

## PLANNING COMMITTEE

Minutes of a meeting held on 11<sup>th</sup> February, 2016.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson, Councillors: Ms. R. 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

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Mrs. C. Mirza-Davies	2015/00392/OUT - Land at Cardiff Road/Cross Common Road, Dinas Powys	Objector or their representative
Mrs. C. Mirza-Davies	2015/00928/RG3 - Land Adjacent to Cross Common Road, Dinas Powys	Objector or their representative
Mr. R. Pattenden	2015/00534/OUT - Land rear of Seaton Hoe, Pen-y-Turnpike Road, Dinas Powys	Objector or their representative
Mr. J. Hurley	2015/00534/OUT - Land rear of Seaton Hoe, Pen-y-Turnpike Road, Dinas Powys	Applicant or their representative
Councillor P. Bradbury (Cardiff Council)	2015/01131/FUL - Photovoltaic Installation, Cwrt Yr Ala Road, Caerau, Cardiff (former Ely Brickworks)	Objector or their representative
Mr. H. Richards	2015/01131/FUL - Photovoltaic Installation, Cwrt Yr Ala Road, Caerau, Cardiff (former Ely Brickworks)	Applicant or their representative

### 845 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.”

## 846 APOLOGY FOR ABSENCE -

This was received from Councillor Mrs. M.E.J. Birch.

## 847 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 14<sup>th</sup> January, 2016 be approved as a correct record.

## 848 DECLARATIONS OF INTEREST -

No declarations were received.

## 849 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 14<sup>th</sup> January, 2016, be noted:

Apologies for absence for Sites (a), (c) and (d) were received from Councillors Mrs. M.E.J. Birch, Ms. R. Birch, Mrs. P. Drake, R.A. Penrose, A.G. Powell, A.C. Williams and M.R. Wilson.

- |     |                              |   |
|-----|------------------------------|---|
| (a) | Caerleon Road, Dinas Powys   | Councillor F.T. Johnson (Chairman);<br>Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors C.P. Franks, E. Hacker, H.C. Hamilton, G. Roberts, H.J.W. James, A. Parker and Mrs. V.M. Hartrey   |
| (b) | Court Farm, Bonvilston       | NOTE: This site visit did not take place as the application was withdrawn.  |
| (c) | Land North West of Cowbridge | Councillor F.T. Johnson (Chairman);<br>Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, J. Drysdale, E. Hacker, H.C. Hamilton, H.J.W. James, A. Parker and G. Roberts<br>Also present G.A. Cox T.H. Jarvie (Local Ward Members) |
| (d) | Springfield, Graig Penllyn   | Councillor F.T. Johnson (Chairman);<br>Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, J. Drysdale, E. Hacker, H.C. Hamilton, H.J.W. James, A. Parker and G. Roberts<br>Also present G.A. Cox T.H. Jarvie (Local Ward Members) |

850 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.

(3) T H A T the implementation of Section 32 Building Act, 1984, in respect of the Building Regulation Applications 2006/1717/BR and 2006/1409/BR be noted.

851 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

2015/00252/FUL	A	The Old Barn, Llwynhelig Farm, Cowbridge	Change of use of existing office building to a veterinary clinic with dedicated staff & visitor car parking and associated building, engineering and other operations.
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2015/00385/LBC	A	Land adjacent to Plymouth House, West Street, Llantwit Major	Works to existing boundary wall with Plymouth House including demolition and rebuilding upper section and increasing height of other sections of the existing boundary retaining wall.
2015/00547/FUL	A	Land at Green Lane, Dinas Powys	Proposed new stable building for four horses and rear storage area.
2015/00677/FUL	R	Land between Tyn Y Tyle & Penybryn, Pen y Lan Road, Aberthin	Erection of three bed dwelling and double garage at infill site.
2015/00707/FUL	A	Walled Gardens, Rosedew Farm, Llantwit Major	Demolition of two agricultural buildings, part demolition and reinstatement of end elevation of one agricultural building to accommodate storage area and biomass heating system together with construction of twelve log cabins and associated works.
2015/00890/FUL	A	27, High Street, Cowbridge	Internal works to existing listed building, including removal of ground floor fire place, removal of ground floor archway, removal of first floor chimney breast, and removal of first floor stud wall. Including provision of additional roof lights and amendments to rear layout.
2015/00902/FUL	A	27, Spencer Drive, Llandough	Retention of re-grading works to rear garden.
2015/00973/FUL	A	The Grange, Trepit Road, Wick	Conversion of barn and outbuildings into granny annex.

2015/00979/LBC	A	27, High Street, Cowbridge	Internal works to existing listed building, including removal of ground floor fire place, removal of ground floor archway, removal of first floor chimney breast, and removal of first floor stud wall. Including provision of additional roof lights and amendments to rear layout.
2015/01010/FUL	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.
2015/01022/FUL	A	Sully Constitutional Club, 90, South Road, Sully	Provision of residential accommodation to first floor level (replacement of existing roof with new structure).
2015/01055/FUL	A	Adjacent to 34, Smithies Avenue, Sully	Three bedroom dwelling, alternative flat roof design for proposed new dwelling house which has existing permission.
2015/01077/FUL	A	ATC 372 (Barry) Squadron, Gladstone Road, Barry	Proposed demolition of second existing prefabricated huts and construction of new single storey joint cadets centre accommodation. Erection of secure perimeter fencing. Erection of new flagpole. Removal of trees and installation of amenity lighting.
2015/01142/FUL	A	5, Lydstep Road, Barry	Two storey side extension.

2015/01155/FUL	A	Plas Hen, Bonvilston	Double carport and single enclosed garage, with home office and storage in roof space above.
2015/01160/FUL	A	9, Gwennol Y Mor, Barry	Swimming pool (ground).
2015/01199/LBC	A	56, High Street, Cowbridge	Internal and external alterations to retail unit.
2015/01208/FUL	A	7, Britten Road, Penarth	Extensions to front and rear.
2015/01223/FUL	R	Church House, Fort Road, Lavernock	Demolition of existing dwelling and erection of a new detached dwelling on plot.
2015/01226/FUL	A	Land at Romilly Park Road, Barry	Variation of conditions 2 and 10 and removal of conditions 17, 18 and 19 of planning permission 2014/0071/FUL.
2015/01255/FUL	A	Tredogan Road, Rhoose	Telecommunications base station comprising installation of a new 20m street works column supporting 6 no. shrouded antennas, 1 no. 0.3m transmission dish, 3 no. equipment cabinets, 1 no. meter cabinet and ancillary development.
2015/01262/FUL	A	37, Westbourne Road, Penarth	Replace 2 windows currently aluminium framed double glazed with UPVC sash sliding double glazed.
2015/01264/ADV	A	Johnsons The Goldsmiths Ltd., 56, High Street, Cowbridge	One flat cut aluminium logo stood off on existing timber fascia. Non illuminated and one 700 x 700mm projecting sign with ornate hanging bracket.

2015/01269/FUL	R	31, Lakin Drive, Barry	Conversion of office (formerly a garage) into an osteopathy clinic.
2015/01271/RG3	A	Cogan Junior and Infant School, Pill Street, Cogan, Penarth	Proposed change of use from residential use to educational use. External alterations to entrance area to facilitate level access.
2015/01272/FUL	A	Pinfold, 1, Broadway Green, St. Nicholas	Two storey extension, single storey extensions and new garage.
2015/01275/LBC	A	The Pheasant House, Nash Manor, Cowbridge	Amendment to previous consent (2012/00898/LBC).
2015/01278/FUL	A	Briarbank, Penylan Road, St. Brides Major	Alterations and extensions to existing dwelling. Addendum application to include open front porch and redesigned/extended balcony.
2015/01281/FUL	A	Ruthin Fawr Farm, Ruthin Road, St. Mary Hill	Planning application for suckler cow and calf housing.
2015/01288/FUL	A	4, Bron Awelon, Barry	Two storey side extension.
2015/01289/FUL	A	7, Millbrook Close, Dinas Powys	To build a single storey extension onto the existing kitchen at the existing in part. Pitched roof with skylight. Extension finished to match surroundings.
2015/01290/FUL	A	Bryn Hawddgar, St. Mary Hill	Proposed alterations and extension to existing dwelling.
2015/01294/FUL	A	McDonalds Restaurant, Valegate Retail Park, Culverhouse Cross	Minor extension (11.5 sqm) to accommodate an additional booth, for a fast forward lane and improved operations.

2015/01295/FUL	A	36, Tynewydd Road, Barry	Proposed extension to create new foyer and installation of disabled access ramp to existing entrance of doctors surgery.
2015/01296/FUL	A	Laburnum Lodge, A48, St. Nicholas	Construct new double garage.
2015/01300/FUL	A	134, Westbourne Road, Penarth	Proposed rear single storey extension including internal and external material alterations.
2015/01303/FUL	A	47, Brockhill Way, Penarth	Demolition of conservatory and partial demolition of garage and replacement with single storey rear extension and garage. (NMA).
2015/01304/FUL	A	17, Plas Taliesin, Penarth	Internal alterations and alterations to external fenestration.
2015/01311/FUL	A	22, Cowbridge Street, Barry	Proposed garage conversion and front porch extension.
2015/01312/ADV	A	Land south of Old Port Road/A4050 Roundabout, Culverhouse Cross	5 no. stand-alone sale boards and 7 no. flags.
2015/01313/FUL	A	230, 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.
2015/01319/FUL	A	234, 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.



2015/01320/FUL	A	282, Holton Road, Barry	New fascia and shop sign, new security shutter to all three elevations, shutter housing to be concealed.
2015/01321/FUL	A	252, 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.
2015/01323/FUL	A	92, Main Street, Barry	New powder coated aluminium shop front. New stall riser, new fascia and shop sign. New external security shutter, with shutter housing behind fascia.
2015/01324/FUL	A	54, Main Street, Barry	New powder coated aluminium shop front. New stall riser, new fascia and shop sign. New external security shutter, with shutter housing behind fascia.
2015/01326/FUL	A	Tynewydd Farm, Flemingston	Proposed single storey annex, rear kitchen and front porch extensions to house with alterations to drive.
2015/01328/FUL	A	Saron Chapel, Treoes	Alteration and refurbishment of Saron Chapel and associated vestry building.
2015/01331/FUL	A	86, Holton Road, Barry	Proposed new shop front, fascia, shutter and new windows to upper floors and rear access gates.

2015/01333/FUL	A	St. Richard Gwyn RC High School and land to south of Argae Lane, St. Andrews Major	Proposed underground cable linking approved Biglis Solar Farm (application 2015/00573/FUL) to provide renewable energy to St. Richard Gwyn Catholic High School.
2015/01335/FUL	A	Farmland adjacent to A4231 Barry Docks Link Road, A4055 Cardiff Road and B4267 Sully Moors Road, Barry	Proposed underground cable linking approved Biglis Solar Farm (application 2015/00573/FUL) to WPD substation on Sully Moors Road. Cable length approximately 916m.
2015/01336/FUL	A	Cafe Nomad/Scott Wroe Hearing Centre, 11, Royal Buildings, Stanwell Road, Penarth	Supply and fit new motorised folding arm awning to existing shop front. With remote control and manual override. Approx. 2000 mm projection x 6000 mm width. Internal shop fitting works have also been proposed and internal work has already started.
2015/01338/FUL	A	56, Queens Road, Penarth	Proposed single storey rear extension to include roof terrace with timber balustrading.
2015/01344/FUL	A	5, Longmeadow Drive, Dinas Powys	Proposed two storey extension and alterations to existing residential dwelling.
2015/01346/FUL	A	5, Coed Criafol, Barry	Proposed ground floor kitchen extension and first floor bedroom extension.
2015/01355/LBC	A	Saron Chapel, Treoes	Alteration and refurbishment of Saron Chapel and associated vestry building.

2015/01361/FUL	A	8, Westbourne Road, Penarth	Remove existing timber casement windows to front and rear elevation and replace with white upvc sliding sash windows. Also remove kitchen and dining room timber doors and replace with white upvc doors.
2015/01363/LAW	A	Triloba Nursery, Peterston Super Ely	Retention of C3 dwelling house.
2015/01364/PNA	A	Morfa Yard, Brynsych, Llantwit Major	Steel frame agricultural building.
2015/01365/FUL	A	10, Millfield Drive, Cowbridge	Demolish garage and construct two storey extension to side elevation.
2015/01366/PNA	A	Rosedew Farm, Llantwit Major	Slurry lagoon for liquid fertiliser.
2015/01368/FUL	A	Westwinds, Llanmaes	Variation of Condition 1 of planning permission 2010/01187/FUL to extend the time period of implementation.
2015/01370/FUL	R	8, Francis Road, Barry	Two storey side and single storey rear extension.
2015/01372/FUL	A	39, Buttrills Road, Barry	Demolition of existing conservatory and garage. Proposed garage. Proposed construction of 2-3 storey side and rear extension.
2015/01384/FUL	A	33, Chamberlain Row, Dinas Powys	Single storey rear extension.
2015/01387/FUL	A	17, Winsford Road, Sully	Erection of single storey rear extension, replacement porch, pitch roof over existing flat roof garage.

2015/01388/FUL	R	The Barn, The Chase, Brook Lane, St. Nicholas	Conversion of existing barn into a three bedroom independent dwelling. Change of use from barn/storage building to residential.
2015/01389/FUL	A	1, Dingle Dell, Penarth	Conversion of integral garage into bedroom and shower.
2015/01390/RG3	A	9, St. Teilos Avenue, Barry	Special Needs adaptations. Single storey extension to enlarge existing rear extension.
2015/01394/FUL	A	Bryn Derw, 110, Plymouth Road, Penarth	Repair/refurbishment of existing porch requiring dismantling and reconstruction of structure as existing size and appearance reusing as much of material as possible including leaded glass, window frames, bricks, roof slates and ridge tiles.
2015/01396/FUL	A	78, Millfield Drive, Cowbridge	Two storey side extension and single storey porch.
2015/01398/FUL	A	31, St. Davids Avenue, Dinas Powys	Formation of balcony to rear of property, accessed from ground floor accommodation with guarding and obscure glazed privacy screen to adjacent property. Formation of summer room beneath balcony at lower ground floor.
2015/01401/FUL	A	10, Hinchsliff Avenue, Barry	First floor extension over garage to accommodate new bedroom and bathroom.
2015/01411/FUL	A	2, Chandlers Way, Penarth	Replacement steel balcony to first floor front elevation.

2015/01412/FUL	A	38, Purcell Road, Penarth	Rear two storey extension.
2015/01428/FUL	A	12, Britway Road, Dinas Powys	Single storey and two storey extension to the rear of the existing property, to provide additional living space.
2015/01444/FUL	A	12, Sycamore Close, Dinas Powys	Single storey rear extension.

## 852 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.

## 853 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

2015/01246/TPO	A	The Chestnuts, 17, Ewenny Road, Wick	33% crown reduction of 4 Horse Chestnut trees, positions just inside of boundary wall between gable end of house and Ewenny Road.
2015/01248/TPO	A	St. Andrews Church, St. Andrews Major	Various work to Trees.

2015/01250/TPO	R	Celtic View (Was Ashbrook), 10, Madoc Close, Dinas Powys	T1 - Reduction by 25% Oak.
2015/01284/TPO	A	1, Rookery Wood, Sully	Fell two groups of Sycamore stems.

#### 854 ENFORCEMENT ACTION (HRP) -

##### (i) Land and Buildings at 3 Cwrt Llanfeiddian, Llanblethian, Cowbridge -

Committee received a report which related to a complaint that had been received by the Local Planning Authority on 16 April 2012, that an extension of the domestic garden into neighbouring agricultural land, had taken place at 3, Cwrt Llanfeiddian, Llanblethian, Cowbridge.

The dwelling was detached and relatively recently had been granted planning consent. The property and its rear garden was located on the boundary of the settlement area and to the rear it faced open countryside which had been designated a Special Landscape Area. A Public Right of Way ran to the west of the site.

Following an initial site inspection it was noted that the garden area of the property had been extended into agricultural land to the east of the property. It had been observed that domestic paraphernalia including a football goal, climbing frame and freestanding trampoline had been placed within this area.

The use of the land as such was considered to require the benefit of planning permission given it amounted to a change of use from agricultural land to use as private garden.

#### RESOLVED -

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

- (i) The cessation of the use of the land as domestic garden
- (ii) The removal of all domestic, outbuildings, structures and other forms of domestic paraphernalia.

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

#### Reason for decisions

(1&2) The use of the land as domestic garden and the introduction of associated domestic paraphernalia is an unacceptable encroachment of residential activity that has an adverse impact upon the character and appearance of the surrounding open

countryside that is recognised for its landscape value as a Special Landscape Area. Consequently the development is contrary to Policies ENV1 Development in the Countryside, ENV2 Agricultural Land, ENV4 Special Landscape Areas, ENV10 Conservation of the Countryside and ENV27 Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as supported by National Guidance provided in Planning Policy Wales (edition 8, 2016).

(ii) Land and Buildings at Pets At Home, Waterfront Retail Park, Barry -

Committee received a report which related to a complaint received by the Local Planning Authority on 31 March 2015, regarding the unauthorised erection of advertisements at Unit 2, Waterfront Retail Park, Heol Ceiniog, Barry.

At the time of registration of the initial application 2014/01484/ADV, the premises was vacant. Following an initial site inspection it was noted that the signage subject of the first application had been erected without the benefit of consent. Upon dismissal of the appeal relating to this application, the original vinyl signs were replaced with the dark green vinyl's as now in situ.

Despite the refusal of the subsequent application, the dark green vinyls to the front elevation of the shop front were still in situ. Whilst the vinyls were currently erected were not considered to be advertisements (as refused under the original application 2014/01484/ADV), they were considered to have a material effect on the appearance of the building and as such amounted to operational development.

The owners of the premises had submitted two applications for the display of advertisements at the premises as discussed previously. Following the dismissal of the appeal relating to the first application, the enforcement officers wrote to the agent and applicant advising them to remove the signage. They subsequently removed the unauthorised vinyl signage and erected a dark green vinyl in its stead. The dark green vinyls were shown on the subsequent advertisement consent and refused consent due to the harm caused to the frontage of the building. The owners of the premises had subsequently been advised of the continued breach of planning control caused by the continued application of these vinyls to the front windows although no action had been taken to regularise or remedy this breach of planning control.

RESOLVED -

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

- (i) The removal of the vinyls from the ground floor windows and toplights on the southern elevation of the shop front

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

Reason for decisions

(1&2) The vinyl panels applied to the ground floor windows of the shop front, by virtue of their scale, design and appearance, result in a visually 'dead' frontage, detracting to a significant degree from the visual amenities of the retail park, contrary to the aims and objectives of Policy ENV27 'Design of New Development' of the Adopted Vale of Glamorgan Unitary Development Plan 1996-2011, as well as the Council's Design Guidance on 'Shop Fronts, Frontages and Advertisements and Technical Advice Note 12 on Design.

855 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:

**2015/00392/OUT** Received on 10 April 2015  
(P36)

Mrs. K. F. Lee, Executors of M. Lee, Trustees of K. Lee Family Trust and, Trustees of M. Lee, c/o Mr. D. Davies, Grosvenor House, 8 Park Grove, Cardiff, CF10 3BX  
Mr. Laurence Forse, Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff, CF14 5GG

**Land at Cardiff Road/Cross Common Road, Dinas Powys**

Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road

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

- Procure that at least 40% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 70% would be social rented properties, and the remaining 30% would be intermediate properties.
- Pay a contribution of £260,338.58 for the provision or enhancement of education facilities, which is based on 50 dwellings as indicated, or £5206.78 per dwelling;
- 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 a commuted sum to cover the costs of future maintenance of the public open space for 20 years.



- Provide public art on the site to the value of 1% of build costs, in accordance with details to be submitted for approval at reserved matters stage.
- Pay a contribution of £2000 per dwelling to provide or enhance sustainable transport facilities in the vicinity of the site to include pedestrian/cycling/bridleway link between Cosmeston and Dinas Powys and safer walking/cycling facilities along Cardiff Road
- Provide a contribution of £988.50 per dwelling towards enhanced community facilities in the vicinity of the site and towards the provision of a new community building located at the former St Cyres school site;

APPROVED subject to the following conditions(s):

1. The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan, 'Preliminary Ecological Appraisal', Drainage Strategy and Flood Risk Report, Agricultural Land Considerations, Planning Statement, Transport Statement, Tree Information, Drainage Strategy Plan, Design and Access Statement, Phase 1 Geotechnical Investigation(all registered 10 April 2015), 'Illustrative Plan' (Amended) received 9 July 2015 and 'Proposed Road Layout' (Received 17 December 2015), Site Location Plan Addendum (received 28 January 2015); Ecological Mitigation Strategy (Celtic Ecology - January 2016) received 1 February 2016.

Reason:

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

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

Reason:

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

3. 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.

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

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

Reason:

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

5. 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.

6. Notwithstanding the submitted details and prior to the commencement of works on site, 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. This should include details of anticipated discharge rates and connections with adjacent watercourses. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the dwellings hereby approved.

Reason:

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

7. No dwelling hereby approved shall be brought into beneficial use until the approved access and junctions, including off-site works, as shown on plan reference 'Proposed Road Layout' received on the 17 December 2015, have been constructed in accordance with the approved plans and the engineering details required under Condition 9, 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. Prior to commencement of development, including any site clearance, a comprehensive Construction Traffic Management Strategy shall be submitted to and approved in writing by the local planning authority. The Strategy shall include details of the types of construction vehicles to be used, the times of operation, a route plan, as well as wheel washing and dust suppression measures. The development shall thereafter be constructed in accordance with the agreed Strategy unless the local planning authority agrees in writing to any variation.

Reason:

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

9. Notwithstanding the submitted plans and details, no works whatsoever shall commence on the development until full engineering details of the proposed access, new roadway, internal roads, associated works, turning areas, footways, plus any new street lighting, signage and any structures, drainage systems, water culverts abutting or within close proximity to the existing/proposed highway, have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in full accordance with the agreed details.

Reason:

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

10. A scheme for tree protection, in accordance with the advice and guidance contained within the submitted Tree Information report (James Pinder - 2014), to provide for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development including any site clearance works. No development or site clearance shall commence 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.

11. Further to the tree protection required with Condition 10, there shall be an arboricultural watching brief conducted throughout any facilitative tree works, the setting of on-site tree protection and any excavation and laying of surfacing materials throughout the course of construction of the development hereby approved.

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. 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 dwellings hereby approved, 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.

13. 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, airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP shall also include details of measures to prevent the flow of pollutants to the adjacent watercourses and drainage ditches. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://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.

14. Prior to the first beneficial occupation of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with UDP Policies 2, 8 and ENV27 (Design of New Developments).

15. The development shall be carried out in accordance with the recommendations of the submitted Ecological Mitigation Strategy Revision C (Celtic Ecology - February 2015) and the letter received from Celtic Ecology (dated 30 November, 2015), with respect to protected species.

Reason:

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

16. A Noise Assessment shall be submitted as part of any Reserved Matters application to the Local Planning Authority for approval in writing. The noise assessment shall consider the potential impact of road noise from the adjacent highway network to future occupants of the residential development hereby approved, with suitable mitigation recommendations included where necessary. The mitigation as approved shall be implemented prior to the first beneficial occupation of any of the dwellings identified as being potentially affected by the submitted Noise Assessment.

Reason:

In order to assess the noise impact as set out in TAN 11 to ensure that future occupants of the residential development are not affected by unacceptable levels of road noise, in accordance with policies ENV 27 and ENV 29 of the Unitary Development Plan.

17. Prior to the commencement of any development, including site clearance, a Ecological Design Strategy to include a method Statement for sensitive site clearance with regards to protected species (reptiles, birds and amphibians) to be submitted to, and agreed in writing by the Local Planning authority. The Ecological Design Strategy shall be implemented as agreed.

Reason:

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

18. Prior to the commencement of development, the local planning authority shall be provided with a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to commence development.

Reason:

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

**2015/00928/RG3** Received on 4 September 2015  
(P88)

Vale of Glamorgan Council, Alps Depot, Wenvoe, Vale of Glamorgan. CF5 6AA  
Vale of Glamorgan Council, Alps Depot, Wenvoe, Vale of Glamorgan. CF5 6AA

### **Land adjacent to Cross Common Road, Dinas Powys**

Proposed new junction and road section between Cross Common Road and Cardiff Road, Dinas Powys

Deemed planning consent be GRANTED 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: Site Location Plan P-101B, 1201, 1101, 702, 501, 701, Tree Information Report and Preliminary Ecological Appraisal, all received 4 September, 2015 and Ecological Mitigation Strategy (Celtic Ecology – January 2016) received 9 February, 2016.

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 information, further details including anticipated discharge rates and connections with adjacent watercourses, along with pollution control measures, of a full scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. 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 use of the section of road hereby approved.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and provide suitable surface water drainage, and to ensure compliance with the terms of Policies ENV 29 and ENV27 of the Unitary Development Plan.

4. Notwithstanding the submitted plans and details, no works whatsoever, including site clearance, shall commence on the development until full engineering details of the proposed junction, new roadway, footways, street lighting, signage or any structures, drainage systems, water culverts abutting or within close proximity to the existing/proposed highway, have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in full accordance with the agreed details.

Reason:

To ensure the provision of safe access into site, in the interests of Highway/ Public Safety, to ensure protected species are not adversely affected and to ensure compliance with the terms of Policies ENV 16, TRAN 2 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished levels of the road and footways hereby approved, 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.

6. 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, airborne pollutants, vibration, smoke, control of mud onto the highway, and odour from construction work will be controlled and

mitigated. The CEMP shall also include details of measures to prevent the flow of pollutants to the adjacent watercourses and drainage ditches. The CEMP shall utilise the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.org.uk)). The CEMP shall 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.

7. Notwithstanding the submitted Ecological Mitigation Strategy Revision C (Celtic Ecology – January 2015) and the letter received from Celtic Ecology (date 30 November 2015), and prior to commencement of development, including any site clearance, information regarding the ecological mitigation required for the road development hereby approved and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The ecological mitigation and timetable for implementation shall be implemented as per the agreed information.

Reason:

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

8. There shall be no site clearance or construction works in connection with the development hereby approved undertaken in the bird nesting season, being March to August inclusive.

Reason:

In the interests of local ecology and in accordance with policy ENV 16 of the Unitary Development Plan.

9. Prior to the commencement of any development, including site clearance, an Ecological Design Strategy to include a Method Statement for sensitive site clearance with regards to protected species (reptiles, birds and amphibians) shall be submitted to, and agreed in writing by the Local Planning Authority. The Ecological Design Strategy shall be implemented as agreed.

Reason:

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



10. Prior to the commencement of development, the local planning authority shall be provided with a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to commence development.

Reason:

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

**2015/00534/OUT** Received on 19 May 2015  
(P108)

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

APPROVED subject to the following conditions(s):

1. The development shall be carried out in accordance with the following approved plans and documents: 2729(C)S(0)11 A, 2729(C)S(0)09 A and 2729(C)S(0)10 A, all received 2 November 2015, and 2729(C)S(0)01, 2729(C)S(0)02, Design and Access Statement, Tree Survey (Treescene - March 2015), received 12 May 2015.

Reason:

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

2. Approval of the layout, scale, appearance, 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.

3. 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.

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

Reason:

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

5. 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.

6. Prior to the commencement of development and notwithstanding the submitted plans, full engineering drawings including levels and any associated retaining works of the proposed access, any off-site highway works, footpath link and the vision splays (referred to in Condition 7), as shown on plan 2729[C]S(0)11A (received 2 November, 2015) shall be first submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be constructed in accordance with the approved plans and to adoptable standards. The access and footpath shall thereafter be so retained to serve the development hereby approved and the footpath shall be offered up for adoption to the Local Highway Authority prior to first beneficial occupation of the dwelling 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.

7. The approved visibility splays shall be kept free of any obstacle, car parking and no planting shall exceed 0.6m within these visibility splays .

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27, HOUS2 and HOUS8 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. 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 Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted details, a scheme providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development, including 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.

11. Details of any fence, wall or enclosure between the site and the boundary with the dwelling Seaton Hoe (2 Park Road) shall be submitted to and approved in

writing by the Local Planning Authority and the approved fence, wall or enclosure shall be erected as approved prior to the first beneficial use of the dwelling hereby approved.

Reason:

To ensure suitable levels of neighbour privacy and in the interests of visual amenity, in accordance with Policies ENV27 and HOUS11 of the Unitary Development Plan.

12. The dwelling hereby approved shall be limited to an overall height of 8 metres maximum.

Reason:

In the interests of neighbour amenities and the visual impact of the dwelling, in accordance with Policy ENV27 of the Unitary Development Plan.

13. Prior to the commencement of development, a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority, to manage all vehicle movements associated with the development, and this shall include full details of parking and manoeuvring areas for construction traffic within the site, the proposed routes and timing of deliveries by heavy goods vehicles and the means of defining and controlling such traffic routes and timings. The development shall at all times thereafter be carried out in accordance with the approved details.

Reason:

To ensure that highway safety and residential amenity in the area is not adversely affected and to meet the requirements of policies TRAN10 and ENV27 of the Unitary Development Plan.

And that the reserve matters for this site shall be brought to a future meeting of the Planning Committee for determination.

**2015/00601/RES** Received on 1 October 2015

(P123)

Redrow Homes Redrow House, Copse Way, Cardiff Gate Business Park, Cardiff, CF238RH

Robert Clancy, Clancy Design Services Ltd., 13, Capitol Park, Pearce Way, Gloucester, GL2 5YD

### **Land to the West of Port Road, Wenvoe**

Reserved Matters for part of site (relating to Outline consent 2013/00884/OUT) for a site total of 132 dwellings and associated landscaping and works

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents: 13034.PH2.105 G, 13034.PH2.107 Rev E, 13034.PH2.104 G, 13034.PH2.106 E, 13034.PH2.102 G, 13034.PH2.108 A all received 20 January 2016, Tree Survey and Categorisation Report with Tree Constraints Plan (S Ambler and Sons - March 2012) and Tree Survey SAAC.13.047 both received 6 July 2015, Technical Advice Note (Steve Ambler and Sons) Received 30 October 2015, 13034.A.201, 13034.A.202, 13034.B.201, 13034.B.202, 13034.C.201, 13034.C.202, 13034.D.201, 13034.D.202, 13034.E.201, 13034.E.202, 13034.F.201, 13034.F.202, 13034.G.201, 13034.G.202, 13034.G.203, 13034.I.201, 13034.I.202, all registered 6 July 2015, 13034.PH2,300A, 13034.PH2,301, 13034.J.201 and 13034.J.202 all received 1 October 2015, Addendum to the Design and Access Statement, 13034.PH2.100 A, received 1 October 2015; 13034.PH2.101 Rev H, 3924-15-06-002-2 C, and 3924-15-06-PH2-001 C, 'House Type List' all received 27 January 2016; 876.02 F, 876.03 F and 876.01 F, all received 29 January 2016.

Reason:

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

2. Notwithstanding the submitted plans and details, no works whatsoever shall commence on the development until Full Engineering details have been submitted and approved by the Local Planning / Highway Authority. The development shall thereafter be constructed in accordance with the agreed details.

Reason:

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

3. No works whatsoever shall commence on site until the design calculations, duly certified by a Professional Engineer, and full Engineering details of any structures, drainage systems, water culverts etc abutting or within close proximity to the existing/proposed highway have been submitted to and approved by the Local Planning Authority. The development shall thereafter be constructed in accordance with the agreed

Reason:

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

4. Prior to commencement of development, a comprehensive Construction Traffic Management Strategy shall be submitted to and approved in writing by the local planning authority. The Strategy shall include details of the types of construction vehicles to be used, the times of operation, a route plan, as well as wheel washing and dust suppression measures. The development shall thereafter be constructed in accordance with the agreed Strategy unless the local planning authority agrees in writing to any variation.

Reason:

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

5. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Amendment Order, 2013 the garages hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garages and parking spaces identified on plan ref: 13034.101 Revision J and the accompanying plans shall be available at all times for the parking of private motor vehicles associated with the dwellings hereby permitted.

Reason:

To ensure that adequate on-site parking is retained in the interests of highway safety in accordance with Policies TRAN10 - Parking, HOUS8 - Residential Development Criteria and ENV27 - Design of New Developments of the Unitary Development Plan.

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

Reason:

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

7. Prior to the commencement of the development hereby approved with this Reserved Matters application, details of the protection scheme to relate to the woodland block known as G5 as shown on submitted Tree Survey Plan SAAC.13.047 shall be submitted to and agreed in writing by the Local Planning Authority. The protection shall be as per B.S. 5837:2005 Trees and Construction, having first established the required root protection area. The approved scheme of tree protection shall be fully implemented on site prior to the commencement of any ground clearance or development hereby approved. The protected area shall not be used for storage of spoil or

materials or vehicles, or for mixing cement and no fires must be lit and shall be so retained on site for the duration of the development.

Reason:

To ensure the continued health of the tree and therefore, that the visual amenities of the area are protected, in accordance with policies ENV 10, ENV 11 and ENV 12 of the adopted Unitary Development Plan;

8. Throughout the course of construction, a project arboriculturist shall undertake a watching brief to monitor and supervise erection of tree protection barriers, all excavations for the north east facing elevations of the dwellings and garages and services, near the trees within the wooded tract protected by Tree Preservation Order No.7, 2015 indicated as G5 on the Tree Survey plan SAAC.13.047 received on 6 July, 2015.

Reason:

To ensure the continued health of the tree and therefore, that the visual amenities of the area are protected, in accordance with policies ENV 10, ENV 11 and ENV 12 of the adopted Unitary Development Plan;

9. The Local Planning Authority shall be informed of the name and address of the 'project arboriculturist' who is to be employed to conduct the watching brief, as required in Condition 8, two weeks prior to any works, including site clearance commencing on the site of this Reserved Matters application.

Reason:

To ensure the continued health of the tree and therefore, that the visual amenities of the area are protected, in accordance with policies ENV 10, ENV 11 and ENV 12 of the adopted Unitary Development Plan;

10. Within a month of the date of this consent, details shall be provided of a Woodland Management Plan and timetable for implementation of that plan for the woodland block indicated as G5 on the submitted Tree Survey plan SAAC.13.047. The Plan shall take into account the recommendations contained in the Arboricultural Method Statement Report by Steve Ambler & Sons (July 2014) and shall be submitted to the Local Planning Authority for their approval in writing. The implementation of the Woodland Management Plan shall be undertaken in full accordance with the approved details and timetable.

Reason:

To ensure the continued health of the trees and therefore, that the visual amenities of the area are protected, in accordance with policies ENV 10, ENV 11 and ENV 12 of the adopted Unitary Development Plan;

11. The development shall be carried out in full accordance with the recommendations of the submitted 'Ecological Construction Method Statement & Ecology and Landscape Management Plan' (EDP April 2014), together with the details contained and attached with the email from EDP dated 20th August 2014 with application 2014/00452/RES.

Reason:

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

**2015/01131/FUL** Received on 28 September 2015  
(P159)

Ermaer Limited, 6, Glendower Street, Monmouth, NP25 3DG  
SLR Consulting Limited, Fulmar House, Beigno Close, Ocean Way, Cardiff,  
CF24 5HF

**Photovoltaic Installation, Cwrt Yr Ala Road, Caerau, Cardiff (former Ely Brickworks)**

Proposed excavation of fill material (to be stored on site), importation of inert wastes with the progressive restoration of the former mineral working areas associated with the former Ely Brickworks

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. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated and details of the hours of operation on site. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.org.uk)). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.



Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies ENV29 and ENV27 of the Unitary Development Plan.

3. No HGVs associated with the development hereby approved shall access or leave the site on any Saturday, Sunday or Bank Holiday and HGVs shall only access or exit the site between the hours of 0900 – 1500 Monday to Fridays,

Unless such work –

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

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

Reason:

To safeguard the amenities of local residents are safeguarded, in the interests of highway safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. A landscaping scheme for the restoration of the site, including a management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site and the approved scheme shall be implemented and completed within 5 years of the commencement of works on site to implement this permission.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV4 and ENV27 of the Unitary Development Plan.

5. Any trees or plants which within a period of five years from the completion of the restoration of the site 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 ENV4, MIN8, ENV11 and ENV27 of the Unitary Development Plan.

6. The development shall be carried out in accordance with the following approved plans and documents: -drawing 5238/01 to 09 inclusive form SLR and figures 1 to -14 inclusive from Amalgam Landscape received 25th September 2015; Waste Planning Assessment received 29th October 2015, Planning Statement , received 28th September 2015; Landscape and Visual impact Assessment, received on 25th September 2015; Transport Evaluation received 28th September 2015 and Addendum to Transport Evaluation received 7th January 2016.

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.

7. Prior to the commencement of any development on site including any site clearance or preparation works, a construction method statement , including details of wheel washing, a protection scheme for existing trees and hedgerow to be retained on site and showing the location of such trees and hedgerows, surface contours in relation to the surrounding land including section details of slopes and final profiles for the restoration works, proposals for soil spreading including minimum soil profile depths, controls on vibration and site stability, details of a surface and land drainage scheme with silt mitigation and a timescale for the works of restoration and tree and hedgerow protection , shall be submitted to and approved in writing by the local planning authority. The development and works of restoration shall thereafter be carried out in accordance with the approved details and timescales.

Reason:

To safeguard the amenities of residents and the visual amenities of the Special Landscape Area, to ensure appropriate restoration of the site and to meet the requirements of polices MIN8, ENV27 and ENV29, section details of slopes and final profiles for the restoration works, detail of a surface drainage scheme with a silt mitigation, shall be submitted to and approved in writing by the local planning authority.

8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order all means of enclosure or gate 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 or site clearance works. Details of any enclosure and gates used to block access onto or off the site shall include badger gates to allow badgers continued access to the site for foraging or commuting by maintaining a 30 cm gap at ground level. Only enclosures as so approved shall be erected or placed on the site at any time.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV16 and ENV27 of the Unitary Development Plan.

9. Any excavations associated with development shall be securely closed at night to prevent badgers falling in any excavations.

Reason:

To safeguard protected species and to meet the requirements of policy ENV16 of the Unitary Development Plan.

10. Throughout the period of working, restoration and aftercare the operator shall:

(a) protect and support, or satisfactorily divert, any ditch, watercourse or culvert passing through the permission area and shall not impair the flow or render less effective drainage on to and from adjoining land;

(b) eradicate or adequately control all injurious weeds as defined by the Weeds Act 1959 within the site.

Reason:

To ensure the restoration of the site in this Special Landscape Area in accordance with the objectives of Policies ENV1, ENV4, ENV27, ENV16 and MIN8 of the Unitary Development Plan.

11. Prior to the commencement of any works on site, including any site clearance or preparation, the existing access into the site shall be surfaced with a bound material for the first 20m into the site from the back edge of the carriageway.

Reason:

In the interests of highway safety and to meet the requirements of policies ENV27 and MIN8 of the Unitary Development Plan.

12. Prior to the commencement of development, a construction traffic management plan shall be submitted to and approved in writing by the local planning authority, to manage all vehicle movements associated with the development (including the management of traffic on Cwrt Yr Ala Road), and this shall include full details of the types of vehicles to be used (including weights), parking and manoeuvring areas for construction traffic within the site, the proposed routes and timing for deliveries by heavy goods vehicles and the means of defining and controlling such traffic routes and timings and confirming that there will be no more than 12 vehicle movements associated with HGVs on any day. The development shall at all times thereafter be carried out in accordance with the approved details.

Reason:

To ensure highway safety and residential amenity in the area is not adversely affected and to meet the requirements of policies TRAN10 and ENV27 of the Unitary Development Plan.

13. As detailed in the Agent's letter of 11 December, 2015, no excavated materials or waste shall be removed from the site and only inert waste shall be brought onto the site.

Reason

For the avoidance of doubt as to the extent of this consent and in the interests of highway safety and residents' amenity and to meet the requirements of Policies ENV29, ENV27 and MIN8 of the Unitary Development Plan.

**2015/01456/FUL** Received on 21 December 2015  
(P181)

Waterstone Homes C/o Agent  
Miss Llinos Hallett Asbri Planning Ltd., Unit 9, Oak Tree Court, Cardiff Gate  
Business Park, Cardiff, CF23 8RS

**Ardwyn, Pen y Turnpike Road, Dinas Powys**

Vary condition 22 of approved application 2015/00095/FUL to remove reference to Plot 14 regarding the rear elevation rooflight windows

RESOLVED - T H A T subject to the applicant signing a deed of variation to the legal agreement signed with approved application 2015/00095/FUL to include reference to application 2015/01456.

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents: 2024/101 Revision U (received 17 July 2015), 2024-200-01 Rev E, 2024-201-01 Rev A, 2024-202-01 Rev D, 2024-203-01 Rev D, 2024-204-01 Rev B and 2024-205-01 Rev B, Plot Description Sheet (July 2015), 2024-300, 2024-301, 2024/300/12 Revision H (received 17 July 2015), Detailed Soft Landscaping Proposals TDA.2015.06 Rev C, Tree Protection Drawing TDA.2015.05 Rev B - Layout 2, Arboricultural Method Statement (July 2015 update) and Transport Statement (February 2015); and 2014/102 registered 21 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.

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

Reason:

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

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

Reason:

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

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

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

Reason:

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

6. Notwithstanding the submitted details, a landscaping scheme (to include significant additional landscaping with heavy standard varieties to the rear boundaries of Plots 13, 14 and 15 and to the rear boundary of Plot 1) shall be submitted to the Local Planning Authority within 1 month of the date of this consent for approval in writing of the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason:

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

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

Reason:

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

8. The development shall be constructed in full accordance with the submitted Construction Environmental Management Plan (CEMP), by Waterstone Homes, submitted 15th December 2014 and approved on the 20th February 2015 in respect of application 2014/00167/FUL.

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 ENV 29 and ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

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

Reason:

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

12. Prior to the first occupation of any of the dwellings hereby approved the approved access shall be constructed in full accordance with the submitted plans, including additional plan T14.105.CAD.101 as approved with application 2014/00167/FUL, incorporating the vision splays and the engineering details as required by Condition 10 and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

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

13. The visibility splays as indicated on plan Figure 3.3 of the Transport Statement (February 2015) as submitted with application 2015/00005/FUL shall be kept clear of obstructions, or planting exceeding 0.9m in height and shall be constructed in accordance with the engineering details as required under Condition 10. The vision splays as agreed shall be constructed and implemented prior to the first occupation of any of the dwellings hereby approved and maintained thereafter.

Reason:

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

14. Notwithstanding the submitted plans, and prior to the commencement of development on the units Nos. 6-7 and 20-23 inclusive, further details (including sections across and through the site) of the finished floor levels of the dwellings, in relation to existing and proposed ground levels, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

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

15. The development hereby approved shall be in accordance with the recommendations of the submitted 'Ecological Assessment and Survey for bats' (David Clements Ecology Ltd - July 2014) and the 'Wildlife Protection Plan for the Clearance and Construction Stages and Biodiversity Management Plan for the Completed Development' (David Clements Ecology Ltd - December 2014), as submitted with application 2015/00095/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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



Reason:

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

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

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan (CON3).

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

07.30 – 18.00 Mon – Fri  
0800-1300 Saturday

Unless such work –

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

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

Reason:

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

19. 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 or roof lights other than that expressly authorised by this permission shall be inserted in the rear elevations of Plots 13, 14 and 15 (House Type A and C) at second floor level, of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

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

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

Reason:

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

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

Reason:

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