

No.

PLANNING COMMITTEE

Minutes of a meeting held on 19th November, 2015.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Ms. R. Birch, J.C. Bird, Ms. B.E. Brooks, 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, 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 Matthew Davies	2014/00933/FUL Land at Pentre Meyrick, Vale of Glamorgan	The Applicant or their representative
Mr Oli Henstridge	2015/00649/FUL The Farm, Lane South East from St Hilary to Llancarfan Boundary, St Hilary	The Applicant or their representative
Mr Jonathan Wright	2015/00782/FUL Morfa Farm, Morfa Lane, Llantwit Major	The Applicant or their representative
Mr Nick Davies	2015/00859/FUL Corntown Farm Solar, Corntown Farm South of A48 at Crack Hill.	The Applicant or their representative
Mr. Stephen Cunliffe	2015/00997/FUL 103 Tynewydd Road, Barry	Objector to the application or their representative

585 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.”

586 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, Mrs. P. Drake, A.G. Powell and Mrs. A.J. Preston.

No.

587 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 22nd October, 2015 be approved as a correct record.

588 DECLARATIONS OF INTEREST -

Councillor J.C. Bird	<p>Application No. 2015/00470/OUT - Land at Walters Farm, Weycock Cross, Barry - The nature of the interest was that Councillor Bird was known to the applicant and therefore had a prejudicial and personal interest.</p> <p>Councillor Bird withdrew from the meeting during consideration of this item.</p>
Councillor R.A. Penrose	<p>Application No. 2015/00470/OUT - Land at Walters Farm, Weycock Cross, Barry - The nature of the interest was that Councillor Penrose was known to the applicant and therefore had a prejudicial and personal interest.</p> <p>Councillor Penrose withdrew from the meeting during consideration of this item.</p>
Councillor Ms. B.E. Brooks	<p>Application No. 2014/00933/FUL - Land at Pentre Meyrick, Pentre Meyrick - The nature of the interest was that Councillor Ms. Brooks was the relevant Cabinet Portfolio Member with the responsibility for social housing and therefore the interest was prejudicial.</p> <p>Councillor Ms. Brooks withdrew from the meeting during consideration of this item.</p>
Mr. M. Goldsworthy	<p>Application No. 2015/00649/FUL - The Farm, Lane South East from St. Hilary to Llancarfan Boundary, St. Hilary - The nature of the interest was that the applicant was a family member to Mr. Goldsworthy and therefore had a personal interest.</p> <p>Mr. Goldsworthy withdrew from the meeting during consideration of this item.</p>

No.

Mr. N. Jonathan	Application No. 2015/00859/FUL - Corntown Farm, Corntown - The nature of the interest was that Mr. Jonathan owned a property to the neighbouring application on the site and therefore had a personal interest. Mr. Jonathan withdrew from the meeting during consideration of this item.
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589 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 22nd October, 2015 be noted:

Apologies for absence were received from Councillors J. Drysdale, E. Hacker, Mrs. V.M. Hartrey, N.P. Hodges, A.G. Powell and Mrs. M.R. Wilkinson.

- (a) 14 Churchill Close, Llanblethian Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts.
Local Ward Member - Councillor G.A. Cox.

590 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.

591 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

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

Decision Codes

- | | |
|---|--|
| A - Approved | O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement) |
| C - Unclear if permitted (PN) | B - No observations (OBS) |
| EB EIA (Scoping) Further information required | E Split Decision |

No.

- | | | | |
|----|--|-----|---|
| EN | EIA (Screening) Not Required | G | - Approved the further information following "F" above (PN) |
| F | - Prior approval required (PN) | N | - Non Permittal (OBS - objections) |
| H | - Allowed : Agricultural Condition Imposed : Appeals | NMA | - Non Material Amendments |
| J | - Determined by NAFW | Q | - Referred to Secretary of State for Wales (HAZ) |
| L | - Approved <u>AND</u> refused (LAW) | S | - Special observations (OBS) |
| P | - Permittal (OBS - no objections) | U | - Undetermined |
| R | - Refused | RE | - Refused (Enforcement Unit Attention) |
| | | V | - Variation of condition(s) approved |

2014/01061/FUL	A	Land off Cwrt Yr Ala Road, Michaelston Le Pit	Siting of a not fixed container to store material for the operation and maintenance of the PV Plant
2014/01064/FUL	A	The Croft, Sigingstone	Conversion of existing outbuilding
2015/00176/FUL	A	Rushmoor House, St. Mary Church	Demolition of existing sub standard dwelling and erection of new 4 bedroom dwelling, triple garage and stable block
2015/00569/FUL	A	Coedhirion, 8, Walston Road, Wenvoe	Proposed part single and part double storey rear and side extension to the existing dwelling including demolition of existing rear extension, detached garage and minor internal and external works
2015/00644/FUL	A	Twynbach and Hellas, St. Nicholas	Alterations and new access arrangements
2015/00651/FUL	A	The Woodlands, Beach Road, Swanbridge	Proposed two storey extension and retention of single storey utility room extension and regularisation of conservatory
2015/00656/FUL	A	7, Cowper Close, Penarth	Side extension
2015/00675/FUL	A	Hillside, Pendoylan	Proposed agricultural shed

No.

2015/00701/FUL	A	Hendrewennol, Bonvilston	Erection of polytunnels
2015/00728/FUL	A	2, Rectory Road, Penarth	Single storey side extension. existing garden fencing facing Rectory Road to be replaced with metal railings complete with new entrance gates (electronically opened)
2015/00765/FUL	A	Currys, 1, Brooklands Retail Park, Port Road, Cardiff	Installation of new fire exit doors to an existing retail unit
2015/00767/FUL	A	PC World, 4, Brooklands Retail Park, Port Road, Cardiff	Installation of new fire exit doors to an existing retail unit
2015/00780/FUL	A	Vacant Unit 1B (ex Comps 4 Africa), 1, Brooklands Retail Park, Port Road, Cardiff	Installation of new fire doors to an existing retail unit
2015/00789/LBC	A	Pear Tree Cottage, Turkey Street, Llantwit Major	Replace three windows on the front elevation with identical wooden casement windows. The new windows will be fitted with low line slim spec double glazing. The current windows have been extensively repaired, but are no longer viable nor secure
2015/00791/FUL	A	6, Romilly Park Road, Barry	Proposed single storey rear extension with lantern roof
2015/00796/FUL	A	3, Croft Gardens, Sully	New two storey side extension
2015/00802/FUL	A	Pwll Y Min Farm, Main Avenue, Peterston Super Ely	Move fence identifying front garden boundary
2015/00826/PNA	R	The Piggery, Logwood Hill, Peterston Super Ely.	Agricultural building

No.

2015/00853/FUL	A	Cliff Farmhouse, Llancarfan	Alterations to listed building and new conservatory
2015/00860/FUL	A	St. Brides Major Church In Wales Primary School, Heol Yr Ysgol, St. Brides Major	Proposed construction of nursery unit
2015/00889/LBC	A	Cliff Farmhouse, Llancarfan	Alterations to listed building and new conservatory
2015/00898/FUL	A	61, Hillside Drive, Cowbridge	Construction of a balcony to rear
2015/00903/FUL	R	Land at The Lawns, Cwrt y Ala Road, Michaelston le Pit	Construction of a replacement agricultural building
2015/00912/FUL	A	223, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00913/FUL	A	269, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00914/FUL	A	267, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00918/FUL	A	240, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia

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2015/00919/FUL	A	284, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00920/FUL	A	265, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00923/FUL	A	255-257, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00924/FUL	A	Bahaven, Sigingstone	Loft conversion and garage extension
2015/00940/FUL	A	70, Lavernock Road, Penarth	Decking within rear garden (retrospective)
2015/00941/FUL	A	New Beaupre Farm, St. Athan Cowbridge	Construction of new steel framed agricultural cattle shed
2015/00946/FUL	A	38, Salop Place, Penarth	First floor extension
2015/00955/FUL	R	Curnix Farm, Cuckoo Mill Lane, Moulton	Proposed replacement dwelling with ancillary garage/store and home office
2015/00957/FUL	A	Wyndham House, Boverton Road, Llantwit Major	Remove redundant nightsafe and signage. Create secure ATM room and install illuminated sign

No.

2015/00961/FUL	A	Glan Ynys, Colwinston	Remodelling of property including two storey extension and resitting of off street garage
2015/00969/FUL	R	Springbank Nursing Home, College Road, Barry	Replacement of existing first floor conservatory with two storey infill to east side of front elevation. Construction of matching infill on west side of front elevation
2015/00971/FUL	R	Spinney Lodge, Beach Road, Swanbridge	Proposed new single storey detached 2 bed bungalow with parking area and gardens
2015/00974/FUL	A	Hazelhurst Nursing Home, Sully Road, Penarth	Conversion of store room to bedroom with the introduction of two new windows
2015/00980/FUL	A	Fern Hill, Michaelston Le Pit, Dinas Powys	Outbuilding to accommodate garage and home office
2015/00981/ADV	A	Wyndham House, Boverton Road, Llantwit Major	Illuminated signage
2015/00984/FUL	A	232, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00985/FUL	A	220, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia

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2015/00987/FUL	A	250, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00988/FUL	A	253, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00989/FUL	A	235, Holton Road, Barry	New powder coated aluminium shopfront. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00990/FUL	A	218, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter with shutter housing behind fascia
2015/00991/FUL	A	40, Burlington Street, Barry	New powder coated aluminium shopfront, including stall riser. New fascia and shop sign. New external security shutter, with shutter housing behind fascia
2015/00992/FUL	A	254, Holton Road, Barry	New powder coated aluminium shopfront. New fascia and shop sign. New external security shutter, with shutter housing behind fascia
2015/00993/FUL	R	1, Bungalow, Waycock Road, Five Mile Lane, Barry	Single storey extension and garage conversion

No.

2015/00994/REG 3	A	Vale of Glamorgan Council, Alps Quarry Road, Wenvoe	Solar panels installation
2015/00999/FUL	A	West Lodge, West Aberthaw	Proposed conversion and alterations of existing building to form granny annexe, ancillary to existing dwelling house
2015/01000/FUL	R	Heol Gerrig Farm, St Mary Hill	Barn conversion, access and curtilage
2015/01002/FUL	A	220, Redlands Road, Penarth	Proposed double storey front/side extension. Main roof removal. New pitched roof to form second floor accommodation
2015/01004/FUL	A	12, Park Road, Penarth	One replacement dwelling, including all external works and access from the highway. Revision of 2014/01355/FUL
2015/01005/FUL	A	216, Holton Road, Barry	New Powder Coated Aluminium shopfront including riser, new fascia and shop sign, new external security shutter, with shutter housing behind fascia
2015/01006/FUL	A	239, Holton Road, Barry	New Powder Coated Aluminium shopfront, new stall riser, new fascia and shop sign, new external security shutter, with shutter housing behind fascia
2015/01007/FUL	A	264, Holton Road, Barry	New powder coated aluminium shopfront including stall riser, new fascia and shop sign, new external security shutter, with shutter housing behind fascia

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2015/01008/FUL	A	294, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser, new fascia and shop sign, new external security shutter, with shutter housing behind fascia
2015/01009/FUL	A	8, Village Farm, Bonvilston	Single storey conservatory extension to rear elevation
2015/01012/FUL	A	St. Mary's Church, Holton Road, Barry	Replace existing boundary wall with metal railings. Create new access and car parking area
2015/01015/FUL	A	54a, Clive Place, Penarth	Proposed replacement of conservatory, renovation of balcony, addition of external helical stair, replacement windows and internal modifications
2015/01016/FUL	A	2, Church Road, Rhoose	Loft conversion and construction of new dormers to front and rear
2015/01025/ADV	A	Specsavers Opticians, 108, Holton Road, Barry	Sign A) Specsavers fascia, aluminium panel with opal moulded pod with Perspex Specsavers logo and aluminium audiologists and opticians letters. Internally illuminated. Sign D) Specsavers opal moulded projection sign with Perspex Specsavers logo. Internally illuminated.
2015/01028/LAW	A	2, Sunnycroft Lane, Dinas Powys	Extend existing house from a hipped roof to a gable, plus flat-roof dormer extension on the rear roof slope

No.

2015/01029/FUL	A	88, Glebe Street, Penarth	Proposed change of use from B1 (Ground Floor) and Residential Flats (First and Second Floor) to all B1, including alterations and general refurbishment and balcony
2015/01033/FUL	A	41, Murch Road, Dinas Powys	Part two, part single storey rear extension.
2015/01034/FUL	A	1, John Batchelor Way, Penarth	Proposed extension to existing first floor balcony
2015/01035/FUL	A	Plot 85, Reflections at The Quays, Barry	Proposed alteration of approved dwelling to include rear conservatory extension
2015/01041/ADV	A	Tesco Stores Ltd., Culverhouse Cross, Cardiff	Installation of pet grooming / crèche operation, along with the erection of two associated buildings, outdoor area and associated advertisement
2015/01044/FUL	A	United World College of the Atlantic, East Drive, St. Donats	Diversion of the existing culvert to prevent flooding over the jousting field. The works involves excavation of a new route in the direction of the boat house for a large diameter pipe to be installed
2015/01047/FUL	A	61, Andover Close, Barry	Proposed ground, first floor extensions including garden room and porch
2015/01053/FUL	A	87, Heol Y Frenhines, Dinas Powys	Single storey rear extension, single storey front porch extension
2015/01054/FUL	A	40, Marine Drive, Barry	Single storey front extension

No.

2015/01056/FUL	R	6, The Square, Dinas Powys	First floor extension over existing ground floor building, to comprise a room arrangement as shown on the drawing
2015/01059/FUL	A	57, Queens Road, Penarth	Proposed single storey rear extension incorporating additional living space
2015/01060/FUL	A	296, Holton Road, Barry	New powder coated aluminium shopfront, including stall riser, new fascia and shop sign, new external security shutter, with shutter housing behind fascia
2015/01063/ADV	A	Land to rear of St. David's Primary School, Heol Cae Pwll, Colwinston	Two sales boards to be placed on grass land at the front of site
2015/01065/FUL	A	22, Maes Glas, Barry	Construct new playroom to adjoin existing garage of part converted garage (one parking bay) to form part of playroom
2015/01066/FUL	A	1, Bradenham Place, Penarth	Rear single storey extension forming kitchen dining room
2015/01067/FUL	A	Kenswood, 10, Kingswood Close, Ewenny	Proposed garage
2015/01081/FUL	A	41, Rhoose Road, Rhoose	First floor extension to side and single storey rear extension
2015/01083/FUL	A	80, Victoria Road, Penarth	Two storey extension and modifications to all elevations

No.

2015/01086/FUL	A	64, Coleridge Avenue, Penarth	To provide rear and side single storey extension to give new kitchen living space together with provision for a utility room, cloaks, garage and porch
2015/01088/LAW	A	6, Percy Smith Road, Boverton	Single storey rear extension
2015/01095/FUL	A	1, Trem Powys, Barry	Proposed first floor extension over existing ground floor garage. New bedroom space and en suite
2015/01099/FUL	A	12, Sunnycroft Lane, Dinas Powys	Proposed two storey rear extension comprising kitchen, dining room, bedroom and bathroom
2015/01104/FUL	A	4, Cherry Close, The Paddocks, Penarth	New single storey rear extension as family dayroom & new front entrance porch & ground level facade
2015/01107/FUL	A	2, Victoria Square, Penarth	Amendment to kitchen windows to make single large opening. Addition of French doors to rear. New skylight window to top floor bathroom and new skylight to existing flat roof dormer in top floor ensuite
2015/01114/FUL	A	1, Craven Walk, Penarth	Construction of double garage with pitched roof and widening of existing crossover
2015/01136/FUL	A	33, Enfield Drive, Barry	Two storey side extension to provide kitchen, utility room, cloaks and two bedrooms together with internal alterations

No.

592 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the list of appeals received 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 appeals for April 2015 to March 2016 as detailed in the report be noted.

593 TREES (HRP) -

(i) Delegated Powers -

RESOLVED - T H A T the following applications determined by the Head of Regeneration and Planning under delegated powers be noted:

Decision Codes

A - Approved
E Split Decision

R - Refused

2015/00983/TPO	A	Llanblethian House, Church Road, Llanblethian	Remove 3 conifers. Reduce Magnolia by approx. 1.5M. Reduce 2 Yews by 1.5M
2015/01171/TPO	A	Bahaven, Sigingstone	Reduction works to the Cherry tree
2015/01247/TPO	A	4, Porth y Castell, Barry	Take down existing Magnolia Tree

594 PLANNING APPLICATIONS (HRP) -

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

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

No.

2014/00933/FUL Received on 14 August 2014
(P28)

Hafod Housing Association Ltd, c/o Agent.
Mr. Jon Hurley, WYG Planning and Environment, 5th, Floor Longcross Court,
47, Newport Road, Cardiff, CF24 0AD

Land at Pentre Meyrick, Pentre Meyrick

Development of 13 affordable homes, access arrangements and associated works

DEFERRED (For officers to continue to seek a resolution to the highway
objection by the provision of a safe crossing for the A48 near the
site).

2015/00208/FUL Received on 22 April 2015
(P71)

Mr. Robert Saunders, Blacklands Farm, Five Mile Lane, Bonvilston, Vale of
Glamorgan
Reading Agricultural Consultants, Gate House, Beechwood Court, Long Toll,
Woodcote, Oxfordshire, RG8 0RR

Land adjoining Greenway Farm, Bonvilston

Erection of a rural enterprise worker's dwelling

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the following schedule of plans and documents:-
 - Location Plan, Dwg. No. RAC/6185/6, received 26 February 2015;
 - Site Plan, Dwg. No. RAC/6185/7 Rev A, amended plan received 16 October 2015;
 - Ground Floor Plan, Dwg. No. 001 Rev C, amended plan received 16 October 2015;
 - First Floor Plan, Dwg. No. 002 Rev C, amended plan received 16 October 2015;
 - Front Elevation, Dwg. No. 003 Rev C, amended plan received 16 October 2015;
 - Side Elevation, Dwg. No. 004 Rev C, amended plan received 16 October 2015;

No.

- Rear Elevation, Dwg. No. 005 Rev C, amended plan received 16 October 2015;
- Garage Floor Plan, Dwg. No. 006, amended plan received 16 October 2015;
- Design and Access Statement received 26 February 2015; and
- Agricultural Appraisal prepared by Reading Agricultural Consultants, received 26 February 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 occupancy of the dwelling shall be restricted to:

a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;

or, if it can be demonstrated that there are no such eligible occupiers,

b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

Since a dwelling in this rural location would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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

Reason:

To enable the Local Planning Authority to control the size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6-Planning for Sustainable Rural Communities.

No.

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

Reason:

To enable the Local Planning Authority to control the size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6-Planning for Sustainable Rural Communities.

6. 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

7. Notwithstanding the submitted plans, and before commencement of development, full construction details of the proposed alterations to the access and the new access track, shall be submitted to and approved in writing with the Local Planning Authority. The details shall show vehicle swept paths providing for a 16.5m long articulated vehicle entering and existing the access at the same time; a maximum gradient of 1 in 20 for the first 20m; access gates located a minimum distance of 20m from the adjacent highway; and a vehicle passing place provided centrally along the internal access that should accommodate a 16.5m long articulated vehicle.

Reason:

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

8. The boundary of the residential curtilage hereby approved shall be defined and enclosed in accordance with full details to be submitted to and agreed in writing by the Local Planning Authority. The agreed enclosure shall be implemented before the first beneficial occupation of the dwelling hereby permitted, and the proposed native hedgerow, as indicated on Dwg. No. RAC/6185/7 Rev A, amended plan received 16 October 2015, shall be planted during the first planting season following said occupation. The completed boundary enclosure shall be retained and maintained as such thereafter.

No.

Reason:

To ensure no encroachment of the domestic curtilage into the surrounding countryside and in the interests of visual amenity and the character and appearance of the rural landscape in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, and ENV27-Design of New Developments of the Unitary Development Plan.

9. Before the commencement of development, full details of the finished levels of the site in relation to existing ground levels, including cross-sections shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the change in levels across the whole of the site, including buildings and access track. The development shall be implemented thereafter in full accordance with the approved details.

Reason:

In the interests of the visual amenity of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, and ENV27-Design of New Developments of the Unitary Development Plan.

10. Before its installation on site full details of the foul drainage, which shall include calculations of the ground conditions for the septic tank, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details.

Reason:

In the interests of the adequate drainage of the site in accordance with Policies ENV27-Design of New Developments and ENV29-Protection of Environmental Quality of the Unitary Development Plan.

11. Before the commencement of development full details of the proposed additional planting, comprising new trees/hedgerow/hedgerow enhancement, which shall include details of siting, species and specimen size, shall be submitted and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, and ENV27-Design of New Developments of the Unitary Development Plan.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons

No.

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

Reason:

To ensure satisfactory maintenance of the landscaped area in the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features and ENV27-Design of New Developments of the Unitary Development Plan.

2015/00470/OUT Received on 26 May 2015

(P110)

Walters Land (Barry) Ltd C/o Agent

Philippa Cole. Planning Consultant 14, Ty Gwyn Crescent, Penylan, Cardiff, CF23 5JL

Land at Walters Farm, Weycock Cross, Barry

Development of up to 200 residential homes (Use Class C3) along with associated parking, access, public open space and landscaping and including the demolition of existing buildings.

Your Officers will, therefore, seek a s106 agreement for the appointed Inspector to consider, containing an obligation requiring on site public art.

CONCLUSION

There are key objections to the principle of this development application, namely:

1. The Development is clearly contrary to the adopted Unitary Development Plan and Planning Policy Wales, being outside of any recognised settlement boundary.
 2. The development would be unacceptable in terms of both landscape and visual impact.
 3. The development has failed to demonstrate that the access to the site could be achieved that would not be detrimental to highway safety on Port Road.
1. The proposals are premature in advance of the examination of the Deposit Draft Local Development Plan which is programmed to take place in August of this year.

No.

2. The development does not satisfy Test 1 and Test 2 of the Habitats Directive's Article 16, as it is not considered that there is an overriding public interest for the derogation, in terms of the social and economic benefits and there are alternatives to the demolition of the building.

RESOLVED -

(1) T H A T the Committee notes the above conclusions and agree that these form the basis of the Council's case in the current Non-Determination Appeal and that the application would have been refused for the reasons set out below:

1. The proposed residential development is outside the defined settlement boundary of Barry and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Policies ENV1 - Development in the Open Countryside and HOUS2 – Additional Residential Development of the adopted Vale of Glamorgan Development Plan 1996, as well as Planning Policy Wales (Edition 7) July 2014.
2. The development would be a visually prominent and discordant feature that would be unacceptably harmful to the special qualities of the Duffryn Basin and Ridge Slopes Special Landscape Area. As such the development of this sensitive rural area and landscape would be contrary to Policies ENV4 Special Landscape Areas, ENV27 – Design of New Developments and ENV10 Protection of the Countryside of the adopted Vale of Glamorgan Development Plan 1996 – 2011, as well as Planning Policy Wales (Edition 5) November 2012.
3. In the absence of any detailed submissions for the proposed access to the site, the applicant has failed to demonstrate that the development would not be detrimental to highway safety or cause unacceptable harm to the visual amenity of the area through hedgerow removal on Port Road West contrary to Policy ENV27 - Design of New Developments of the Vale of Glamorgan Unitary Development Plan 1996-2011, as well as Planning Policy Wales (Edition 7) July 2014 and Technical Advice Note 18 - Transport.
4. The proposed development would be contrary to the strategy of the Vale of Glamorgan Deposit Local Development Plan, and as such would pre-determine decisions about the location, scale and phasing of such new development which ought properly to be taken with the context of the Local Development Plan. Accordingly, the development is considered premature pending the adoption of the Deposit Local Development Plan, and would have a significant detrimental impact on the key settlement of Barry, contrary to the advice and guidance in Chapter 2 of the Planning Policy Wales (7th Edition) July 2014.
5. The development does not satisfy Test 1 and Test 2 of the Habitats Directive's Article 16, as it is not considered that there is an overriding public interest for the derogation, in terms of the social and economic benefits (Test 1) and there are alternatives to the demolition of the building (Test 2).

No.

As such the development would be in breach of the EC Habitats Directive, contrary to Policy ENV 16 – Protected Species and the guidance set out in Chapter 5 of Planning Policy Wales (7th Edition) July 2014, and Section 6 of TAN5 - Nature Conservation and Planning and the Supplementary Planning Guidance on Biodiversity and Development.

(2) T H A T in the event that the appeal decision for the residential development site on land to the south west of Weycock Cross is received prior to the consideration of the appeal subject of this report, Members agree that the Council's evidence when prepared takes account of that appeal decision and that officers be given delegated authority to amend the Council's stance in respect of the above listed reputed reasons for refusal.

2015/00649/FUL Received on 29 June 2015
(P163)

Ms. Natasha Lawrence, Solarcentury, 50, Great Sutton Street, London, EC1V 0DF
Mrs. Amy Ravitz Williams, CDN Planning, North Hill, 7, St. James Crescent,
Swansea, SA2 8DP

The Farm, lane South East from St. Hilary to Llancarfan boundary, St. Hilary

Installation of a 3.75mw solar farm and associated infrastructure

REFUSED (Written representations)

1. The proposed site is located within the Lower Thaw Valley 'Special Landscape Area'. The proposed development of a ground mounted solar photovoltaic facility, by reason of its location, size and appearance, would result in an adverse and harmful impact on the wider character and setting of this sensitive landscape, and reduce the overall visual amenity of this part of the countryside, including views from the nearby Grade I Listed Building and Ancient Monument Old Beaupre Castle the public highway network, and also individual residential properties. The impact on the landscape would therefore outweigh any benefits attributed to sustainable energy production and reduction of carbon footprint, such that the proposal fails to comply with chapter 12 of Planning Policy Wales and is also contrary to Policies ENV1 - Development in the Countryside, ENV4 - Special Landscape Areas, ENV10 - Conservation of the Countryside, ENV17 - Protection of Built and Historic Environment, ENV27 - Design of New Developments and COMM8 - Other Renewable Energy Schemes of the Adopted Unitary Development Plan 1996-2011.

2015/00782/FUL Received on 15 July 2015
(P207)

Lightsource SPV 57 Limited, Level 7, 33, Holborn, London, EC1N 2HT
Lightsource Renewable Energy Limited, Level 7, 33, Holborn, London, EC1N 2HT

Morfa Farm, Morfa Lane, Llantwit Major

No.

Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole mounted CCTV cameras and waterless toilet for the life of the solar farm

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the amended plans reference
Draw ref TD_01 received on 3 July 2015
Draw ref DNO_01 received on 3 July 2015
Draw ref CSR_01 received on 3 July 2015
Draw ref Access Track Detail received on 3 July 2015
Draw ref ID_01 received on 3 July 2015
Draw ref SB_01 received on 3 July 2015
Draw ref CB_01 received on 3 July 2015
Draw ref Site Context Plan received on 3 July 2015
Draw ref Site Location Plan received on 3 July 2015
Draw ref CCTV_01 received on 3 July 2015
Draw ref MRF_01_Rev 3 received on 3 July 2015
Draw ref PE10539/Figure1 received on 3 July 2015
Draw ref PE10539/Figure2 received on 3 July 2015
Draw ref PE10539/Figure3 received on 3 July 2015
Draw ref PE10539/Figure4 received on 3 July 2015
Draw ref PE10539/Figure5 received on 3 July 2015
Draw ref PE10539/Figure14 received on 3 July 2015
Draw ref Viewpoint1 received on 3 July 2015
Draw ref Viewpoint2 received on 3 July 2015
Draw ref Standard Deer Fencing Details received on 3 July 2015
Draw ref Viewpoint3 received on 3 July 2015
Draw ref Viewpoint4 received on 3 July 2015
Draw ref Viewpoint5 received on 3 July 2015
Draw ref Viewpoint6 received on 3 July 2015
Draw ref MRF 666-11-1 Rev 4 received on 28 October 2015
Draw ref PE10539-003 received on 7 October 2015
Draw ref PE10539-002 received on 7 October 2015
Design & Access Statement received on 3 July 2015
Addendum to Design & Access Statement dated 21 August 2015
Construction, Decommissioning and Traffic Management Method Statement received on 3 July 2015
Statement of Community Involvement received on 3 July 2015
Geophysical Survey Report received on 3 July 2015

No.

Archaeology and Cultural Heritage Assessment received on 3 July 2015
Landscape and Visual Impact Appraisal received on 3 July 2015
Flood consequences Assessment received on 3 July 2015
Preliminary Ecological Appraisal received on 3 July 2015
Biodiversity Management Plan received on 3 July 2015
Transport Assessment received on 7 October 2015
Method Statement- Great Crested Newts received on 12 October 2015 and
the development shall be carried out strictly in accordance with these details.

Reason:

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

3. Within 30 years following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted in writing to the Local Planning Authority within one month following the cessation of power production or within 30 years of the completion of construction, whichever is the sooner. Therefore, the site shall be restored in accordance with the approved scheme within two months of approval of the details by the Local Planning Authority.

Reason:

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

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

Monday to Friday	0800 – 1800
Saturday	0800 – 1300

Unless such work –

- (a) is associated with an emergency (relating to health and safety or environmental issues);
- (b) is carried out with the prior written approval of the Local Planning Authority.

No.

Reason:

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

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

Reason:

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

6. The means of enclosure associated with the development shall be in accordance with the details outlined on drawings 'Standard Deer Fence Details including Mammal Gate' in the location outlined on the proposed layout drawing ref MRF_01_Rev3 submitted on 3 July 2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

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

8. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with the written scheme of investigation document reference 'Written Scheme of Investigation for an Archaeological Watching Brief' received on 19 August 2015.

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.

No.

9. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the Preliminary Ecology Appraisal, Biodiversity Management Plan submitted with the application on 3 July 2015 and Great Crested Newts Method Statement received on 12 October 2015.

Reason:

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

10. The development shall be carried out in accordance with the landscaping scheme details shown on draw. PE10539/Figure 14 received on 3 July 2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

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

12. Surface water and land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system and to ensure compliance with Policies ENV7 and COMM8 of the Unitary Development Plan.

Reason:

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

13. The site shall be served solely by the existing gated access to the west of site, as shown on the site layout Plan ref MRF_01_Rev3, unless otherwise agreed in writing by the Local Planning Authority .

No.

Reason:

In the interest of Highway/Public Safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

14. Notwithstanding the submitted application documents, details of the colour and materials of the external finishes of the DNO substation shall be submitted to and approved in writing by the Local Planning Authority prior to their construction and the development shall thereafter be implemented and maintained in accordance with the approved details.

Reason:

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

15. No development shall commence until details of the drainage of the access track, including the pipe culverts and swale design and layout outlined in the FCA report received on 3 July 2015 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved drainage details and implemented prior to the beneficial use of the development and maintained at all times thereafter during the operational phase of the development.

Reason:

To avoid off-site problems with surface water run off from the development of this site and to ensure compliance with Policy ENV6 of the Unitary Development Plan.

16. The developer shall provide and maintain facilities for wheel washing for the duration of the construction works in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to the first commissioning of the development.

Reason:

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

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

No.

Reason:

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

18. Following the construction of the solar panels and prior to their first commissioning the developer shall appoint an independent maintenance consultant to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 17, so as to identify any difference in the condition of the highway since the commencement of the construction of the solar park, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

19. Following the construction of the solar panels and prior to their commissioning, the developer shall carry out any repairs to the adopted highway identified in the second survey required by Condition No. 18 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

20. Any gates required at the access to the application site shall be located at a minimum distance of 20m from the adjacent highway during the construction phase of the development. Thereafter, any gates will be required to be a minimum distance of 6m from the adjacent highway at Morfa Lane.

Reason:

For highway safety reasons and to comply with the objectives of Policy COMM8 of the Unitary Development Plan.

21. The approved access shall be implemented in accordance with the junction visibility splays of 2.4m x 43m and shall be constructed from a bound material for a minimum of 6.0m from the edge of the adopted highway and thereafter from compact crushed stone for a minimum of 15m. The access and its widening shall be constructed in accordance with the Councils standard details for adoption, prior to any works commencing on the construction of the solar farm hereby approved.

No.

Reason:

For highway safety reasons and to comply with the objectives of Policy COMM8 of the Unitary Development Plan.

22. Prior to commencement of development, details of temporary road signs and their location (warning of construction traffic) alongside measures to control background traffic are required to be submitted to and agreed in writing by the Local Planning Authority. The signs shall be implemented/activated in accordance with the approved details prior to and for the duration of the construction works.

Reason

For highway safety reasons and to comply with the objectives of Policy COMM8 of the Unitary Development Plan.

23. No development shall commence until full construction and engineering details of the proposed two passing places as shown on Drawing No. PE10539-003, included with the revised Transport Assessment (October 2015) shall be submitted to and agreed in writing by the Local Planning Authority. The details submitted shall identify the need for any works to watercourses, and details the works that may be required, including possible culvert sizes and materials. The proposed passing bays shall be implemented in accordance with the approved details prior to the commencement of any development within the application site and retained for the whole construction phase of the proposed development.

Reason

To provide adequate improvements to accommodate the construction traffic along Morfa Lane.

24. The haulage route for the construction phase of the development shall be in accordance with the details outlined in the revised Transport Assessment (October 2015) and the associated location plan ref PE10539-001 submitted with the document unless otherwise agreed in writing by the Local Planning Authority.

Reason:

For highway safety and to protect residential amenity, complying with the requirements of Policy COMM8 of the Unitary Development Plan.

25. Following the duration of the construction phase of the development, the proposed compound area, storage and offload area as well as the parking spaces shown on drawing ref MRF 666-11-1 Rev 4 shall be removed and the land shall be restored in accordance with a scheme (and timeframe) to be

No.

submitted to and agreed in writing by the Local Planning Authority. The details shall be submitted prior to the first commissioning of the development.

Reason:

To protect visual and residential amenity, complying with the requirements of Policy COMM8 of the Unitary Development Plan.

2015/00859/FUL Received on 22 July 2015

(P242)

Sirius SBC Renewables, Waystone Business Park, Monmouth, NP25 3SR
Stratus Environmental Limited, Office Suite 2, Thorpe Park, The Beacon Centre for Enterprise, Dafen, Llanelli, SA14 8LQ

Corntown Farm, Corntown

Construction and operation of a solar photovoltaic farm including site access, internal service roads, perimeter fencing, inverter and transformer stations, below ground cabling, CCTV, Substations, internal access road and landscaping/biodiversity enhancements

APPROVED subject to the following condition(s):

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

Reason:

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

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

No.

Reason:

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

3. The development shall be carried out in accordance with the following approved plans and documents:

- SBC1046/SS Supporting Statement received on 23 July 2015
- Drawings;
 - SBC1046/17/01 – Site Location Plan received on 23 July 2015
 - SBC1046/17/02/Rev1 – (Amended) Planning Application Boundary received on 5 October 2015
 - SBC1046/17/03/Rev1 – PV Panel and Typical Mounting Details received on 23 July 2015
 - SBC1046/17/04 – Security Fencing Detail received on 23 July 2015
 - SBC1046/17/06 – Inverter Transformer Station received on 23 July 2015
 - SBC1046/17/07 – Transformer Station received on 23 July 2015
 - SBC1046/17/08 – 33kV DNO Substation received on 23 July 2015
 - SBC1046/17/09 – Customer Substation received on 23 July 2015
 - SBC1046/17/10 – Customer Control Room received on 23 July 2015
 - SBC1046/17/11 – DNO Meter Point Cabin received on 23 July 2015

- Drawings;
 - SBC1046/20/01 – Footpath Management received 7 September 2015
 - SBC1484-GA-LA-10 – Site Compound and Drainage Layout Details received 7 September 2015
 - SBC1484-GA-XS-11 – General Arrangement Panel Cross Section received 8 October 2015
 - SBC1046/DAS/Rev1 Amended Design and Access Statement (September 2015) received 5 October 2015
 - SBC1046/17/05/Rev1 – Amended Site Layout received on 5 October 2015
 - SBC1046/17/05/Rev2 - Amended Figure 8 Landscape Masterplan received on 7 October 2015

- Technical Appendices received on 23 July 2015;
 - Appendix A – SBC1046/SCI Statement of Community Involvement July 2015
 - Appendix B – Landmark Envirocheck Report

 - Appendix C – SBC1046/CTMS/Rev3 Construction Traffic Method Statement October 2015, received 7 October 2015 including Drawings;
 - SBC1046/10/01/Rev2 – Access Point Swept Path Analysis
 - SBC1046/10/02 – Site Entrance Visibility Splays
 - SBC1046/10/03 – HGV Routing Turning at Longlands Quarry
 - SBC1046/10/04 – Site Entrance Rigid Vehicle Swept Path Analysis

No.

Appendix D – SBC1046/LVIA Landscape Visual Impact Assessment July 2015, received on 23 July 2015, including the following Figures, Photomontages and Appendices;

- Figure D1 – Site Context Plan
- Figure D2 – LVIA Study Area 5km
- Figure D3 – National Landscape Character – LANDMAP
- Figure D4 – District Landscape Character – VOG Landscape Character Areas (5km Study Area)
- Figure D5 – Landscape Designations and Recreational Routes Plan (5km Study Area)
- Figure D6 – Zone of Theoretical Visibility Plan (ZTV) (5km Study Area)
- Figure D7 – Viewpoint Location Plan
- Photomontage VP1 – Western Boundary Footpath
- Photomontage VP2 – Crack Hill House / A48
- Photomontage VP3 – Footpath to the south of Brocastle Farm
- Photomontage VP4 – A48 (Eastbound)
- Photomontage VP5 – Footpath to the north of Highfield Farm
- Photomontage VP6 – Highfield Farm
- Photomontage VP7 – Brackla, Bridgend (Public Playing Fields)
- Appendix D1 – Methodology
- Appendix D2 – LANDMAP Descriptions an District Character Areas
- Appendix D3 – District Landscape Character Area (LCA)

Landscape Visual Impact Assessment - SBC1046/LVIA/Addendum/Rev1, received 7 October 2015, including the following updated Figure and Photomontages;

- Figure D8/Rev2 – Amended Landscape Masterplan (Incorporating Mitigation and Solar Farm Layout)
- Photomontage VP2 Rev1 from Viewpoint 2
- Photomontage VP3 Rev1 from Viewpoint 3
- Photomontage VP4 Rev1 from Viewpoint 4
- Photomontage VP5 Rev1 from Viewpoint 5

Appendix E – SBC1046/FRA Flood Risk Assessment July 2015 received on 23 July 2015; including the following Appendices :

Appendix FRA1 – Landmark Flood Screening Report

- Appendix FRA2 – Topographical Survey
- Appendix F – Cultural Heritage Desk Based Assessment and Follow Up Geophysical Survey July 2015
- Appendix G – Extended Phase 1 Ecology Assessment July 2015
- Appendix H – Agricultural Land Classification Report and Agricultural Impact Assessment Report July 2015
- Appendix I – Glint and Glare Report July 2015

• Other Documents;

- SBC1046/CEMP/Rev2 – Amended Construction Environmental Management Plan (October 2015) received 28 October 2015

No.

- Tech Note response document to VOG PRoW (04/09/15) received 7 September 2015
- Tech Note response document to VOG Drainage (04/09/15) received 7 September 2015
- Tech Note response document on LVIA matters (11/09/15) received 11 September 2015
- Addendum to Agricultural Impact Assessment received 5 October 2015
- Amended Construction Traffic Method Statement Version 3 Received 7 October 2105

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.

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

Reason:

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

5. Notwithstanding the means of enclosure set out within drawing ref. "Security Fencing Details, Drawing No. SBC1046/17/04" an amended scheme of a means of enclosure for a post and wire security fence shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any enclosures and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the rural area and biodiversity of the site and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

6. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the Corntown Farm, Solar Development, Ecological Appraisal prepared by FPCR Environment and Design Ltd, dated July 2015.

Reason:

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

No.

7. Prior to the commencement of development (including site clearance works) a Biodiversity Management Plan incorporating all protection and management measures (including a revised fencing plan) shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Biodiversity Management Plan shall thereafter be fully implemented.

Reason :

In the interests of ecology and to ensure compliance with Policies ENV16, ENV27 and COMM8 of the Unitary Development Plan.

8. Notwithstanding `Figure 8 Landscape Masterplan` SBC1046/17/05 Rev 2, details of all landscaping proposed, to include details of aftercare and landscape management over the course of the 25 year development, shall be submitted to agreed in writing by the Local Planning Authority, and the approved details shall at all times thereafter be implemented.

Reason:

To safeguard local visual amenities of this rural area, and to ensure compliance with the terms of Policies ENV27 and COMM8 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

11. The construction phase of the development shall at all times be in accordance with the agreed Technical Note `Planning Determination Response in relation

No.

to PROW No.9` and the proposed footpath signage as shown on drawing ref. SBC1046/20/01.

Reason :

To ensure that the agreed measures are in place to ensure that the PRoW is kept open during the construction phase including the provision of temporary signs for both construction traffic and users of the footpath and protective barriers in the vicinity of the access track and to ensure compliance with the terms of Policies ENV27 and COMM8 as set out within the Unitary Development Plan.

12. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

13. All measures set out within the Construction Traffic Method Statement (revision 3, October 2015), including the proposed delivery route, management of delivery vehicles, temporary highway signing and wheel washing facilities shall be fully implemented at all times throughout the construction phase of the development.

Reason :

To ensure adequate management of construction traffic to and from the site and in the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

14. Before commencement of any development, details of the proposed widening of the existing vehicle crossover shall be submitted to and agreed in writing by the Local Planning Authority. The access shall thereafter be constructed in full accordance with the agreed scheme and in accordance with the Council's standard details for adoption, prior to any works commencing on the construction of the solar farm hereby approved.

Reason:

To ensure an adequate means of access to the site in the interests of highway safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

No.

15. Before commencement of any works, the proposed means of access shall be constructed from a bound material for a minimum distance of 6.0m from the boundary of the adjacent carriageway and thereafter, from compacted crushed stone for a distance of 15.0m.

Reason:

To prevent spoil and other loose material being deposited on the adjacent highway, in the interests of highway safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

16. The construction of the Development shall be completed full accordance with the Construction Environmental Management Plan (October 2015) SBC1046/CEMP/Rev2 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 Policies ENV27 and COMM8 of the Unitary Development Plan.

17. Notwithstanding the hours of operation specified within the Construction Environmental Management Plan (October 2015) SBC1046/CEMP/Rev2, no construction works associated with the development hereby approved shall take place outside the following hours:

Monday to Friday	0800 – 1800
Saturday	0800 – 1300
Sundays and Bank Holidays	no working at all

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policies ENV27 and COMM8 of the Unitary Development Plan.

18. Should there be a requirement to undertake foundation or other piling or drilling on site to accommodate on site surface water drainage or other works, such works shall not take place on the site on any Saturday, Sunday or Bank Holiday and they shall only take place between the following hours:

Monday to Friday	0900 – 1700
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Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policies ENV27 and COMM8 of the Unitary Development Plan.

No.

19. If, during development, contamination not previously identified is found to be present at the site, the Council shall be advised in writing and no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved by the Local Planning Authority, detailing how this unsuspected contamination shall be dealt. The remediation strategy shall thereafter be implemented in full accordance with the agreed details.

Reason:

To safeguard any risks to workers during construction, given the identified potential contaminants to the land and to mitigate against any negative environmental effects and to ensure compliance with Policy ENV7 of the Unitary Development Plan.

2015/00997/FUL Received on 25 August 2015
(P281)

S A Brain & Company Limited
Boyer 1B Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff,
CF23 8RS

103, Tynewydd Road, Barry

The erection of a children's play area in the amenity grounds of the Tynewydd Inn, Pub and Restaurant

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: 14.049 Revision D 203 Proposed Site Block Plan Children's Play Area and the photomontage titled Play Equipment Revision B.

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.

No.

2015/01011/FUL Received on 1 October 2015
(P288)

Mrs. Tegwen Williams, 1, Church Cottage, Rhoose Road, Rhoose, Vale of Glamorgan, CF62 3EP

Mrs. Tegwen Williams, 1, Church Cottage, Rhoose Road, Rhoose, Vale of Glamorgan, CF62 3EP

1, Church Cottage, Rhoose Road, Rhoose

Erection of conservatory to back garden

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 'DG/P/WL/002' received 1 October 2015.

Reason:

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

3. The external finishes of the development (walls and glazing frames) hereby approved shall appropriately match those of the existing building.

Reason:

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