

PLANNING COMMITTEE

Minutes of a meeting held on 14th January, 2016.

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

List of Public Speakers

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Councillor D. Morgan	2014/01505/OUT - Land at North West Cowbridge	Representative of Town or Community Council
Dr. C. Pearce	2014/01505/OUT - Land at North West Cowbridge	Objector to the application or their representative
Mr. G. Williams	2014/01505/OUT - Land at North West Cowbridge	Applicant or their representative
Mr. D. Swann	2014/01505/OUT - Land at North West Cowbridge	Applicant or their representative
Mr. R. Stacey	2014/01505/OUT - Land at North West Cowbridge	Applicant or their representative
Mr. C. Abraham	2014/01505/OUT - Land at North West Cowbridge	Applicant or their representative
Mr. R. Hathaway	2015/01215/FUL - Springfield, Graig Penllyn	Objector to the application or their representative
Mr. J. Williams	2015/01215/FUL - Springfield, Graig Penllyn	Applicant or their representative

756 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.”

757 APOLOGY FOR ABSENCE -

This was received from Councillor Ms. R. Birch.

758 MINUTES -

The Operational Manager for Development Management informed the Committee that at its meeting on the 11th January 2016, Cabinet had considered the reference

made by the Planning Committee on the new Draft Supplementary Planning Guidance on Affordable Housing and Planning Obligations. In addition to the reference Cabinet also considered the supplementary information which detailed thresholds and requirements for Affordable Housing across Local Planning Authorities in Wales. This information was also tabled at the Planning Committee meeting for the attention of Members. Planning Committee was informed that following consideration of the reference and supplementary information, Cabinet noted the contents of the report and reaffirmed their previous decision taken on 14th December, 2015 (Cabinet Minute No. C3022).

RESOLVED - T H A T the minutes of the meeting held on 17th December, 2015 be approved as a correct record.

759 DECLARATIONS OF INTEREST -

Councillor F.T. Johnson	<p>Application No. 2015/01030/FUL - Court Farm, Bonvilston - the nature of the interest was that Councillor Johnson had held a charity golf day in his capacity as Vale of Glamorgan Mayor and had received permission from the applicant to hold this on their golf course.</p> <p>Note: This application was withdrawn and not considered by Committee therefore Councillor Johnson did not vacate the room.</p>
Councillor A. Parker	<p>Application No. 2015/01030/FUL - Court Farm, Bonvilston - The nature of the interest was that Councillor Parker was the architect for the application.</p> <p>Note: This application was withdrawn and not considered by Committee therefore Councillor Parker did not vacate the room.</p>
Councillor R.A. Penrose	<p>Application No. 2015/01030/FUL - Court Farm, Bonvilston - The nature of the interest was that the applicant was known personally to Councillor Penrose.</p> <p>Note: This application was withdrawn and not considered by Committee therefore Councillor Parker did not vacate the room.</p>

760 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 17th December, 2015 be noted:

Apologies for absence for Site (a) were received from Councillors J.C. Bird, E. Hacker, H.J.W. James and Mrs. M.R. Wilkinson.

Apologies for absence for Site (b) were received from Councillors J.C. Bird, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James and Mrs. M.R. Wilkinson.

Apologies for absence for Site (c) were received from Councillors J.C. Bird, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, G. Roberts and Mrs. M.R. Wilkinson.

- | | | |
|-----|---|--|
| (a) | Former Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys | Councillor F.T. Johnson (Chairman);
Councillors J. Drysdale, C.P. Franks,
Mrs. V. Hartrey, A. Parker, R.A. Penrose
and G. Roberts.
Also present: Councillors K.P. Mahoney
and C.J. Williams |
| (b) | 85 Lavernock Road, Penarth | Councillor F.T. Johnson (Chairman);
Councillors J. Drysdale, A. Parker,
R.A. Penrose, G. Roberts and A.C.
Williams.
Also present: Councillor K.P. Mahoney |
| (c) | Bassett Road, Sully | Councillor F.T. Johnson (Chairman);
Councillors J. Drysdale, A. Parker and
R.A. Penrose.
Also present: Councillor K.P. Mahoney |

761 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.

762 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
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

2014/01399/FUL	A	Stalling Down Garage, Stalling Down, Cowbridge	Proposed new single storey detached building for tyre sales and car valeting facilities
2015/00124/LBC	A	Llansannor Court, Llansannor,	The addition of a conservatory to the rear of the property enclosed in the courtyard. Construct an opening between the oak room and the vestibule
2015/00256/FUL	R	51, Pill Street, Cogan, Penarth	Change of Use from Cold Food Takeaway to Pizza Takeaway
2015/00425/FUL	A	Unit 12F, Atlantic Trading Estate, Barry	Change of use to a non hazardous waste transfer station
2015/00815/LBC	A	1, Pwll y Min Crescent, Peterston Super Ely	Replacement of front door to Grade II listed building
2015/01001/FUL	A	Wenvoe Quarry, Wenvoe	Proposed continued implementation of planning permission No. 1999/00957/FUL without compliance with condition No. 2 which stated `No operation authorised by this permission, with the exception of restoration and after-care works, shall take place after 27th March, 2016.`
2015/01014/FUL	A	Bethel Baptist Church, Burton Terrace, East Aberthaw	Proposed conversion of a redundant baptist chapel into a single residential dwelling

2015/01026/FUL	A	Beechwood, 1, Woodland Close, Cowbridge	Proposed garden shed/studio
2015/01042/OUT	R	3, Slade Close, Sully	Proposed new dwelling with car parking
2015/01092/FUL	A	10, Carmarthen Close, Barry	Erection of granny annexe to side
2015/01106/FUL	R	Pentwyn House, Church Road, Llanblethian	Proposed separation of Pentwyn House and self contained granny annexe into two separate dwellings, Pentwyn House and Pentwyn Lodge
2015/01133/FUL	A	RAF St. Athan, St. Athan	Erection of a single storey helicopter training facility
2015/01139/FUL	R	The Walled Garden, Lane to Wenvoe Castle Golf Course, Wenvoe	Application for a new carbon zero four bedroom detached bungalow
2015/01146/RG3	A	Parks and Grounds Maintenance Compound, Romilly Park, Barry	Demolish existing equipment store and mess room on site. Construct new equipment store and mess room generally on the same footprint
2015/01158/FUL	A	Land to the North and East of Tudor Lodge, Bonvilston	Proposed resurfacing of existing access track and retention, the amendment of earthworks providing existing - to the rear of the property and stopping-up of existing residential access
2015/01177/FUL	A	37, Seaview Drive, Ogmore By Sea	Extensions and alterations
2015/01178/FUL	A	11, John Street, Barry	Demolition of single storey outbuilding and erection of single storey kitchen extension
2015/01180/FUL	A	2, Brenig Close, Barry	Proposed dormer to side elevation to increase headroom to existing bathroom
2015/01181/FUL	A	36, Brean Close, Sully	Single storey side extension and loft conversion

2015/01184/FUL	A	17, Lake Hill Drive, Cowbridge	Extension to existing dwelling
2015/01186/ADV	A	9, Thompson Street, Barry	Store front fascia and window graphics and totem sign
2015/01188/FUL	R	Hillside, Wine Street, Llantwit Major	Erection of a single storey extension to front of existing dwelling and loft conversion with flat roof dormer to accommodate additional bedroom
2015/01189/FUL	A	116, High Street, Barry	Conversion of house to three flats
2015/01190/FUL	A	Unit C, Atlantic Gate, Atlantic Trading Estate, Barry	To fit mezzanine floor (approximately 10 metres by 12 metres) to existing industrial unit. Also extend existing upstairs office onto half of new mezzanine, remaining mezzanine to be used for storage. Fit windows to new office
2015/01191/FUL	A	52, Plas Talesin, Penarth Portway, Penarth	Proposed window replacement, to second floor rear, with Juliette balcony
2015/01192/FUL	A	41, Llwyn Passat, Portway Marina, Penarth	Proposed two storey side extension, and first floor extension over existing porch
2015/01204/FUL	A	7, Nant Talwg Way, Barry	Proposed single storey extension to the rear elevation with internal alterations, to form an open plan kitchen/dining area and family room
2015/01205/FUL	A	Lidl UK Gmbh, Cennin Pedr, Barry	Proposed extension of existing car park to provide an additional 30 parking spaces
2015/01207/FUL	A	11, Runcorn Close, Barry	Proposed 2 storey extension, pitch roof over ground floor extension and dormer to rear
2015/01214/RG3	A	Maslin Park, Plymouth Road, Barry	Additional changing facilities

2015/01216/FUL	A	Coed Marsarnen Road, Colwinston	The erection of a motor control centre cabinet
2015/01222/FUL	A	1, Conway Drive, Barry	Proposed rear extension to existing dwelling
2015/01225/FUL	A	Co Operative Food, 57, High Street, Cowbridge	Proposed installation of an ATM through the glazed shop front as a through glass installation to the left of the entrance door. ATM Wincor Procash 2050 fascia and Co-operative food polycarbonate green surround signage. White non illuminated lettering `free cash withdrawals` and `The Co-operative food`
2015/01227/FUL	A	14, Heol Y Sianel, Rhoose	Convert garage to playroom
2015/01229/PNT	A	Fontygary Road, Rhoose	Swap out of existing 12.85m high monopole for a 13.7m high monopole, installation of a SAMO cabinet measuring 1230 x 420 x 1033 mm located at ground level
2015/01232/FUL	A	2, College Road, Barry	Change of use to Care Home
2015/01234/FUL	A	Birch Grove, 3, Main Avenue, Peterston super Ely	Demolition of existing single storey annex and replacement with new 2 storey extension and single storey mono-pitched extension to rear
2015/01237/FUL	A	5, Lakeside, Barry	Proposed construction of a new orangery style extension to the rear of the property, including the demolition of an existing conservatory
2015/01238/FUL	A	Dyffryn Gardens, Duffryn Lane, Dyffryn	Installation of flue
2015/01241/FUL	A	41, Lidmore Road, Barry	Proposed two storey side extension and single storey rear kitchen extension to dwelling house
2015/01242/FUL	A	9, Parklands, Corntown, Ewenny	Single storey & first floor extensions. Balcony, internal structural alterations

2015/01243/FUL	A	127, Plymouth Road, Penarth	Proposed 2 storey extension to reposition kitchen and living room to ground floor. Additional bedroom to first floor and roofspace conversion to form additional bedroom with en suite facilities
2015/01244/FUL	A	Oakdale, The Herberts, St. Mary Church	Two storey side extension and single storey front extension
2015/01245/FUL	A	United World College of the Atlantic, East Drive, St. Donats	Change of work from residential accommodation to offices. Minor work required to install IT and electrical cabling for sockets and lighting. A false ceiling will also be installed. A door lock will also be required for the exiting kitchen door
2015/01253/FUL	A	21, Sherbourne Close, Barry	First floor bedroom and ensuite extension
2015/01258/FUL	A	26, West Farm Road, Ogmore by Sea	Side extension with front and rear gables. three front dormer windows
2015/01260/ADV	A	Co-operative Food, 57, High Street, Cowbridge	Proposed installation of an ATM through the glazed shop front as a through glass illumination to the left of the entrance door. ATM Wincor Procash 2050 fascia and Cooperative food polycarbonate green surround signage. White non illuminated lettering free cash Withdrawals and The Co-operative food
2015/01261/FUL	A	Brook House, 3, Maes y Felin, Llandow	Enlargement of porch including canopy
2015/01266/FUL	A	1, Maendy Ganol, Maendy	Retrospective, alteration to height of garage and dormer. Garage height changed to create office/kids room
2015/01267/FUL	A	53, Golwg y Coed, Barry	Garage conversion to habitable room

2015/01273/FUL	A	Archway Cottage, 24, High Street, Cowbridge	Erection of two storey extension and demolition of external wc and detached garage
2015/01274/FUL	A	18, St. Annes Avenue, Penarth	Construct new entrance porch, add two additional windows to south elevation
2015/01276/FUL	A	11, Hastings Place, Penarth	Two storey side extension, with integral garage (demolish existing garage)
2015/01279/FUL	R	Land at The Lawns, Cwrt Yr Ala Road	Agricultural building for the housing of cattle
2015/01287/FUL	A	147, Plymouth Road, Penarth	To provide a rear single storey extension to create new kitchen living facilities, with a new two storey extension at the side of dwelling. Rebuilding the single storey garage/shed to provide living/utility, garage at ground floor with new master bedroom/ensuite dressing facilities above
2015/01292/FUL	A	116, Cornerswell Road, Penarth	Single storey extension to rear
2015/01298/RG3	A	Harbour Road Causeway, Barry Island, Barry	Repairs and improvements to the existing Old Harbour revetment in the interests of flood prevention and the construction of a new footway / cycleway across the revetment to create a new route linking the Barry Island Causeway to the Old Harbour Car park
2015/01299/FUL	A	13, Baron Road, Penarth	Single storey extension to the rear of the property and existing single storey roof alterations
2015/01302/FUL	A	33, Heol Pilipala, Rhoose	Rear PVCu conservatory

2015/01307/FUL	A	17, Clos Cradog, Penarth	Remove current fencing in front of the protected trees. Trimming the trees to allow access into the open area of land behind the protected trees. To erect a 5 x 5 log cabin with a roof height of under 2.5m all within my boundary area.
2015/01308/PND	A	11, Seaview Drive, Ogmores By Sea	Demolish fire damaged property
2015/01309/FUL	R	147, Plymouth Road, Penarth (3)	In addition to recent planning application for rear and side extension now due to change of circumstances to apply for two storey extension at the side to extend to rear of single storey extension to add another bedroom/study
2015/01310/FUL	A	205, Holton Road, Barry	New Powder coated aluminium shopfront , new steel riser, new fascia and shopsign, new external security shutter, with shutter housing behind fascia
2015/01314/FUL	A	93, Main Street, Barry	New powder coated aluminium shop front, new fascia and shopsign, new stall riser, new external security shutter, with shutter housing behind fascia
2015/01315/FUL	A	84, Main Street, Barry	New powder coated aluminium shopfront, new stall riser, new fascia and shopsign, new external shutter with shutter housing behind fascia
2015/01316/FUL	A	85, Main Street, Barry	New powder coated aluminium shopfront, new stall riser, new fascia and shopsign, new external security shutter with housing behind fascia
2015/01317/FUL	A	96, Main Street, Barry	New powder coated aluminium shop front, new stall riser, new fascia and shopsign, new external security shutter, with shutter housing behind fascia

2015/01318/FUL	A	202, Holton Road, Barry	New powder coated aluminium shopfront, new stall riser, new fascia and shopsign, new external security shutter with shutter housing behind fascia
2015/01325/FUL	A	Woodlands, 5, Court Close, Aberthin	Single storey side and front extension, with the addition of a pitched roof. Plus a new first floor window in the side elevation
2015/01329/LAW	A	2, Chaucer Close, Penarth	Single storey side domestic extension
2015/01330/PNT	A	Railway Terrace Garage, Railway Terrace, Penarth	Proposed base station
2015/01337/FUL	A	Fron, Wellwood Drive, Dinas Powys	Rooflights and proposed balcony off the attic conversion (amendment to 2013/00346/FUL)
2015/01339/FUL	A	35, High Street, Barry	Partial demolition and refurbishment of existing mixed use property (ground floor cafe with flat above) to reinstate a two bed dwellinghouse
2015/01345/FUL	A	Endon, 124, Lavernock Road, Penarth	Proposed minor garden alterations, demolition of existing garage and construction of small annex with link to existing house
2015/01348/FUL	A	8, St. Dyfrig Close, Dinas Powys	Single storey side and rear extension

763 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.

764 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

R - Refused

E Split Decision

2015/00887/TPO	A	St. Mary Church Yard, Wenvoe	Dismantle all Sycamore trees within raised bed
2015/00887/TPO	A	St. Mary Church Yard, Wenvoe	Dismantle all Sycamore trees within raised bed
2015/01170/TPO	A	42A, Clive Place, Penarth	Crown lift and deadwood Oak tree off road (max. 5.2m).
2015/01172/TPO	A	Wenvoe Memorial Gardens, Old Port Road, Wenvoe	Crown lift Beech, fell Sycamore, remove Lime stems, crown lift Cherry, crown lift Oak and crown lift Elms
2015/01194/TPO	A	The Spinney, Colwinston	Remove all hedges and trees from the rear and side boundaries

(ii) To Confirm Tree Preservation Order No. 7,2015 - For Trees on Land West of 10-14 Clos Llanfair, Wenvoe -

Committee was informed that the site was immediately south west of a small modern close of dwellings called Clos Llanfair (built in the 1980's). The Tree Preservation Order (TPO) site was part of a larger site currently being developed by Redrow Homes, under 2014/00452/RES planning consent for 128 dwellings. A more recent planning application increasing the total to 132 dwellings was under consideration (2015/00601/RES). Prior to this development, the land was used agriculturally up until 3 years ago.

The field was largely surrounded by protected trees. To the west of the development site was Wenvoe Wood, which was ancient woodland (as formally defined by Countryside Council for Wales, now within the Natural Resources Wales agency) and had been subject to an early Tree Preservation Order TPO No.4, 1951. This woodland extended southwards parallel to the development site although separated from it by an adjoining field. A smaller wooded area at the southern edge of the

development had been protected recently under TPO No.8, 2012 and a narrow ribbon of trees was protected under TPO No.4, 1973, an 'area' designation that runs from the back of dwellings in Clos Llanfair through into the field being developed and extends towards and adjoins another small wooded area directly south of The Rectory (this woodland was also subject to the TPO No. 8, 2012).

Initially the group of trees subject of the report was shown in proposals under 2014/00452/RES application to be retained (an extract of the plan was enclosed in the report) as valuable screening between the new houses proposed and the existing residential property at Clos Llanfair and as highlighted by an ecological report, valuable as a wildlife corridor. There were no concerns in this regard, especially as the trees were intended to be kept separate from new gardens and to serve as an amenity with limited access.

The good quality of the group had been noted in the Tree Survey (dated March 2012 by Steve Ambler and Sons, Arboricultural Consultancy) which was carried out on behalf of Redrow Homes and submitted as part of the planning application 2014/00452/RES. The trees were rated as B2 and B3.

As part of a pre-application enquiry, a re-plan was put forward showing the trees having been removed. In order to safeguard their retention the tree preservation order was served. The planning application 2015/00601/RES now proposes incorporating the trees into gardens of new dwellings.

The report presented to Committee detailed objections from Redrow and representations in support of the Tree Preservation Order from Wenvoe Residents Action Group and nearby residents.

Committee was informed that submitted as a requirement of Condition 13 of 2013/00884/OUT (an earlier outline application for the residential development of the land), the Ecological Construction Method Statement and Ecology and Landscape Management Plan, dated April, 2014, by The Environmental Dimension Partnership (EDP) set out a management scheme for woodland blocks W1, W2, W3 and W4. Committee was informed that it was clear from their letter of objection, Redrow Homes was expecting to implement their commitments under this method statement. Woodland W3 was the 'group' of trees protected by the TPO subject of the report considered by Committee.

Sections from the Method Statement and Management Plan that had relevance to the newly protected trees were summarised within the report:

The report detailed that at no point was there any detail regarding facilitative pruning. Under the latest planning application 2015/00601/RES the woodland W3 becomes part of residents rear gardens. Consequently, none of the management plan by EDP could apply to W3. Enclosing trees within individual gardens would prohibit the effectiveness of such a plan and negate any positive effect ecologically. Experience showed that owners of such property would be unlikely to tolerate mature trees in such close proximity (6 to 8 metres, by way of an example) and would, over time, want the trees pruned back or removed to allow light into gardens/property.

High Hedges legislation measurements of tree height, distance from property and angle to top of tree to determine whether a row of evergreen trees create unacceptable shade, and an alternative indicator is if the angle to the top of the trees exceeds 25 degrees. In the north corner of the Redrow's development the trees were situated on a garden's rear boundary. As the row of houses progressed so the rear gardens became longer, with houses aligned at a distance from, but parallel to, the trees. The height overall of trees in the group was given as 14 metres in the tree survey (Technical Advice Note) with rear elevations at around 8.0 metres distant from the trees and using the angle of 25 degrees (High Hedges legislation), an acceptable hedge height was 3.8 metres: very much lower than the actual trees.

This should demonstrate that the trees would have some impact upon light levels. Although the trees were largely deciduous (and not usually subject to the legislation) even when not in leaf their proximity and height would make the gardens less useable, either by the ground being criss-crossed with tree roots and by overshadowing. Future applications by new house owners under the tree preservation order to reduce or remove trees would seem likely.

Furthermore root severance may occur when excavations were dug as being open grown (in the field) their root spread was likely to be considerable. Accordingly, the impact of pruning, root severance and future tree work applications would disfigure the trees and greatly shorten their lifespan and, critically, any woodland management plan would be a pointless exercise with the trees in privately owned gardens.

The Committee was informed that it should be noted that the developer's objection, that pruning/facilitative works to these trees had already been agreed under the woodland management plan (as contained within the Ecological Management Scheme), already approved under 2013/00884/OUT was incorrect. The document referred to by the objector stated an intention *to thin out and make good the trees to remain*, where applicable and necessary for good ecological management of the site and trees in a wider sense. Accordingly the proposed Order was intended to ensure the developers were subject to control in readying a site for development, particularly when the site may be subject to a different layout.

Following consideration of the report, Committee

RESOLVED - T H A T the Order be confirmed.

Reason for decision

To ensure the long term protection and maintenance of Trees which have significant amenity value.

765 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:

2014/00282/OUT Received on 17 March 2014

(p26)

United Welsh Housing Association C/o Agent

Miss Kirsty Smith, Asbri Planning Ltd., 1st Floor Westview House, Unit 6, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS,

Caerleon Road, Dinas Powys

Outline application for residential development (of up to 70 dwellings) and associated works

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

- Provide and maintain in perpetuity 40% of the total number of units as affordable housing;
- Pay a contribution calculated in accordance with the Council's SPG;
- Pay a contribution of £2,000 per dwelling towards sustainable transport to be used in the vicinity of the site.
- Pay a contribution of £988.50 per dwelling towards community facilities;
- Provide POS on site to meet the Council's standards (i.e. 19.72m per dwelling for children's play.
- Pay a 20 year commuted sum towards the maintenance of the public open space, if the developer will seek to hand these areas to the Council;
- To provide details of the future maintenance of the surface water drainage system including transfer to the SAB (as appropriate).
- Provide public art on the site to the value of 1% of the project budget. The developer to provide a detailed written estimate of the building costs of the development. Details of the scheme to be submitted to and agreed in writing with the Local Planning Authority, and to incorporate measures for the future maintenance of the works. Alternatively, failing agreement to on-site works, a financial contribution to the same value to be added to the Vale of Glamorgan Public Art Fund; and
- Pay the Council's charge (£9,390.67) for monitoring the implementation of the Agreement.

Approved subject to the following conditions

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

Reason:

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

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

Reason:

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

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

(a) The expiration of five years from the date of this permission.

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

Reason:

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

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

Reason:

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

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

- Site location plan, Dwg. No. DP100, received 28 January 2014;
- Proposed site plan, Dwg. No. DP300 Rev C, received 28 January 2014;

- Site Survey, Dwg. No. P2148, received 28 January 2014;
- Planning Statement, received 28 January 2014;
- Design and Access Statement, received 29 January 2014;
- Transport Assessment, including Appendices and Figures, amended document received 20 March 2015, plus Asbri Planning Briefing note, received 11 June 2015;
- Landscape and Visual Impact Assessment, including Appendices, received 28 January 2014;
- Tree Survey, Arboricultural Constraints & Impact Assessment Report, including Tree location and constraints plan and Tree protection plan, received 28 January 2014;
- Extended Phase 1 Habitat Survey, received 28 January 2014;
- Geotechnical & Geo-Environmental Report, received 29 January 2014;
- Environmental Noise & Vibration Surveys, received 28 January 2014;
- Drainage Strategy Report, received 29 January 2014;
- Code for Sustainable Homes pre-assessment, received 29 January 2014;
- and
- Statement of Community Consultation, received 29 January 2014.

Reason:

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

6. A detailed Travel Plan to include timescales for its implementation and include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use shall be submitted to and approved in writing by the Local Planning Authority and the Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To establish measures to encourage sustainable, non-car modes of transport in order to mitigate for the additional flows on the surrounding highway network in accordance with sustainability principles and Strategic Policies 2 and 8 and ENV27 of the Unitary Development Plan.

7. Notwithstanding the submitted noise survey, full details of measures to mitigate for the effect of noise and vibration from the main railway line and Cardiff Road to the north and west of the site, which shall include acoustic glazing, ventilation and acoustic fencing to those properties which are shown to be impacted upon in an updated noise and vibration survey, shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of any dwelling hereby approved. The approved mitigation measures shall be undertaken prior to occupation of identified properties.

Reason:

To ensure that adequate noise mitigation is implemented for those properties adversely affected in accordance with Policies ENV27, ENV29 of the Unitary Development Plan and national guidance contained in TAN11.

8. The reserved matters applications shall pay full regard to the findings of the Extended Phase 1 Habitat Survey, prepared by Soltys Brewster Ecology, and shall follow the recommendations in Section 5 of the report. Prior to commencement of development, full details shall be provided of a scheme, including timescale's for implementation, for the enhancement of biodiversity on the site, for approval in writing of the Local Planning Authority and the approved scheme shall be fully implemented at the time of the development.

Reason:

To ensure the protection of ecological interest on the site and the enhancement of biodiversity in accordance with Policy ENV16 and national guidance contained in PPW and TAN5.

9. Prior to the commencement of development a Construction Traffic Management Plan (CTMP), which shall include wheel washing facilities and details of delivery times, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented thereafter in full accordance with the agreed CTMP.

Reason:

In the interests of highway safety and the free flow of traffic along the wider highway network in accordance with Policy ENV27 of the Unitary Development Plan.

10. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated along with measures for the protection of the adjacent brook from pollution (including an assessment of risks from all pollution sources and pathways and describe how these risks will be 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.

11. The reserved matters landscape details shall pay full regard to the Landscape and Visual Impact Assessment, along with the accompanying Tree Survey and tree protection proposals, in particular the proposal to retain and enhance the existing boundary planting, especially to the north, west and east.

Reason:

In the interests of visual amenity and the character of the area, including the countryside to the east, plus the ecological/biodiversity interests on the site, and flood risk, in accordance with Policies ENV3, ENV7, ENV10, ENV11, ENV16 and ENV27 of the Unitary Development Plan and national guidance contained in TAN5, TAN12 and TAN15.

12. A scheme for the comprehensive and integrated drainage of the development site, including details of how foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Run off from the development shall not exceed current 'Greenfield' runoff rates for this area of the catchment, and details of adoption and management shall be provided to show how the scheme/systems will remain effective for the lifetime of the development. No land or surface water drainage shall be allowed to drain either directly or indirectly into the public sewerage system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details prior to the first occupation of any dwelling on the site.

Reason:

To ensure the effective drainage of the site and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies ENV27 and ENV29 of the Unitary Development Plan.

13. The reserved matters details for residential amenity and off road car parking shall be in accordance with the Council's Supplementary Planning Guidance on Amenity Standards and Parking Standards, and pay due regard to the Secured by Design requirements and the Model Design Guide for Wales.

Reason:

To ensure a good quality of residential development that meets the minimum standards and guidance as set out in local Policies including HOUS8 and ENV27 of the Unitary Development Plan, and national guidance contained in PPW and TAN12.

14. All means of enclosure, including any required acoustic fencing, 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 and shall thereafter be so retained at all times.

Reason:

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

2014/01505/OUT Received on 12 March 2015
(p73)

Commercial Estates Group and Mr. J.G.R. Homfray, C/o Agent
Nathaniel Lichfield & Partners, Belmont House, Churchill Way, Cardiff, CF10 2HE

Land at North West Cowbridge

Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475

NOTE: At the meeting a letter from Welsh Government was tabled which confirmed that they do not intend to call in this application for determination by the Welsh Ministers.

Outline application all matters reserved except access for up to 475 dwellings, school site and associated infrastructure and work

RESOLVED -

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

- Procure that at least 190 (40%) of the dwellings built pursuant to the planning permission are built and thereafter maintained as **affordable housing** units in perpetuity, of which at least 70% would be social rented properties, and the remaining 30% would be intermediate properties.
- Pay a contribution of £950,000 towards **sustainable transport** facilities in the vicinity of the site, minus the costs of sustainable transport facilities being provided by the developer (in agreement with the Council). The contribution is to be used on one or more of the following: improving pedestrian / cycle routes between the site and the town centre, areas of public open space or other key destinations; public transport facilities or services serving the development; cycle provision in the town centre and vicinity of the site; and road safety measures required as a result of the development.

- **Public open space** to be provided on site in the form of at least of 5 Local Areas of Play (LAPs), 2 Locally Equipped Areas of Play (LEAPs), and 1 Neighbourhood Equipped Area for Play (NEAP) which shall be provided in accordance with a scheme to be approved by the Local Planning Authority.
- The developer shall make appropriate provision for the **future maintenance of the public open space** or if the Developer and Local Authority agree, may transfer the public open space to the Council free of charge and pay commuted sums to cover the costs of future maintenance of the public open space for 20 years.
- Delivery of a **2 hectare primary school site** to be transferred to the Local Education Authority (at nil cost), provide access to that site as part of the first phase of works and prior to beneficial occupation of the development.
- Pay a contribution £4,131,866.76 of for **education purposes** for the provision or enhancement of educational facilities in the area for Nursery, Primary and Secondary school children in the Cowbridge catchment area.
- Pay a contribution of £200,000 to provide new community facilities in Cowbridge or enhance existing **community facilities** in respect of one or more of the following: Bear Field Football Pitch, Scansis Pitch, Skate Park, Police Field or Cowbridge Leisure Centre.
- Pay a contribution of £30,000 for the commissioning of **public art** on site integral to the development proposal, incorporating in the scheme for public art sufficient measures for the appropriate future maintenance of the works.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£106,237 in this case).
- To require the developer to enter into a highway legal agreement under the Highways Act 1980 with the Council to provide the proposed road link as approved under this hybrid application, and the off-site highway works identified in the TA, in accordance with a phasing and timescale for provision of that road which shall first be agreed with the local planning authority.
- To pay for the administration and implementation of any required Traffic Regulation Orders in respect of the following:
 - 1) Speed restrictions and new access on Llantwit Major Road;
 - 2) Changes to speed and new junction onto A48;
 - 3) Weight limits through Llysworney;
 - 4) New Puffin Crossing on Llantwit Major Road;

- 5) Highway works at Nash Junction; and
- 6) Traffic calming near to properties known as Penryheol Terrace on the Llantwit Major Road.

Link Road and associated works

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

- To require the developer to enter into a highway legal agreement under the Highways Act 1980 with the Council to provide the proposed road link as approved under this hybrid in accordance with a phasing and timescale for provision of that road which shall be agreed with the local planning authority and to secure any required Traffic Regulation Orders appropriate to the highway safety of the scheme as a whole in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Highway Authority.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement which would be £2623.00.

APPROVED subject to the following conditions(s):

For the outline proposals for residential, school and associated infrastructure:

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

Reason:

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

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

Reason:

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

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

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

Reason:

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

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

Reason:

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

- 5. The reserved matters shall have full regard to the guidance and advice as set out in Manual for Streets and Secure by Design and shall reflect the principles, parameters and objectives of the illustrative Master plan reference PS31131-21 Rev F.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to meet the requirements of Policy ENV27 of the Unitary Development Plan.

- 6. The design of the dwellings shall take into account the findings of the Environmental Statement December 0-214 Chapter K Noise including the recommendations of paragraph K6.7.

Reason:

To ensure an acceptable environment for future occupiers and to meet the requirements of Policies ENV27 and ENV29 of the Unitary Development Plan.

- 7. No dwelling or the school hereby approved shall be occupied prior to 31st March 2018 unless Llanblethian Sewerage Pumping Station and the Cowbridge Waste Treatment Works, to which the development shall drain, have first been upgraded (and confirmation provided in writing by the Local Planning Authority that the upgrade works have been completed in full) and the necessary off-site improvements to the public sewerage system between the development site and Llanblethian Sewerage Pumping Station (as

identified in the Hydraulic Modelling Assessment Reference SE208B Darren Close, Cowbridge Revision 1, issued February 2015) have been completed.

Reason:

To prevent overloading of the public sewerage system and to ensure sufficient capacity exists in the system to accommodate the site; to protect the environment and to meet the requirements of policies ENV27 and ENV 29 of the Unitary Development Plan.

8. Prior to the first beneficial occupation of any dwelling and the school, Travel Plans, which shall cover all phases of the development, shall be submitted to and approved in writing by the Local Planning Authority and shall include a package of measures tailored to the needs of the site and its future users to widen travel choices by all modes of transport and encourage sustainable transport.

Reason:

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

9. Prior to the commencement of construction of any part of the residential development, school or associated infrastructure hereby approved, a scheme, including details of the timing of such provision, for the provision and maintenance of the Public Open Space (including the children's play equipment) shall be submitted to and approved in writing by the Local Planning Authority, and the public open space shall thereafter be provided in accordance with the agreed details.

Reason:

To ensure the timely provision of open space in the interests of the amenity of future occupiers and the wider area and to ensure compliance with Policies ENV27, REC3 and REC6 of the Unitary Development Plan.

10. Prior to the first beneficial occupation of any dwelling hereby approved, full details of the public art strategy and the timing of its provision, shall be submitted to and approved in writing by the Local Planning Authority. The Public Art shall thereafter be implemented on the site in accordance with the approved details no later than 12 months following the substantial completion of the development.

Reason:

To ensure the delivery of Public Art on the site in accordance with the Council's Public Art Supplementary Planning Guidance.

For the full application for the Link Road:

11. The development of the link road and associated junctions 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.

12. Prior to commencement of construction of any part of the link road hereby approved, and notwithstanding the submitted plans, full engineering details, including an additional layby for use by traffic enforcement vehicles, and details of street lighting, surface water drainage, structures, off highway footway / cycle facilities (along the new link road and section of Llantwit Major Road fronting the proposed development site) and construction details, of the link road and associated junctions, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of highway safety and to protect the environment in accordance with Policies ENV27 and ENV29 of the Unitary Development Plan.

13. Prior to commencement of construction of any part of the link road hereby approved, a Relaxation Document shall be submitted to and approved in writing by the Local Planning Authority, outlining the principles followed when considering the Relaxation in standards of highway design for the link road and associated junctions. This shall include details relating to safety aspects, environmental and cost benefits which necessitate the Relaxation and identifying any mitigation measures to be provided with regard to accident prevention such as safety fencing, high friction surfacing, signing and lining. The development shall thereafter be carried out in accordance with the approved details therein.

Reason:

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

14. Prior to the first beneficial occupation of any of the dwellings or the first operational use of the link road hereby approved, the developer shall submit details, including timescales, of the following off-site highway works to be approved in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved details:

- i) A signing and lining strategy for the local highway network in the vicinity of the site affected by the proposed development including re-directing traffic away from Llysworney village;
- ii) Off-site highway works at Nash junction to include consideration of a change in priorities for vehicle movements at the junction; and
- iii) Traffic calming measures near properties known as Penryheol Terrace on Llantwit Major Road.

Reason:

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

15. The proposed bus shelters and associated laybys to be provided on the link road hereby approved shall be provided in accordance with the Council's Gold Standard (and in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority) and shall be provided prior to the first beneficial use of the section of the link road upon which they are located.

Reason:

To ensure the development makes adequate provision for public transport services in accordance with UDP Policies 2, 8 and ENV27 of the Unitary Development Plan.

16. Notwithstanding the submitted plans, full engineering details of the proposed Puffin Crossing on Llantwit Major Road, including provision of appropriate sight stopping distances in accordance with the speed of the road, shall be submitted to and approved in writing by the Local Planning Authority. The crossing shall thereafter be constructed in accordance with the approved details prior to beneficial occupation of any of the dwellings hereby approved.

Reason:

In the interests of highway safety and to ensure the development makes adequate provision for pedestrians accessing the site in accordance with UDP Policies 2, 8 and ENV 27 of the Unitary Development Plan.

17. Prior to any site clearance or ground works for the link road and junctions hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of structural planting and the phasing of such planting, details of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development.

Reason:

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

For both parts of the development (full and outline):

18. The development shall be carried out in accordance with the following approved plans and documents: Cowbridge Pattern Book, Environmental Impact Assessment and Appendices, Figures, Technical Assessments, Design and Access Statement and Addendum received 10 September, 2015. Planning Statement and Addendum received 10 September, 2015, Waste Assessment, Transport Assessment, Environmental Statement Addendum Appendices and figures, Service Supply Statement, Statement of Community Involvement, Non Technical Summary (amended 10 September, 2015), Environmental Statement Addendum Technical Assessments received 22 December, 2014 other than as amended by documents received on 11 June, 2015 and 10 September, 2015 and drawings PS31131-12/1 and 12.2 Revisions K, 12.6 Revision J, 21 Revision F from Nathaniel Lichfield and partners and 2147/P35a from Tyler Grange received on 10 September, 2015.

Reason:

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

19. A phasing plan for development hereby approved 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 of phasing.

Reason:

To ensure the development is implemented in an appropriate manner to minimise any adverse impacts on neighbouring properties, deliver necessary infrastructure and community facilities and ensure appropriate access is available in the interests of highway safety and in accordance with Policies ENV27 and HOUS 8 of the Unitary Development Plan.

20. The link road and associated junctions shall be substantially complete such that it is operational as a highway suitable for use by vehicular traffic, pedestrians and cyclists prior to the occupation of the 375th dwelling approved under this outline application and associated reserved matters application(s).

Reason:

To ensure the proper and timely delivery of the link road to safeguard the character of the historic town of Cowbridge and provide improvements to the

highway network to meet the requirements of Policies ENV29 and ENV27 of the Unitary Development Plan.

21. 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.

22. Prior to the commencement of the construction of the link road or any phase of dwellings and associated structures or infrastructure identified in discharge of condition 19 above, full details including cross sections of the existing and finished ground levels of the site and of the finished floor levels of the dwellings, link road and structures within that phase shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

23. 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. The CEMP shall utilise the Considerate Constructors Scheme. The CEMP shall include a system for the management of complaints from local residents which shall incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan.

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 ENV29 of the Unitary Development Plan.

24. A Landscape and Ecology Environmental Management Plan (LEMP) shall be submitted to the Local Planning Authority for their written approval prior to the commencement of any groundworks on site or any site clearance. The LEMP

shall be fully implemented in accordance with the approved details and in accordance with the timescale as detailed in the approved LEMP.

Reason:

In the interests of safeguarding the ecology of the site and to ensure mitigation and enhancement of the ecological value of the site in accordance with Policy ENV16 of the Unitary Development Plan.

25. Prior to the commencement of development, including any site clearance or ground works, a Construction Traffic Management Plan, including details of parking for construction traffic, wheel washing facilities, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings, shall be submitted to and approved in writing by the Local Planning Authority, and the management plan shall be implemented at the commencement of any site clearance or temporary access or development works on the site and shall thereafter be complied with for the duration of the construction and laying out of the development .

Reason:

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

26. No development shall commence until a scheme for the comprehensive drainage of the development hereby approved, designed to take into account the submitted North West Cowbridge Service Supply Statement outcomes and showing how foul water, road, roof / yard water and land drainage will be dealt with, and including full details of all existing drains / connections running through the site and details of any culvert or bridge and a phasing programme for such works shall be submitted to and approved in writing by the local planning authority. The drainage scheme for the site shall be designed to ensure that all foul and surface water discharges separately from the site and land drainage and surface water run-off shall not discharge nor connect either directly or indirectly into the public sewerage system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details, specifications and phasing programme (identified in condition 19 above), prior to the first beneficial use of the development or associated approved phase of development, whichever is the sooner.

Reason:

To ensure the effective drainage of the site and to ensure that development does not cause or exacerbate any adverse conditions on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

27. The information submitted in accordance with the requirements of Condition No. 26 of this consent shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration and plan to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

Reason:

To ensure the effective maintenance of the site's drainage system and to ensure compliance with Policies ENV7 and ENV29 of the Unitary Development Plan.

28. Notwithstanding the submitted plans, prior to the first beneficial use of any approved phase of development, full details (including time scales) of the lighting to be provided on the highways, footpaths and public open space areas within the phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of any part of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development, in the interest of public safety and security, in the interests of ecology and to accord with Policies ENV16 and ENV27 of the Unitary Development Plan.

29. No development shall take place until such time as engineering details of the junctions between the Llantwit Major Road, B4270, and the proposed link road have been submitted to and approved in writing by the Local Planning Authority and no phase of the development shall be brought into beneficial use until such time as the junction(s) serving that phase have been constructed in accordance with the approved details.

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.

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

Reason:

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

31. Notwithstanding the submitted plans or the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending revoking or re-enacting that order howsoever, all means of enclosure associated with the development (to include means of enclosure around any public open space or pond) shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

32. Prior to the commencement of any site clearance, details of the method of disposal of excavated material, including details of the haul route through and from the site, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason:

In the interests of residential amenity, highway safety and to ensure a sustainable development to meet the requirements of Policies ENV27 and ENV29 of the Unitary Development Plan.

33. 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 ground works or 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.

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.

34. All planting, seeding or turfing comprised in the approved details of landscaping in respect of the link road and junctions or other phase of development hereby approved shall be carried out in the first planting and

seeding seasons following the first beneficial use of that part of the development or as otherwise agreed in the phasing scheme required under condition 19, and any trees or plants which within a period of five years from the completion of the development or such date as may be agreed in any management plan, whichever is the later, 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.

35. Prior to the commencement of construction of any of the development hereby approved, a scheme, including details of the timing of such provision, for the maintenance of the landscaped areas and open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the timely provision of the landscaped open space and to ensure compliance with Policies ENV27 and ENV11 of the Unitary Development Plan.

36. The applicant shall provide and construct a minimum 2m wide footway along the northern side of Llantwit major Road between the link road up to and including the secondary access to the development site (school access), completed in materials approved by and to the satisfaction of the Local Planning Authority.

Reason:

To ensure the minimum Design and Construction Standards are achieved in the interests of Highway / Public Safety and to meet the requirements of policy ENMV27 of the Unitary Development Plan.

37. Within 6 months of the commencement of development a scheme, including a timeframe for implementation, for the plane-ing off and surfacing of Llantwit Major Road from and including the new junction onto the link road through to and including the proposed Puffin Crossing facility to the east and such works to be inclusive of all associated carriageway markings and completed in materials, shall have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details and timing.

Reason:

In the interests of highway safety and to meet the requirements of policy ENV27 of the Unitary Development Plan.

- 38 Prior to the commencement of any site clearance works an appropriate scheme for mitigation for skylark and lapwing and details of the timescale for such mitigation works, shall be submitted to and approved in writing by the Local Planning Authority and any approved scheme of mitigation shall be undertaken in full accordance with the approved details.

Reason:

In the interests of enhancement of the ecology of the area and to meet the requirements of Policy ENV16 of the Unitary Development Plan.

NOTE: Committee requested that drainage details (Condition 26) and all reserved matters applications be reported to a future meeting of the Planning Committee for approval.

2015/00534/OUT Received on 19 May 2015

(p179)

Mr. Antony Jarvis, C/o Agent.

WYG Planning and Environment, 5th Floor Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

Land rear of Seaton Hoe, Pen Y Turnpike Road, Dinas Powys

Outline planning consent for the construction of 1no residential property including access, with all other matters reserved

DEFERRED (site visit)

2015/00852/FUL Received on 30 July 2015

(p93)

Cenin Renewables Limited, C/o Agent

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

Home Farm, land west of Drope Road, St. Georges Super Ely

Installation of small scale c. 3MW ground mounted photovoltaic solar arrays with inverter houses; switchgear cabin, internal access track, landscaping; fencing; security measures; access gate and ancillary infrastructure

APPROVED subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents:-
- Drg. No. Q50535_009_01 Rev 01, Site Location Plan, received 22 July 2015;
 - Drg. No. Q50535_008_02 Rev 02, Site Location Plan with Proposed Layout, received 22 July 2015;
 - Drg. No. Q50535_001_17 Rev 17, Planning Drawing, amended plans received 23 December 2015;
 - Drg. No. P50535_004_03 Rev 03, Elevations, received 22 July 2015;
 - Drg. No. P50535_005_01 Rev 01, Access track details, received 22 July 2015;
 - Drg. No. P50535_005_02 Rev 02, Typical sections, received 28 July 2015;
 - Drg. No. P50535_007_02 Rev 02, Inverter Housing details, received 30 July 2015;
 - Drg. No. Q50535_003_01 Rev 01, Hedgerow footpath detail, received 22 July 2015;
 - Drg. No. P50535_006_01 Rev 02, Construction Compound details, amended plans received 30 November 2015;
 - Drg. No. Figure 3.1 Swept Path Analysis, received 31 July 2015;
 - Indicative photographs, Temporary Construction Compound details, received 31 July 2015;
 - Planning Statement, dated July 2015;
 - Design and Access Statement, dated July 2015;
 - Environmental Statement, Volume 1 and Volume II, plus addenda, including Chapter 5-Ecology and Nature Conservation, Chapter 7-Cultural Heritage and Archaeology, and letter from Clarkson & Woods dated 14 October 2015;
 - Revised Landscape and Ecology Management Plan (LEMP) dated 13 October 2015;
 - Environmental Statement Non Technical Summary, dated July 2015;
 - Flood Consequences Assessment, dated 14 July 2015;
 - Construction Traffic Management Plan, dated June 2015;
 - Arboricultural Survey Impact Assessment and Draft Tree Protection, dated July 2015;
 - Agricultural Assessment, dated June 2015;
 - Consultation Report, dated July 2015; and
 - Waste Audit Statement, dated July 2015;
 - Archaeological Mitigation Design and Construction Method Statement, additional information received 23 December 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. Notwithstanding the submitted plans, further details shall be provided to indicate temporary improvements to the proposed vehicular access, which shall include widening of the entrance and part of the carriageway, and vision splays in both directions together with details of any hedgerow removal and proposed replacement. The agreed temporary improvements shall be implemented before the commencement of development and shall be retained for the course of the construction works. Following completion of the construction phase the access shall be restored to its original state, including the replacement of any hedgerow removal.

Reason:

In the interests of highway safety and the character and appearance of the rural landscape in accordance with Policies ENV4, ENV10, ENV27 and COMM8-Other Renewable Energy Schemes.

4. Notwithstanding the submitted plans, further details shall be provided to indicate details of the site compound to show appropriate provision for HGVs and temporary improvements to the proposed vehicular access, which shall include widening of the entrance and part of the carriageway, and vision splays in both directions together with details of any hedgerow removal and proposed replacement. The agreed temporary improvements shall be implemented before the commencement of development and shall be retained for the course of the construction works. Following completion of the construction phase the access shall be restored to its original state, including the replacement of any hedgerow removal.

Reason:

In the interests of highway safety and the character and appearance of the rural landscape in accordance with Policies ENV4, ENV10, ENV27 and COMM8 of the Unitary Development Plan.

5. Notwithstanding the submitted documents a revised Construction Traffic Management Plan shall be submitted to and approved in writing with the Local Planning Authority, and shall provide for additional information relating to the identification of mitigation measures for the control of background traffic. The development shall be implemented thereafter in full accordance with the approved amended Construction Traffic Management Plan.

Reason:

In the interests of highway safety and having regard to the nature of the rural roads in accordance with Policies COMM8 and ENV27 of the Unitary Development Plan.

6. No construction work or deliveries associated with the development hereby permitted shall on any Sunday or Bank Holiday, and on any other day except between the hours of 0800-1800 Monday to Friday, and 0800-1300 on

Saturday, and any foundation or other piling or drilling works should only take place Monday to Friday between 0900-1700.

Reason:

To safeguard the amenities of local residents in accordance with Policies ENV27 and COMM8 of the Unitary Development Plan.

7. The development hereby permitted shall be implemented in full accordance with the recommendations outlined in the submitted ecological information, including the Environmental Statement as amended, the revised Landscape and Ecology Management Plan (LEMP) (version 2.0) prepared by Clarkson & Woods, dated 13 October 2015, and the supporting letter from Clarkson & Woods dated 14 October 2015.

Reason:

In the interests of the ecology/biodiversity of the area in accordance with Policies ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features and COMM8-Other Renewable Energy Schemes of the Unitary Development Plan, plus TAN5-Nature Conservation and Planning.

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

Reason:

In the interests of the surrounding rural landscape of the Ely Valley and Ridge Slopes Special Landscape Area, and the cultural and historic heritage of the area, including the Coedarhydyglyn Historic Park, listed buildings and Conservation Area, in accordance with Policies ENV4, ENV10, ENV11, ENV17, ENV20 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 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 approved amended Landscape and Ecological Mitigation Plan referred to at Condition No. 7.

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 ENV4, ENV10, ENV11, ENV17, ENV20 and COMM8 of the Unitary Development Plan.

10. 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.

11. The solar panel modules hereby permitted shall be mounted using non-intrusive methods, including the use of concrete shoes as foundations, in those areas identified on amended plan, Dwg. No. Q50535_001_017 Rev 17, and the additional Archaeological Mitigation Design and Construction Method Statement details, received on 23 December 2015.

Reason:

To ensure that archaeological features identified on the site are protected in accordance with Policies ENV18 and ENV19 of the Unitary Development Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995 (or any 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 ENV4, ENV10, ENV11, ENV17, ENV20 and COMM8 of the Unitary Development Plan.

13. 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 one month following the cessation of power production or within 25 years of the completion of construction, whichever is the sooner. 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 the character and appearance of the area; the ecology/biodiversity of the area; and historical interests in accordance with Policies ENV4, ENV10, ENV17, ENV20 and COMM8 of the Unitary Development Plan.

2015/01030/FUL Received on 1 September 2015

(p224)

Mr W.D. Johns-Powell, Court Farm,, Bonvilston,, Vale of Glamorgan., CF5 6TR
Andrew Parker Architect, The Great Barn,, Lillypot,, Bonvilston,, Vale of Glamorgan., CF5 6TR

Court Farm, Bonvilston

Proposed four detached dwellings

SITE AND CONTEXT

The application site as edged red relates to land to the front and south of an existing dwelling house known as Court Farm. The existing dwelling and annexe building lie to the north of the A48, and are set back off that highway by a distance of over 40m. The north and west of the dwelling is bound by agricultural land, whilst the eastern boundary lies next to Sheepcourt Farm, former agricultural buildings that have been converted to residential use.

WITHDRAWN

2015/01215/FUL Received on 29 October 2015

(p243)

Mr. James Coburn C/o 9, Cathedral Road,, Cardiff, CF11 9HA
Mr. Jonathan Williams Robertson Francis Partnership, 13, Cathedral Road, Cardiff, CF11 9HA

Springfield, Graig Penllyn

New two storey, three bedroom detached dwelling house and detached double garage in existing residential plot

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: DP 310 A, DP100, DP110, DP300A, DP350, Design and Access Statement, Calculations for Block Retaining (Tedds) and DP101.

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

Reason:

To enable the Local Planning Authority to control the scale of development to ensure an acceptable level of amenity space is retained and the development does not adversely affect the amenities of adjoining occupiers and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) 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 scale of development to ensure an acceptable level of amenity space is retained, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

6. The window in the first floor west elevation, serving the 'Ensuite' shall be glazed using obscured glass to a minimum of level 3 of the `Pilkington` scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use of dwelling and shall thereafter be so maintained at all times, unless otherwise approved in writing by the Local Planning Authority.

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.

7. The access, parking provision and turning space shall not be brought into beneficial use until the approved access has been constructed in accordance with the approved plans and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

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

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

Reason:

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

9. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The landscaping scheme shall include the strengthening of the vegetation at the boundary with Bramblewood to the west through additional landscaping to provide some screening.

Reason:

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

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

Reason:

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

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

Reason:

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

12. The garage hereby approved shall only be used for the parking of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such, and shall not be used for any business or commercial use and shall not be physically altered or converted without first obtaining the formal consent of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with policies TRAN 10 and ENV 27 of the Vale of Glamorgan Unitary Development Plan.

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

Reason:

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

14. Notwithstanding the submitted details, a sample panel of the proposed stonework and mortar detailing for the 1.8m front boundary wall hereby approved shall be made available to view for approval by the Local Planning Authority. The wall shall thereafter be constructed in accordance with the approved materials and detailing.

Reason:

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

15. Notwithstanding the submitted information, full details of the retaining wall as indicated on plan DP110 A, including materials and dimensions, shall be submitted to and approved in writing by the Local Planning Authority. The retaining wall shall be fully implemented in accordance with the approved details prior to the first construction of the dwelling hereby approved.

Reason:

By reason of ensuring land stability and in the interests of visual amenity, in accordance with policy ENV 27 of the adopted Unitary Development Plan.

16. Notwithstanding the submitted plans and the provisions of the General Permitted Development Order, the boundary wall along the frontage of the site shall be no higher than 1.2m in height and shall be constructed prior to the first beneficial use of the dwelling hereby approved, in accordance with details that shall first have been submitted and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity, in accordance with policy ENV 27 of the adopted Unitary Development Plan.

NOTE: Planning Officers to consult Councillor A. Parker on the discharge details of Condition 15 relating to the retaining wall.