuDS features and associated pipe work shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The approved SuDS management plan shall be implemented in full accordance with the agreed plans in perpetuity.

Reason:

To ensure effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. No removal of hedgerows, trees, bramble, shrubs, ivy and other climbing plants or works to, or demolition of structures that may be used by breeding birds shall take place between 1 March and 31 August inclusive unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided

No.

written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds interest on site. No works shall commence until such time as the Local Planning Authority have confirmed that the submitted written confirmation is acceptable and agreed.

Reason:

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

10. No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy have been submitted to and approved in writing by the Local Planning Authority. The assessment shall contain the following elements and follow the guidance contained in 'Contaminated Land: A Guide for Developers' :
- a) A Phase I Preliminary Risk Assessment (Desk Study) shall be submitted to the Local planning Authority for their written 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 which shall have been agreed in writing by the Local Planning Authority 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 and approved in writing by the e Local Planning Authority 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 in writing with the Local Planning Authority.
 - e) Upon completion of the works, a verification report shall be submitted to and agreed in writing 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

No.

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

Reason:

To ensure the health and safety of current and future occupiers during and post construction and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

11. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated and proposed hours of work for construction. 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.

12. Prior to the commencement of development of a scheme shall be submitted to the Local Planning Authority to show that all flats will be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB LAeq for living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB LAf.max shall not be exceeded in bedrooms (2300 to 0700 night-time). The approved scheme shall be implemented and thereafter maintained and retained at all times.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to the residential amenity of the proposed development and to ensure compliance with Policy ENV29 - Protection of Environmental Quality of the Unitary Development Plan and TAN11 - Noise.

No.

13. Prior to the occupation of any of the flats, the developer should submit, for written approval by the Local Planning Authority, a verification report proving that the dwellings meets the criteria set out within Condition 13. None of the dwellings shall be occupied until the verifications report has been approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to the residential amenity of the proposed development and to ensure compliance with Policy ENV29 - Protection of Environmental Quality of the Unitary Development Plan and TAN11 - Noise.

14. 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

15. Prior to the commencement of development, details of the finished levels of the site, internal parking and access areas and buildings in relation to existing ground levels and adjacent 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 amenities of the area are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

16. Details of a scheme of landscaping shall be submitted to the Local Planning Authority for their approval in writing.

Reason:

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

17. 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.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), the only means of enclosure associated with the development hereby approved shall be that/those which are in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their erection, and the means of enclosure shall only be implemented in accordance with the approved details thereafter.

Reason:

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

19. The development hereby approved shall not be brought into beneficial use until the cross over serving the new access has been constructed in accordance with the Council's standard details for adoption. In addition, the existing vehicle crossover that provides access to the existing site shall be removed and reinstated as pedestrian footway in accordance the Council's standard details for footway construction prior to the first beneficial occupation of any unit.

Reason:

In the interests 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.

20. The use hereby permitted shall not be implemented until such time as:

(1) The existing Traffic Regulatory Orders on Woodlands Road has been formally amended (within the scope of the area identified on Addendum Figure 1 of the Transport Statement Addendum) to ensure that the swept paths for cars and a 10 metre rigid vehicle can be achieved without conflict with parked vehicles, in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Highway Authority; and

No.

(2) The requirements of the approved scheme and any associated requirements of the new or amended Traffic Regulation Order have been implemented.

Reason:

To provide safe access into the site and to ensure compliance with the terms of Policies ENV27 and TRAN10 of the Unitary Development Plan.

21. 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 the submitted 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 Policies ENV27 and TRAN10 of the Unitary Development Plan.

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

Reason:

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

23. Prior to the commencement of development, a parking management plan shall be submitted to and agreed in writing with the Local Planning Authority in respect of the maintenance of and control of the allocation of parking spaces to residents within the site and details of the applicants intention of securing low levels of vehicle ownership for future residents of the site. The development shall be carried out in accordance with the requirements of the parking management plans unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To retain control over the parking demand within the site and the possible overspill parking onto the adjacent highway and to ensure compliance with Policies ENV27, TRAN10 and HOUS8 of the Unitary Development Plan.

No.

24. Details of any proposed external lighting serving the development shall be submitted to and agreed in writing by the Local Planning Authority and any lighting thereafter erected shall be in accordance with the agreed details.

Reason:

In order to ensure that any lighting does not impact on the amenities of nearby residential occupiers and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

(**N.B.** Councillor Dr. I.J. Johnson spoke on the above matter as a Local Ward Member.)

2015/00573/FUL Received on 15 June 2015

(P. 199)

Biglis Solar Farm Limited, C/o Agent.

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

Biglis Farm, Barry

Construction of a PV solar farm for the production of electricity comprising solar panels mounted on fixed frames with associated infrastructure and buildings (including gravel tracks, cabling, security monitoring system, transformers, inverters, substations, and ancillary equipment), security fencing and gates, landscaping and temporary construction access.

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 plans and documents:-

- Site Location Plan, Drg. No. BRS.5046_01E, received 28 May 2015;
- Site Layout, Drg. No. D04_1784_02_Rev8, received 9 June 2015;
- Elevational plans, including Drg. Nos D04-1784-04, 05 and 07, and Drg. No. PRG_C412_A, all received 20 May 2015;
- Planning Statement, received 28 May 2015;
- Design and Access Statement, received 28 May 2015;
- Swept Path Analysis and Site Access Arrangement, Drg. No. SP01, received 21 August 2015;
- Construction Traffic Management Plan, received 20 May 2015;

No.

- Planting Plan, Drg. No. BRS.5046_13-D, received 20 May 2015;
- Landscape Features Plan, Drg. No. BRS.5046_11-A, received 20 May 2015;
- Landscape Assessment dated May 2015 and associated plans, including photomontages, landmap plan, landscape designations plan and zone of theoretical visibility, Drg. No.s BRS.5046_05-A and 06-A, received 20 May 2015;
- Tree Survey, Arboricultural Impact Assessment and Draft Tree Protection Plan, received 20 May 2015;
- Heritage Desk-Based Assessment, received 15 June 2015;
- Ecological Survey dated June 2015, amended plans received 8 July 2015;
- Agricultural Assessment, dated April 2014, received 20 May 2015;
- Flood Consequence Assessment, dated 27 April 2015, received 20 May 2015;
- Waste Audit Statement, received 20 May 2015;
- Statement of Community Engagement, received 20 May 2015;

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

Reason:

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

3. The proposed improvements to the access onto Argae Lane, shown on Drg. No. SP01 received 21 August 2015, and which shall provide for the upgrade of the existing crossover; surfacing in a bound material for a distance of 6m from the adopted highway; and any gates to be set back a minimum distance of 6m from the adopted highway (20m during construction), shall be implemented before the commencement of any works for the laying out of the solar farm.

Reason:

In the interests of highway safety in accordance with Policies COMM8 - Other Renewable Energy Schemes and ENV27 of the Unitary Development Plan.

4. Further details relating to the Construction Traffic Management Plan, which shall provide for wheel washing facilities and details of delivery times (with no deliveries made to the site between the hours of 0800 – 0930 and 1430 – 1600), shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in full accordance with the amended Construction Traffic Management Plan.

No.

Reason:

In the interests of highway safety and having regard to the proximity to St. Richard Gwyn Secondary School in accordance with Policies COMM8 and ENV27 of the Unitary Development Plan.

5. 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, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated, and the development shall be implemented thereafter in accordance with the approved Plan.

Reason:

In the interests of general amenity and public health and safety in accordance with Policies COMM8, ENV27 and ENV29 of the Unitary Development Plan.

6. The development hereby permitted shall be implemented in accordance with the recommendations outlined in the submitted Ecological Survey prepared by Clarkson & Woods, dated June 2015, amended plan received 8 July 2015, in particular the maintenance of a minimum gap between the edge of the hedgerow and the nearest solar panel, and that an appropriately qualified and licensed ecologist is available via an 'on-call' system during the construction phase.

Reason:

In the interests of the ecology/biodiversity of the area in accordance with Policies ENV10, ENV11 and COMM8 of the Unitary Development Plan, and TAN5.

7. Before the commencement of development, including any site clearance, a comprehensive Ecological Management Plan (EMP), which shall include, but not be exclusively limited to: details of timing/phasing of the works to minimise impacts; biodiversity protection zones and measures to protect retained important habitats; and details of measures to achieve biodiversity enhancement in addition to details of future management of the site to maximise biodiversity, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed plan.

Reason:

In the interests of the ecology/biodiversity of the area in accordance with Policies ENV10, ENV11 and COMM8 of the Unitary Development Plan, and TAN5.

No.

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

Reason:

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

9. Notwithstanding the submitted landscape information, further details of a proposed landscaping scheme, which shall provide details of tree/hedgerow protection during construction, and additional tree planting, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and the setting of the listed buildings in accordance with Policies ENV10, ENV11, ENV17 and COMM8 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 completion of the development, or first operational use of the solar facility, whichever is the sooner, with all new hedgerows and other planting provided as part of the approved landscaping scheme, together with the existing hedgerows and trees, to be managed and maintained for the duration of the life of the solar park in accordance with the approved details, including the Ecological Management Plan referred to at Condition No. 5.

Reason:

To ensure the maintenance of the existing and proposed planting on the site in the interests of the character and appearance of the area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV10, ENV11, ENV17 and COMM8 of the Unitary Development Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and

No.

Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within and along the boundaries of the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV10, ENV11, ENV17 and COMM8 of the Unitary Development Plan.

12. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures, infrastructure and fencing hereby approved shall be 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 the character and appearance of the area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV10, ENV11, ENV17 and COMM8 of the Unitary Development Plan.

2015/00574/FUL Received on 20 May 2015
(P. 231)

ALDI Stores Limited, C/o Agent
Turley, 18, Windsor Place, Cardiff, CF10 3BY

Unit 6, Ty Verlon Industrial Estate, Barry

Demolition of the existing building and erection of a Class A1 Limited Assortment Discount foodstore (1,660m² gross, 1,140m² net) with associated access, parking, landscaping and ancillary works

WITHDRAWN at the request of the Applicant.

No.

2015/00700/FUL Received on 25 June 2015

(P. 255)

Mr. and Mrs. Pepi Mancuso, 23, Glebe Street, Penarth, Vale of Glamorgan,
CF64 1EE

Mark Taylor, MT Surveyors, Heatherton Lodge, Michaelston Y Fedw, Cardiff,
CF3 6XS

23, Glebe Street, Penarth

Change of use from retail shop to three bedroom 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. The development shall be carried out in accordance with the following approved plans and documents: Design and Access statement and drawings 2011.31.01 and 02 received on 19th June 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.

445 MATTER WHICH THE CHAIRMAN HAD DECIDED WAS URGENT –

RESOLVED – T H A T the following matter which the Chairman had decided was urgent for the reason given beneath the minute heading be considered.

446 WELSH GOVERNMENT CONSULTATION: PROPOSED AMENDMENTS TO SECONDARY LEGISLATION FOR DEVELOPMENT MANAGEMENT COVERING STATUTORY CONSULTEES, DESIGN AND ACCESS STATEMENTS AND HOUSES IN MULTIPLE OCCUPATION (HRP) –

Urgent by reason of need to respond to Welsh Government consultation by 26th October, 2015

The report sought to update the Committee in relation to the above matters and to agree the Council's response to the consultation on the same.

No.

As part of the implementation of the proposed changes to the Planning System in Wales, the consultation paper had been recently released seeking the views of interested parties with regard to the above matters. The consultation sought the views on subordinate legislation needed to implement the sections of the Planning (Wales) Act 2015 relating to:

- Statutory Consultees
- Design and Access Statements (DASs)
- Houses in Multiple Occupation.

In regard to the consultation paper, this in itself was not seeking opinions in respect of the primary legislation included in the Bill which had recently been approved by the National Assembly for Wales and was due to receive Royal Assent in July.

The consultation paper, as attached at Appendix A to the report, included a set of specific questions which the Welsh Government was requesting views upon. The closing date for the consultation responses was 26th October, 2015.

In referring to the report, the Head of Regeneration and Planning alluded to the proposed response to the consultation paper as set out in Appendix B to the report and the proposed changes did not raise any fundamental issues for the Council. The changes were largely considered to be reasonable; however, potential implications had been pointed out in certain cases.

In regard to statutory consultees, the Head of Service indicated that the changes related to the provisions in respect of the Coal Authority, Cadw, The Theatre Trust, Natural Resources Wales and Water / Sewerage Undertakers.

In referring to the proposed changes to Design and Access Statements (DASs) the Head of Service indicated that the consultation sought to rationalise the instances where they would be required. In the main, DASs would only be required for major developments and development in sensitive areas, e.g. conservation areas; and the content would be simplified. It was considered that this was more appropriate than the current system whereby the vast majority of non-householder applications required a DAS.

As for the proposed changes relating to Houses in Multiple Occupation (HMOs), the Head of Service indicated that this included the creation of a new Use Class (C4) which would mean that HMOs of up to six people would require planning permission (HMOs of seven or more occupants would continue to require permission as a Sui Generis use). This change was proposed in response to research which had indicated issues resulting from high concentrations of HMOs. Whilst there were not particularly evidenced concentrations of HMOs within the Vale, it was considered that the impacts of an HMO can be greater than a single household unit and for this reason, it was considered appropriate for them to be brought within planning control.

Having regard to the above and related issues, it was

RECOMMENDED –

(1) T H A T the Welsh Government Consultation on Proposed Amendments to Secondary Legislation for Development Management Covering Statutory Consultees, Design and Access Statements and Houses in Multiple Occupation be noted and that the Council's response to the Consultation set out in Appendix B to the report be approved 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 which they wished to raise, these be forwarded on to Welsh Government.

Reasons for recommendations

(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.