

No.

## PLANNING COMMITTEE

Minutes of a meeting held on 6<sup>th</sup> October, 2016.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Ms. R.F. Birch, J.C. Bird, L. Burnett, Mrs. P. Drake, C.P. Franks, E. Hacker, H.C. Hamilton, Mrs. V.M. Hartrey, N.P. Hodges, H.J.W. James, P.G. King, R.A. Penrose, A.G. Powell, A.C. Williams and M.R. Wilson.

List of Public Speakers:

<b>Name of Speaker</b>	<b>Application Application No. and Location</b>	<b>Reason for Speaking</b>
Dr. P. Williams	2015/00249/FUL - Land to the East of St. Nicholas	Objector or their representative
Mr. T. Knowles	2015/00249/FUL - Land to the East of St. Nicholas	Objector or their representative
Mr. G. John	2015/00662/FUL - Land to the East of Mink Hollow, St. Nicholas	The applicant or their representative
Mr. P. Williams	2015/01072/RES - Land North of the Railway Line (West) Porthkerry Road, Rhose	The applicant or their representative
Miss. G. Kirk	2016/00645/FUL - Ty Broc Parc Farm, Parc Farm Lane, St. Donats	Objector or their representative
Mr. S. Hopkins QC	2016/00645/FUL - Ty Broc Parc Farm, Parc Farm Lane, St. Donats	Objector or their representative
Mr. A. Bates	2016/00645/FUL - Ty Broc Parc Farm, Parc Farm Lane, St. Donats	The applicant or their representative

Also present: Councillor G. John

Councillor John spoke on the following applications, in his capacity as a Vale of Glamorgan Member for the Llantwit Major Ward.

2016/00142/FUL – Land adjacent to the Old Dairy site, Durrell Street, Llantwit Major,  
2016/00645/FUL - Ty Broc Parc Farm, Parc Farm Lane, St. Donats  
2016/00869/FUL – Meadowvale Nursery, Cowbridge Road, Llantwit Major

418 ANNOUNCEMENT -

Prior to the commencement of business of the Committee, the Chairman read the following statement:

No.

“May I remind everyone present that the meeting will be broadcast live via the internet and a record archived for future viewing.”

419 APOLOGIES FOR ABSENCE -

These were received from Councillors Ms. B.E. Brooks, A. Parker, Mrs. A.J. Preston and G. Roberts.

420 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 8<sup>th</sup> September, 2016 be approved as a correct record.

421 DECLARATIONS OF INTEREST -

Councillor R.A. Penrose	Application No. 2016/00369/OUT - St. Athan Boys Village, St. Athan - The nature of the interest was that Councillor Penrose was personally known to one of the site owners for this application. Councillor Penrose vacated the room whilst this application was under consideration.
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422 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 8<sup>th</sup> September, 2016 be noted:

Apologies were received from Councillors Ms. B.E. Brooks, J. Drysdale, E. Hacker, H.C. Hamilton, Mrs. V.M. Hartrey, H.J.W. James and A.G. Powell.

(a) Crystal Springs, Coldbrook Road East, Barry

Councillor F.T. Johnson (Chairman);  
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);  
Councillors J.C. Bird, Mrs. P. Drake, A. Parker, R.A. Penrose and G. Roberts.

**Also present:** Councillor K.P. Mahoney

(b) 8 Francis Road, Barry

Councillor F.T. Johnson (Chairman),  
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);  
Councillors J.C. Bird, Mrs. P. Drake, A. Parker, R.A. Penrose and G. Roberts.

No.

(c) Land at Cook Road and Francis Road, Barry

**Also present:** Councillor K.P. Mahoney  
Councillor F.T. Johnson (Chairman),  
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);  
Councillors J.C. Bird, Mrs. P. Drake, A. Parker, R.A. Penrose and G. Roberts.

(d) United Reformed Church, Windsor Road, Barry

**Also present:** Councillor K.P. Mahoney  
Councillor F.T. Johnson (Chairman),  
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);  
Councillors J.C. Bird, Mrs. P. Drake, C.P. Franks, N.P. Hodges, A. Parker, R.A. Penrose and G. Roberts.  
**Also present:** Councillors K.P. Mahoney, Ms. R.F. Probert and S.T. William.

#### 423 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

RESOLVED -

- (1) T H A T the Building 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.

#### 424 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  |

No.

- |                                       |  |
|---------------------------------------|--|
| 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             |

2010/00566/2/N MA	A	Cottage Farm, Michaelston Le Pit	Non Material Amendment - Condition 7-Provision of nest box scheme and 8- Provision of site section. Demolish existing office/stables. Construct one detached dwelling/office
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2012/01285/1/N MA	A	(Former Ely Brickworks), Woden Park, land off Cwrt yr Ala Road, Michaelston Le Pit	Non-Material Amendment - Fence location was modified in order to link the original solar farm 2012/01285/FUL with extension of site under 2013/00895/FUL. Planning permission ref: 2012/01285/FUL: Installation of 5MWp solar PV park on the site of derelict land associated with the former Ely Brickworks
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2012/01285/2/N MA	A	(Former Ely Brickworks), Woden Park, land off Cwrt yr Ala Road, Michaelston Le Pit	Non-Material Amendment - Trenches: crossing of "zero dig zone" on planning permission ref: 2012/01285/FUL: Installation of 5MWp solar PV park
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No.

2012/01285/3/N MA	A	(Former Ely Brickworks), Woden Park, land off Cwrt yr Ala Road, Michaelston Le Pit	Non-Material Amendment - Structure: row distance have changed (but not more than the initially foreseen modules and structures have been installed) and the pile quantity was reduced. Planning permission ref. 2012/01285/FUL: Installation of 5MWp solar PV park on the site of derelict land associated with the former Ely Brickworks
2014/01037/1/N MA	A	9a, Barons Close, Llantwit Major	Non material Amendment - Variation of Conditions 3 and 6 relating to landscaping and means of enclosure - New three bedroom dwelling as two storey extension to existing dwelling. New two space driveway for proposed dwelling alongside existing two space driveway. Large existing garden split equally between both properties
2014/01274/1/N MA	A	West Barn, Moulton, Barry	Non-material Amendment - To realign roof lights to front and rear elevations. Addition of new rooflights and new roof windows
2015/00016/3/N MA	A	Land to the South of Craig yr Eos Avenue, Ogmored by Sea	Non-material amendment to amend wording of conditions 7 (levels), 8 (highways engineering) and 22 (ecological management plan).

No.

2015/00766/1/N MA	A	Ffream Annwfn, Sully Road, Penarth	Non-material Amendment - Change of vertical cladding to two dormers from zinc/lead to timber shingles to match front gable. Ground floor extension/remodelling of existing bungalow including rise in roof height to provide first floor accommodation
2015/01305/RES	A	Site known as South Quay, Barry Waterfront, Barry	Development of site known as South Quay (Parkside) for residential development and associated infrastructure works, parking servicing and landscape
2015/01455/FUL	A	The Laurels, Llanquian Road, Aberthin	Erection of 2 No. detached dwellings
2016/00114/1/N MA	A	Tir Abad, Dimlands Road, Llantwit Major	Non-Material Amendment - Minor alterations to elevation treatment and extension. Planning permission ref. 2016/00114/FUL: Alterations and extension to existing dwelling, two storeys and single storey at Tir Abad, Dimlands Road, Llantwit Major
2016/00170/FUL	A	Keeperes Cottage, Porthkerry Road, Rhoose	Proposed alterations to existing house and outbuildings
2016/00171/LBC	A	Keeperes Cottage, Porthkerry Road, Rhoose	Proposed alterations to existing house and outbuildings

No.

2016/00192/1/N MA	R	Alandale Guest House, 17, Plymouth Road, Penarth	Non-material Amendment- Changes to the number, type and size of the rear windows. Alterations to the existing roof,. Changed to rear patio doors and their surround. Erection of rear extension and replacement windows throughout at Alandale Guest House, 17, Plymouth Road, Penarth.
2016/00347/FUL	A	The Hollies, Eweny Road, St. Brides Major	Demolition of existing detached dwelling and erection of new detached dwelling in similar position
2016/00390/1/N MA	A	McDonalds Restaurant, Ty Verlon Industrial Estate, Barry	Refurbishment and reconfiguration of the restaurant to include a 36.4 sqm extension for an additional drive thru booth and fast forward lane. The installation of aluminium cladding to the roof and associated works to the site. Changes to kerb lines
2016/00391/FUL	R	The Royal British Legion, High Street, Cowbridge	Variation of Condition 2 and removal of Condition 6 of planning permission 2008/01383/FUL
2016/00417/1/N MA	A	32, Arlington Road, Sully	Non-Material Amendment- Smooth rendered finish to the outside of the extension. Planning permission ref. 2016/00417/FUL: Single storey rear extension
2016/00487/FUL	A	38, Smeaton Close, Rhoose	Demolish existing garage and store, reconstruct garage and incorporate a porch and extend kitchen

No.

2016/00509/FUL	A	21, Tair Onen, St. Hilary	Two storey extension to incorporate additional bedroom and extended kitchen & single storey garage extension
2016/00630/FUL	A	3, Maes y Bryn, Colwinston	Two storey / single storey extensions. New driveway access
2016/00643/FUL	A	London House, 89, Eastgate, Cowbridge	Change of use of first floor office (Class B1) to a beauty salon (sui generis)
2016/00658/FUL	A	26, Augusta Road, Penarth	Conversion of bungalow into two storey house with room in the roof and single storey side extension and alteration of single storey pitch roofs to flat roofs
2016/00681/FUL	A	Mill Barn, Mill Road, Boverton, Llantwit Major	Retention of use of summerhouse as an independent dwelling including access, parking and residential curtilage with a variation of Condition 4 of the original 2014/00396/FUL permission for its development.
2016/00686/RG3	A	Unit 9, Vale Enterprise Centre, Hayes Road, Sully	Removal of existing aluminium framed windows, to be replaced by professionally installed roller-shutter door
2016/00712/FUL	A	Ground and basement floors 46-48, Holton Road, Barry	Change of use to Class A3 (food and drink) and associated alterations
2016/00717/FUL	A	Land adjacent to Hellas, St. Nicholas	Construction of a single residential dwelling



No.

2016/00729/FUL	A	T B Davies (Cardiff) Ltd, Penarth Road, Penarth	Change of use from A1 (previous use was a retail warehouse) to Sui Generis (proposed usage is a shop selling and displaying motor vehicles and service department). Demolition of existing single storey front office area. Side extension and re-cladding of front and part side elevations. General internal and external alterations
2016/00730/FUL	A	16, Broad Street, Barry	Reinstatement of external extract flue above new filtration plant
2016/00735/FUL	A	Llanerch Vineyard, Hensol	Extension to the existing restaurant kitchen
2016/00745/FUL	A	17, Vere Street, Barry	Change of use to HMO
2016/00757/FUL	A	1, Maes y Bryn, Colwinston	Two storey extension to west elevation, adaption of rear sun room and provision of detached garage
2016/00759/LAW	A	91, Cardiff Road, Dinas Powys	Single storey extension
2016/00765/FUL	A	2, Kingswood Close, Ewenny	Demolition of existing conservatory and construction of a single storey extension
2016/00766/FUL	A	161, Colcot Road, Barry	Single storey side extension plus loft conversion with side and rear dormers
2016/00776/FUL	A	23, Park Road, Barry	To take an existing conservatory to lower ground floor, renew glazing to ground floor conservatory

No.

2016/00797/FUL	A	Goldthorn, Treoes	Ground and first floor extension
2016/00803/FUL	A	28, High Street, Barry	Change of use from A1 retail shop to D1 Physiotherapy practise, installation of new shopfront and erection of single storey extension to rear
2016/00804/FUL	A	12, Summerland Crescent, Llandough	Two storey side extension
2016/00805/FUL	A	65, Harding Close, Boverton, Llantwit Major	Demolish conservatory and construct double storey extension to side of existing dwelling
2016/00806/FUL	A	34, Porthkerry Road, Rhoose	Take down existing single storey garage to side of property and the erection of single storey extension to rear and double storey extension to side with dormer windows to front and back
2016/00807/FUL	A	Unit C7, Station Approach Industrial Estate, Station Approach, Penarth	Demolition of existing walled external secure storage/ compound area with toilet, to be replaced by a 2 storey extension to the workshop
2016/00811/FUL	A	Trengale, Piccadilly, Llanblethian, Cowbridge	Change of external finishes, colour of windows, removal of boundary wall, addition of parking spaces. Alteration of four window openings. Replacement of roof tiles.

No.

2016/00815/FUL	R	Corrwg, Pendoylan	To erect a simple detached building to house a tractor and implements and also provide general tool storage as well as a calf/sheep box and open wood store
2016/00819/RG3	A	20, Tordoff Way, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property
2016/00821/FUL	A	11, Plas St Pol de Leon, Penarth	Proposed garage conversion to form larger kitchen with extended driveway
2016/00822/RG3	A	24, Tordoff Way, Barry	Demolish Hawksley Aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property.
2016/00823/RG3	A	8, Pardoe Crescent, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property

No.

2016/00825/FUL	A	29, Whitcliffe Drive, Penarth	Internal alterations, garage link and new two storey extension with balcony to front
2016/00827/RG3	A	28, Pardoe Crescent, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property
2016/00828/FUL	A	37, Old Port Road, Wenvoe	Remove existing rear conservatory. Convert existing garage into storage and habitable room - part of new side/rear extension. Two storey side/rear extension and single storey rear glass conservatory; new porch
2016/00829/FUL	A	4, Trem y Don, Barry	Single storey extension to the rear of the property
2016/00831/FUL	A	18, Coleridge Avenue, Penarth	Single storey rear and side extension to provide enlarged kitchen and family gathering space including new utility room and downstairs WC. Plus hip to gable and rear dormer extension.
2016/00832/FUL	A	1, Four Acre, Llantwit Major	Single storey side extension
2016/00835/ADV	A	Co-op, 26, Windsor Road, Penarth	1 X Illuminated fascia logo only - Sign A; 1 X Internally illuminated projector - Sign B; and 1 X Non illuminated wall mounted aluminium panel - Sign C

No.

2016/00836/FUL	A	Bonvilston Hall, Bonvilston	Construction of stable for four racing horses
2016/00837/FUL	A	18, Heol Miaren, Barry	Retention of amended ridge height and position of window/Juliet balcony
2016/00838/FUL	A	15, St John Place, Rhoose	Ground floor rear and side extension
2016/00839/FUL	A	Ffynnon Deilo, Pendoylan	Erection of new detached single storey building
2016/00840/FUL	A	35, Borough Close, Cowbridge	Proposed alteration and extension to existing dwelling
2016/00843/FUL	A	Unit 34, Vale Business Park, Llandow	Second floor extension over existing office space, incorporating external balcony, new access to front & rear of property. No change of use
2016/00848/FUL	A	45, The Parade, Barry	Reconstruction of external brick leaf to gable following storm damage. Side brick shed will be dismantled to facilitate works and rebuilt to match existing upon completion. (Scaffolding has been erected to maintain stability of the property until the works commence.)
2016/00851/FUL	A	171, Lavernock Road, Penarth	Single storey rear extension
2016/00857/FUL	A	91, Porth Y Castell, Barry	Single storey side/rear extension
2016/00858/FUL	A	16, Clos yr Wylan, Barry	Proposed rear extensions and internal alterations
2016/00859/FUL	A	1, Old Barry Road, Penarth	Proposed single storey extension/pool house over existing swimming pool

No.

2016/00861/FUL	A	24, Winsford Road, Sully	Single storey, pitched roof, rear kitchen extension
2016/00864/FUL	A	17, Caer Ffynnon, Barry	Remove existing main roof; Demolish existing ground floor conservatory to rear elevation. Construct new second floor with new roof profile and dormer; Construct new single storey extension at ground floor. Partially extend existing first floor over existing ground floor lean to
2016/00865/LAW	A	Brook House, Llanblethian	Demolish existing conservatory to rear and erect orangery
2016/00866/FUL	A	Colhugh House, Colhugh Street, Llantwit Major	Construction of balcony to rear of property
2016/00871/RG3	A	Roadside of B4524, East of the junction to Portobello House, Ogmore by Sea	A layered stone sculpture or Gateway Marker to mark the Heritage Coast Area
2016/00872/FUL	A	100, Brookfield Avenue, Barry	First floor extension over existing garage/kitchen to side of property
2016/00873/FUL	A	3, Vale View Crescent, Llandough	Extension of existing balcony
2016/00874/FUL	A	47, Westbourne Road, Penarth	Demolition of existing garage and rear conservatory. Construction of rear extension and adjoining garage
2016/00882/FUL	A	10, Ewenny Cross, Ewenny	Rear single storey extension
2016/00885/FUL	A	The Mount, 1, Marine Parade, Penarth	Proposed indoor hydrotherapy/jet pool
2016/00888/FUL	A	Ty Mawr, Lane - Logwood - Jct A48 to Peterston Super Ely, Peterston Super Ely	First floor extension to form bedroom and ensuite

No.

2016/00890/FUL	A	Super Hangar, Aerospace Business Park, St. Athan	Phase 1 building operations, comprising the conversion and alteration of the northern part of the existing support building to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to external circulation and parking, and landscaping
2016/00894/FUL	A	17, Nicholl Court, Boverton, Llantwit Major	Erect storm porch to the front elevation
2016/00896/FUL	A	27, Mountjoy Avenue, Penarth	Proposed single storey side extension to form WC and utility
2016/00901/FUL	A	1, Wenvoe Close, Wenvoe	Existing driveway to be widened to provide additional off road parking
2016/00909/RG3	A	12, Tordoff Way, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property
2016/00911/RG3	A	17, Tordoff Way, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property

No.

2016/00912/RG3	A	2, Pardoe Crescent, Barry	Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property
2016/00936/FUL	A	69, Cornerswell Road, Penarth	Demolition of existing single storey rear extension and construction of single storey extension with pitched roof
2016/00944/FUL	A	39, Chandlers Way, Penarth	Retention of reception room converted from garage
2016/00965/PNA	R	Land between Pop Hill and Cross Common Road, Dinas Powys	To provide a dry, stable track for use during autumn/winter months for tractors and machinery
2016/01014/LAW	A	26, Churchill Terrace, Barry	Ground floor rear extension

425 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 2016 to March 2017 as detailed in the report be noted.



No.

426 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

2016/00880/TCA	A	Awel y Mor, 12A, Marine Parade, Penarth	Cut down a row of Leylandii trees and 2 self-seeding Bay and Laurel trees which line the boundary wall fronting Marine Parade
2016/00924/TCA	A	86, Porth y Castell, Barry	Proposed felling of one large conifer
2016/00926/TCA	A	1, Church Avenue, Penarth	Reduce Bay down to 5/6 feet in height
2016/00929/TCA	A	Homeside House, Bradford Place, Penarth	Please see attached Survey
2016/00948/TPO	A	18, Le Sor Hill, Peterston Super Ely	30% all over crown reduction and cut back lower limbs by 2 metres to one Oak tree on left hand side of garden. Remove all major deadwood to one Oak tree in the far corner on right hand side of garden
2016/00964/TCA	A	The Park, Rear of Norman Cottages, Michaelston Le Pit	Remove large sycamore tree

No.

2016/00966/TCA	A	Morningside, Llancarfan & Ash on opposite side of lane	Reduce large Conifer screen by 6ft, crown lift branches from over garage, reduction of Copper Beech by 2M, reduce ash in neighbours garden & remove group of three trees on driveway
2016/00976/TCA	A	10, Walston Road, Wenvoe	Reduce Copper Beech by 40%

#### 427 PLANNING APPLICATION (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:

**2015/00249/FUL** Received on 9 March 2016  
(p30)

Redrow Homes (south Wales) Ltd C/o Agent  
Mr Andrew Muir Harmers Limited,, 39, Lambourne Crescent,, Cardiff Business Park,, Llanishen,, Cardiff., CF14 5GG

#### **Land to the East of St. Nicholas**

Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville.

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 35 (35%) 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 £418,066 towards the provision of affordable housing in the rural vale of Glamorgan;
- Pay a contribution of £198,000 towards sustainable transport facilities in the vicinity of the site;
- Pay a contribution of £708,723.06 for the provision or enhancement of educational facilities;

No.

- To provide Public open space on site to equate to at least 580qm of children's play space, including the provision of 2no. LAPs and 1 LEAP. The public open space is to be provided in accordance with a scheme to be approved by the Local Planning Authority;
- The developer shall make appropriate provisions 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 of £80,000 to cover the costs of future maintenance of the public open space for 20 years. In the event that the Public Open Space is not transferred to the Council for its future maintenance and the maintenance sum is not required, to pay to the Council the £80,000 for the enhancement of Public Open Spaces within the vicinity of the site;
- Pay a contribution of £97,861.50 to provide or enhance community facilities in the vicinity of the site;
- The developer will be required to provide public art on site, to the value of £31,783.74. In the event that the cost of implementing the approved public art scheme is less than the public art value, the developer will pay the difference to the Council as a contribution towards Public Art in the vicinity of the site.
- To cover the Council's costs in administrating and implementing the terms of the s106 agreement

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: 1537-01-FUL Revision L (Planning Layout); 1537-05 Revision C (Street Elevations) 2.1.3 (One bed flat); 4.2.2 (Two bedroom House); The Amberley Revision A; WF\_AMBY\_DM.1; The Avon Revision A; The Cambridge – Stone/Render Revision A; The Cambridge (Render) Revision A; The Cambridge (Stone) Revision A; WF\_HENL\_DM.1.0; The Henley (Render/Stone) Revision A; The Henley Floor Plans; The Letchworth Revision A; The Letchworth Floor Plans; The Oxford Revision A; The Shaftsbury Revision A; The Shaftsbury Floor Plans; WF\_WARW\_DM1.0 Revision A; WF\_WARW\_DM1.0 (Stone); WF\_WELN\_DM.2 Revision A (Stone/Render); The Welwyn (Stone); The Welwyn Revision A Floorplans; The Worcester (Render/Stone); The Worcester (Stone); The Worcester Floorplans; 1537-04-FUL (Site location Plan); The Avon (terrace) Revision B); 141341-08 Rev C; Arboricultural Impact Assessment (Treescene July 2016);

No.

Arboricultural Impact Assessment Plan; 1537-03D (Material Finishes); 1537-011 (Neighbouring site access); 1537-09A (Landscape Appraisal); Property Schedule; W141341-A08 Revision C;

Reason:

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

3. Notwithstanding the submitted drawings, prior to the commencement of any works within the site (other than the demolition and clearance of Emmaville and associated below ground works), full engineering details (including structural calculations) of the site access, proposed internal roads, turning areas, footways/cycleway, including vision splays, street lighting, highway drainage, gradient details, on-site parking and any associated highway structures, (including a programme for the delivery and completion of the works) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

4. No part of the development hereby approved shall be brought into beneficial use until such time as the access, internal roads, parking areas, footways and turning areas as applicable to the plot(s) being occupied, have been laid out in full accordance with the details shown on plan 1537-01-FUL Revision L and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved and fully completed in full accordance with the details approved under Condition 3

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 of the Unitary Development Plan.

5. Unless otherwise agreed in writing by the Local Planning Authority, an archaeologist (CIFA Member) from Cotswold Archaeology, shall be present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

No.

Reason :

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with policies ENV 18 and ENV 19 of the Unitary Development Plan.

6. Notwithstanding the submitted details and prior to the construction of the road to the front of Plot 97, details at a suitable scale to show the footpath/cycle link at the end of the shared drive to the front of Plot 97 will link to the adjacent site to the east shall be submitted to and approved in writing by the Local Planning Authority. The footpath/cycle link as approved shall be implemented and available to use prior to the first occupation of any of the dwellings hereby approved, and remain open at all times thereafter.

Reason:

To ensure suitable permeability through the site, in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

7. Notwithstanding the submitted information and plans, details of the area of open space, annotated as 'Potential LAP' on submitted plan 1537-01-FUL Revision L, to be provided at a suitable scale, to include details of surfacing and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The details of this area of the site shall be implemented in accordance with the agreed details and be maintained as such thereafter.

Reason:

In the interests of visual amenities and highway safety, in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

8. Notwithstanding the submitted details, prior to the commencement of any drainage works on site, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details and completed prior to the first occupation of the applicable plot being occupied.

Reason:

To ensure a suitable drainage scheme, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. Prior to the commencement of development (other than the demolition and clearance of Emmaville and associated below ground works for Plot 1), details of a timetable for the implementation of off-site highways works (as required by Condition 3) shall be submitted to and agreed in writing by the Local

No.

Planning Authority. The off-site highway works shall thereafter be undertaken in accordance with the agreed timetable.

Reason:

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

10. All areas shown to provide visibility splays (at junctions and forward visibility on bends) indicatively illustrated with the access arrangement plan, reference 141341-08 Rev C and within the Planning Layout Plan, reference 1537-01-Full Rev L, shall fall within land identified for highway purposes and not forming part of garden frontages or amenity areas. The details of surfacing of these visibility splays shall be submitted to and approved in writing by the Local Planning Authority, prior to their construction and the visibility splays shall be maintained at all times thereafter.

Reason :

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

11. Notwithstanding the submitted details, all means of enclosure, associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, which shall include a 2 metre high fence along the rear boundaries of units 48, 49, 50 and 51, together with the southern boundary of Unit 52. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use, other than the aforementioned 2 metre high fence that shall be implemented as agreed prior to commencement of development and site clearance for units 48, 49, 50, 51 and 52.

Reason:

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

12. A scheme providing for the fencing of the trees to be retained, based on the submitted Arboricultural Impact Assessment (Treescene, July 2016), 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 (other than the demolition and site clearance within Emmaville). No development shall be commenced on site including site clearance until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

No.

Reason:

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

13. A landscaping scheme, to include the proposed new hedgerow shall be submitted to and approved in writing by the Local Planning Authority for the housing development hereby approved, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The existing hedgerows to be retained shall be maintained at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

14. 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.

15. Notwithstanding the submitted details and prior to the commencement of any works within the site or associated with new access (other than the demolition and site clearance within Emmaville), a Construction Traffic Management Plan setting out the hours of delivery, which shall be outside of the peak hours of 8:00am to 9:30am and 4:00pm to 6:00pm on any working day, together with details of the temporary construction access into the site, shall be submitted to and approved in writing with the Local Planning Authority. All construction works shall fully accord with the agreed CTMP and no other local roads shall be used by construction traffic other than that agreed 'Construction Traffic Access Route'

Reason :

In the interests of maintaining highway efficiency and public safety and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

16. Notwithstanding the submitted information, no development (other than the demolition and site clearance within Emmaville and below ground works of

No.

Plot 1) no development (other than the demolition and site clearance within Emmaville) 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, including details of a system of wheel washing, surface water management, parking for construction workers and commercial vehicle, site materials storage, bunds and compounds and the hours of operation set out within Condition 17. 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 CEMP unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

17. 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:

0800 – 1800 Mon – Fri

0800-1300 Saturday

Not at all on Sundays and bank holidays

Unless such work –

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

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

Reason:

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

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



No.

Reason:

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

19. Notwithstanding the submitted details, prior to the commencement of development (other than the demolition and clearance of Emmaville and associated below ground works for Plot 1), prior to the commencement of development, details of the finished levels of the site and housing development hereby approved, in relation to existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies ENV 1, ENV 4 and ENV27 of the Unitary Development Plan.

20. The development shall be carried out in accordance with the recommendations for mitigation and enhancements within the submitted 'Ecological Appraisal', produced by Ecology Solutions Ltd (November 2014), unless the Local Planning Authority agrees in writing to any variation.

Reason:

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

21. Notwithstanding the submitted information, prior to the commencement of development (other than the demolition and site clearance within Emmaville and below ground works for Plot 1), a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of the timings and methods of site clearance, a scheme for enhancing and maintaining biodiversity on site, a street lighting strategy to ensure protection of dark flight corridors for bats, and the locations of newt-friendly features. The submission should also include confirmation of whether there has been/is to be any application for a Protected Species Licence from Natural Resources Wales. The development shall thereafter be constructed and maintained in accordance with the approved Biodiversity Strategy

Reason:

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

22. Prior to the first beneficial occupation of dwelling at Plot 1 hereby approved, details of noise mitigation protecting future occupants from noise from the A48 highway, shall be submitted to and approved in writing by the Local Planning

No.

Authority. The approved noise mitigation measures shall be implemented prior to the first beneficial occupation of the dwelling.

Reason:

In order to protect the residential amenities of the occupiers of the dwellings and in accordance with policies ENV 27 and ENV 29 of the Unitary Development Plan.

23. Notwithstanding the submitted plans the first floor window in the rear elevation of Plot 1, the first floor window facing the neighbouring property 'Kingfauns' in Plot 100, and the first floor window facing the neighbouring property '4 Ger y Llan' in Plot 52 shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of the construction and prior to the first beneficial use of those dwellings and shall thereafter be so maintained at all times.

Reason:

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

#### Reason for decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV1 (Development in the Countryside), ENV2 (Agricultural Land), ENV10 (Conservation of the Countryside), ENV11 (Protection of Landscape Features), ENV18 (Archaeological Field Evaluation), ENV19 (Preservation of Archaeological Remains), ENV20 (Development in Conservation Areas), ENV27 (Design of New Developments), ENV28 (Access for Disabled People), ENV29 (Protection of Environmental Quality), HOUS 2 (Additional Residential Development), HOUS3 (Dwellings in the Countryside), HOUS8 (Residential Development Criteria), HOUS12 (Affordable Housing), ENV16 (Protected Species), TRAN9 (Cycling Development), TRAN10 (Parking), REC 3 (Provision of Public Open Space for New Developments), REC 6 (Children's Play Facilities) and REC 12 (Public Rights of Way and Recreational Routes) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Supplementary Planning Guidance 'Amenity Standards' and 'Planning Obligations', Planning Policy Wales (Edition 8, 2016) and Technical Advice Notes 1- Joint Housing Land Availability Studies, 2-Planning and Affordable Housing, 5-Nature Conservation and Planning, 11- Noise, 12-Design, 16-Sport, Recreation and Open Space, 18-Transport, and 22-Sustainable Buildings; it was considered that the proposals were acceptable, subject to conditions, by virtue of the appropriate layout, design and scale of the development, with suitable means of access and parking, and no

No.

significant impact on neighbours amenities which overall constitutes an acceptable form of residential development. Furthermore, the proposals included acceptable levels of ecological mitigation and the development would not unacceptably impact upon the adjoining St Nicholas Conservation Area or countryside. The proposals therefore complied with the relevant national planning policies and supplementary planning guidance.

**2015/00283/CAC** Received on 9 March 2015

(p100)

Redrow Homes (South Wales) Ltd C/o Agent

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

### **Land to the East of St. Nicholas**

Development of 100 houses and associated open space vehicular and pedestrian access landscaping and infrastructure, including the demolition of Emmaville

APPROVED subject to the following condition(s):

1. The works 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 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents: 1537-01-FUL Rev L

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.

### Reason for decision

The decision to grant approval of Conservation Area Consent was taken in accordance with Planning Policy Wales Edition 8, 2016 and Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas (as amended by Circular 1/98-Planning and the Historic Environment : Directions).

Having regard to policies ENV17 (Protection of built and historic environment), ENV 20 (Development in a conservation area), ENV 21 (Demolition in conservation areas), and ENV 27 (Design of New developments) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Supplementary Planning Guidance the St Nicholas Conservation Area, and the St Nicholas

No.

Conservation area Appraisal and Management Plan, it was considered that the existing dwelling made no significant positive contribution to this part of the Conservation Area, and the proposed demolition was considered acceptable as part of the submitted scheme for redevelopment under associated application reference 2015/00249/FUL, that will preserve the character of the street and the Conservation Area.

**2015/00662/FUL** Received on 6 June 2015

(p109)

Waterstone Homes Limited,  
Geraint John Planning Limited, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

### **Land to the east of Mink Hollow, St. Nicholas**

Proposed residential development for 17 dwellings and associated highway and ancillary works

**DEFERRED** For Highway Officer to provide comment on manoeuvring space for large vehicles within the site

**2015/01072/RES** Received on 17 September 2015

(p172)

Taylor Wimpey Plc., C/o Agent.  
Mr. Paul Williams, Savills, 12, Windsor Place,, Cardiff., CF10 3BY

### **Land North of the railway line (West), Porthkerry Road, Rhoose**

The development of 227 dwellings with associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works

**APPROVED** subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans received on 26/08/16 other than \* received on 20/09/16 :

- Location Plan 0508-101 -2 B
- Planning Layout Phase 1 - reference 0508-102-2-G
- Street Scenes - reference 0508-103-2-C
- External Works Layout – reference 0508-104-2-E
- External Works Layout – reference 0508-104-3-F \*
- External Works Layout – reference 0508-104-5-E
- External Works Layout – reference 0508-104-6-F
- External Works Layout – reference 0508-104-7-G
- Vehicular Tracking Layout Phase 1 – reference 0508-105-1-I
- Vehicular Tracking Layout Phase 1 – reference 0508-105-2-F
- Adoption Plan– reference 0508-107-2-E
- Materials Layout – reference 0508-108-2-F

No.

- Storey Heights Plan – reference 0608-110-I
- Refuse Vehicle Tracking Layout– reference 0508-119-2-D
- Refuse Vehicle Tracking Layout – reference 0508-119-3-E
- Refuse Vehicle Tracking Layout – reference 0508-119-4-E
- Refuse Vehicle Tracking Layout – reference 0508-119-5-C
- Refuse Vehicle Tracking Layout – reference 0508-119-6-D
- Refuse Vehicle Tracking Layout – reference 0508-119-7-E
- Refuse Vehicle Tracking Layout – reference 0508-119-9-C
- Refuse Vehicle Tracking Layout – reference 0508-119-10-F
- Refuse Vehicle Tracking Layout – reference 0508-119-11-E
- Refuse Vehicle Tracking Layout – reference 0508-119-12-C
- Refuse Vehicle Tracking Layout – reference 0508-119-13-D
- Refuse Vehicle Tracking Layout – reference 0508-119-16-A
- Road Dimensions Plan – reference 0508-118-1-D
- Road Dimensions Plan – reference 0508-118-2-F
- Road Dimensions Plan – reference 0508-118-3-A
- Road Dimensions Plan – reference 0508-118-5-A
- Road Dimensions Plan – reference 0508-118-6-C
- 0508-Issue 5 Parking Matrix-A4P
- 0508-120-2 Forward Visibility Plan-A0L (PHASE 2)
- Garages – reference 0508-109 – A
- Housetype Booklet - reference 0508-HTB-Issue4
- Block B A3L
- Detailed planting proposals 1 of 7 – reference 1750 01O
- Detailed planting proposals 2 of 7 – reference 1750 02P
- Detailed planting proposals 3 of 7 – reference 1750 03O
- Detailed planting proposals 4 of 7 – reference 1750 04Q
- Detailed planting proposals 5 of 7 – reference 1750 05M
- Detailed planting proposals 6 of 7 – reference 1750 06O
- Detailed planting proposals 7 of 7 – reference 1750 07O
- LEAP / LAP Detailed proposals – reference 1750 08P
- Engineering Layout Sheet 1 of 5 010-01 11
- Engineering Layout Sheet 2 of 5 010-02 7
- Engineering Layout Sheet 3 of 5 010-03 10
- Engineering Layout Sheet 4 of 5 010-04 9
- Engineering Layout Sheet 5 of 5 010-05 9

and the following documents :

- Environmental noise and train assessment report (reference 7538B)
- 0508-100-2 Topographical Survey
- 0508-112 Phase plan
- 15151 Rhoose North - Drainage Design and Compliance Statement Rev00

received 08/09/15

- Golwg Y Mor, Rhoose, Vale of Glamorgan - Public Art Plan (October 2015)

received 03/11/15

No.

-Ecological Construction Method Statement & Ecology Management Plan (August 2016, prepared by EDP, reference EDP2127\_06b)  
-0508 Statement of Compliance-Phases 2&3 1-A4L-ISSUE 2 (July 2016)  
-Updated 15151-SPM-Is Rhoose North - Surface Water Disposal Technical Note Rev 0

received 26/08/16

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, full details of the slab levels of each dwelling and any associated retaining walls, structures and patio areas, in relation to existing ground levels shall be submitted to and approved in writing by the Council and the agreed slab and external levels shall be constructed in full accordance with the agreed details.

Reason:

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

3. Notwithstanding the submitted plans, full engineering details of all internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works on the internal roads (with the exception any temporary internal construction routes) and prior to the construction of any dwellings. The development shall be implemented thereafter in accordance with the approved details.

Reason:

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

4. The details submitted in discharge of Condition 3 shall include the following:
  1. provision of a plateau (speed table) along to the front of plots 165 and 189.
  2. the carriageway alignment to the front of plots 93, 197 and 201 is required to be amended to provide a standard width highway and footway.
  3. re-align the front garden of Plot 33 to provide visibility of 2.4m by 17m from the shared parking area serving plots 34, 35 and 36.

No.

4. rumble strips, tactile paving and radi curbs shall be provided at the mouth of each shared surface in accordance with the Councils requirements.

5. access serving Plots 189 to 191 is required to be designed as a shared surface (whilst maintaining the vehicle barrier)

6. a barrier system is required between the proposed cycle/footway and private drives/shared surfaces along the southern part of the site.

7. to demonstrate that swept paths of a 11.2m rigid vehicle manoeuvring within the mouth of the junction adjacent to Plot 254.

Reason:

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

5. Notwithstanding the submitted plans and specifications, prior to their use in the construction of the development hereby approved, samples 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.

6. Notwithstanding the submitted plans, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of development.

Reason:

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

7. The agreed means of enclosure approved under (Condition 6) around the perimeter of the site (adjacent to all existing dwellings) shall be erected prior to the commencement of development or any site clearance and preparatory works. All other means of enclosure hereby approved shall be erected prior to the occupation of each respective dwelling. All means of enclosure hereby approved shall thereafter be retained and maintained at all times thereafter in full accordance with the agreed details.

Reason:

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

No.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking, amending or re-enacting that Order) no windows other than those approved in each housetype shall be inserted into any elevation without the prior written consent of the Local Planning Authority.

Reason:

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

9. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order, 2013 (or any Order revoking and re-enacting that Order with or without modification) no dormer extensions shall be constructed on any of the dwellings hereby approved 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.

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

Reason:

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

11. 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) 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.

Reason:

To ensure that adequate on-site parking is retained, on the basis that the Council have already accepted a reduced parking provision, 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.



No.

12. Notwithstanding the submitted plans, prior to the first beneficial occupation of any dwelling hereby approved, full details of the lighting to be provided on the highways, footpaths and public open space areas within the development, to accord the final approved highways layout 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, security and ecology and to accord with Policy ENV27 of the Unitary Development Plan.

13. No dwelling hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access, footways and turning areas to serve that dwelling, have been laid out in full accordance with the details shown on the approved plans and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies ENV27 and TRAN10 of the Unitary Development Plan.

14. 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.

15. The development shall be carried out in full accordance with the Landscape proposals identified under plan schedule set out under Condition 1.

Reason:

To ensure the landscaping and tree protection measures are carried out, to ensure compliance with the terms of Policies ENV11 and ENV27 of the Unitary Development Plan.

No.

16. Prior to any demolition/land clearance/preparation, or bringing onto site materials, equipment, vehicles, machinery, Heras steel mesh panels in concrete feet (or appropriate anchorage) must be placed around all trees and hedgerows which have been identified as being retained in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority and at no time must the agreed protected areas within be breached by storage of vehicles, machinery, equipment, waste or soil deposits, materials or be used for mixing of concrete or lighting of fires. At such time as the protective fencing is in situ, the Planning Department must be contacted to arrange a site visit by the Assistant Planner/Tree Officer to inspect and when agreed the fencing must remain in place until substantial completion of the development unless agreed in writing with the Local Planning Authority.

Reason:

In order to safeguard the trees and hedgerows being retained during development and to comply with Policy ENV27 of the Unitary Development Plan.

17. Prior to the commencement of construction of any of the dwellings, a detailed scheme for the provision and maintenance of the Public Open Space (including full details of the layout of the LAP) shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies ENV27 and REC3 of the Unitary Development Plan.

18. No more than 100 of the dwellings hereby approved shall be brought into beneficial use until the children's play areas (LAP) shown on the approved planning layout plan and detailed on plans have been constructed on site and are capable of use by the future occupiers of the development.

Reason:

To ensure the recreation facilities are delivered in timely manner to meet the needs of the future occupiers of the development in accordance with Policies REC3 and REC6 of the Unitary Development Plan.

19. The development shall be carried out in full accordance with the Ecological Construction Method Statement and Ecology Management Plan, September 2015, by EDP

No.

Reason:

In order to ensure that Reptiles and habitats are not adversely impacted as a consequence of the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

20. Prior to the commencement of development (with the exception of land clearance / preparation, or bringing onto site materials, equipment, vehicles and machinery) details of a scheme of further bio diversity enhancements shall be submitted to the Local Planning Authority and approved in writing, in respect of the following:

- management of the hedgerows, trees and of the planting within the attenuation basin
- Provision of 100mm gaps under fences.
- Newt friendly drainage. Through the use of SUDS or newt-friendly drainage within the scheme.

Reason:

In order to ensure that Reptiles and habitats are not adversely impacted as a consequence of the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

21. Any vegetation clearance should be undertaken outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be 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.

22. Prior to the beneficial occupation of any of the dwellings hereby approved, a scheme of Public Art as well as a detailed timescale and budget shall be provided in accordance with the details within the submitted Public Art Strategy.

Reason:

To ensure a high quality form of development in accordance with the provisions of Policy ENV27 of the Unitary Development Plan.

23. The drainage schemes shall be in full accordance with the agreed foul water and surface water drainage strategies submitted in support of this application.

No.

Reason:

For the avoidance of doubt and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

24. Prior to the commencement of any works at the site (including any site clearance and preparatory works), a Construction Surface Water Management Plan relating to the preliminary and construction phases of works, including details of the management of surface water run off, shall be submitted to and approved in writing by the Local Planning Authority. The agreed method statement shall be fully implemented during the construction phase of the development.

Reason:

To protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV 29 of the Unitary Development Plan.

25. No development shall commence on site (with the exception of the works access onto Porthkerry Road) until a phasing programme for the surface water drainage scheme associated with this phase of development is submitted to and approved in writing by the Local Planning Authority, and the drainage shall be carried out fully in accordance with the agreed phasing scheme.

Reason:

To ensure the proper drainage of the site and to ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV 29 of the Unitary Development Plan.

26. Unless agreed separately under Condition 25, no dwellings shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV 29 of the Unitary Development Plan.

27. A Sustainable Drainage Scheme risk assessment shall be undertaken detailing the appropriate consideration and management of any health and safety issues in relation to the proposed scheme of drainage, which shall be submitted to and approved in writing by the Local Planning Authority prior to beneficial occupation and any agreed recommendations with the risk assessment shall thereafter be carried out in accordance with the agreed details.

No.

Reason:

To ensure the proper drainage of the site and to ensure compliance with the terms of Policies ENV7 and ENV 29 of the Unitary Development Plan.

28. Prior to the construction of Plots No's 144, 154-163, 229-233, 255-262 (inclusive) details and specifications for the attenuation of the above dwellings by 20 db(A), to the habitable rooms facing the railway line, shall be submitted to and approved in writing by the Local Planning Authority and the agreed scheme of noise attenuation shall be fully installed prior to the first beneficial occupation of the above referenced dwelling and thereafter be maintained at all times

Reason:

In order to ensure that those dwellings that fall within NEC B (at night time) are not subject to high levels of noise, in the interests of amenity of the occupiers and to comply with the requirements of TAN11 and compliance with Policies ENV27 and ENV29 of the Unitary Development Plan

29. Foul water and surface water discharges shall be drained separately from the site.

Reason:

To protect the integrity of the public sewerage system and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

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

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

31. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

No.

Reason for decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Strategic Policies 1, 2, 3, 8, 11 and 14 and Policies HOUS1 - Residential Allocations, HOUS2 - Additional Residential Development, HOUS8 - Residential Development Criteria – Policy HOUS2 Settlements, HOUS12 – Affordable Housing, ENV6 - East Vale Coast, ENV7 – Water Resources, ENV11 Protection of Landscape Features, ENV16 – Protected Species, ENV17 – Protection of the Built and Historic Environment, ENV20 – Development in Conservation Areas, ENV24 - Conservation and Enhancement of Open Space, ENV27 - Design of New Developments, ENV29 - Protection of Environmental Quality, TRAN9 - Cycling Development, REC 3 - Provision of Open Space within New Residential Developments, REC6 - Children’s Playing Facilities, REC7 - Sport And Leisure Facilities and REC12 - Public Rights of Way and Recreation Routes of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and the Land To The North Of The Railway Line Rhoose – Approved Development Brief August 2007 Amenity Standards, Design in the Landscape, Model Design Guide for Wales, Planning Obligations, Parking Standards, Public Art, Sustainable Development –A developers Guide, Trees and Development, Biodiversity and Development, Rhoose Conservation Area Appraisal and Management Plan (CAAMP), National guidance contained in Planning Policy Wales 8<sup>th</sup> Edition and Technical Advice Notes 5-Nature Conservation and Planning, 11-Noise, 12-Design, 15-Development and Flood Risk, 16-Sport, Recreation and Open Space,18-Transport and Manual for Streets, it was considered that the reserved matters application was acceptable in terms of the appearance, landscaping, layout and scale of the proposed development, its , visual/landscape impact, density, sustainability, access and traffic issues, noise, drainage and flood risk, impact on residential amenity, public safety, ecology and archaeology and provision of affordable housing.

**2016/00142/FUL** Received on 18 April 2016  
(p241)

Mr. Mostyn Grey Almar House, 2, Yarmouth Road, Broome, Nr. Bungay, Suffolk,  
NR35 2PE

Mr. Peter Lee 5-7, Court Road, Bridgend, CF31 1BE

**Land adjacent to the Old Dairy Site, Durrell Street, Llantwit Major**

Proposed 2 New Build Houses

APPROVED subject to the following condition(s):

No.

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: Arboricultural Assessment (Arborwood Tree Care - received 28 June 2016), 14150 PL 105 B (Proposed Site Plan), 14150 PL 107 (Proposed Site Plan - Vision Splay Overlays), 14150 PL 106C (Roof Plan), 14150 PL 110 A (Ground Floor Plan Plot 1), 14150 PL 111A (First Floor Plan Plot 1), 14150 PL 120 (Ground Floor Plan - Plot 2), 14150 PL 121, First Floor Plan Plot 2), 14150 PL 140 A (Proposed site elevations A and B), 14150 PL 141A (Proposed site elevations C and D), 14150 PL 142 B (Proposed house elevations 01 Plot 1), 14150 PL 143B (Proposed house elevations 02 Plot 1), 14150 PL 144B (Proposed house elevations 03 Plot 1), 14150 PL 145B (Proposed house elevations 04 Plot 1), 14150 PL 146 (Proposed house elevation 01 Plot 2), 14150 PL 147 (Proposed house elevations 02 Plot 2), 14150 PL 148 (Proposed house elevation 03 Plot 2), 14150 PL 149 (Proposed house elevation 04 Plot 02) and 14150 PL 108 (Proposed site plan, block plan, context);

Reason:

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

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

Reason:

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

4. The windows in the first floor front elevation of the dwelling hereby approved at Plot 02 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.

No.

Reason:

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

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

Reason:

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

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

Reason:

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

7. Notwithstanding the submitted drawings, scale details of the proposed front elevation windows, including sections, for both dwellings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, prior to their construction in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

Reason:

In the interests of local visual amenities and to ensure compliance with Policies ENV 17, ENV 20 and ENV27 of the Unitary Development Plan.

8. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas and associated access, have been laid out in full accordance with the details shown on plan 14150 PL 105 B and the parking and turning areas shall thereafter be so retained at all times to serve the development hereby approved.



No.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 of the Unitary Development Plan.

9. The visibility splays of 2.4m x 17m to the south, as shown on submitted plan 14150 PL 107, shall be formed prior to the occupation of either of the dwellings hereby approved, and there shall be no obstructions, such as boundary walls or planting that shall exceed 0.9m above road level within these visibility splays; and the first 9m of the access road from the highway shall be surfaced in a bound material. Once formed as approved, the vision splay shall be maintained at all times thereafter.

Reason:

In the interests of highway safety and to ensure compliance with Policies HOUS 8 and ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted details, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (as amended), there shall be no gates between the tarmac parking space and the grasscrete parking spaces, as indicated on plan 14150 PL 105 B, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To allow sufficient space for parking provision, in accordance with policy TRAN 10 of the Unitary Development Plan.

11. The tree protection fencing to safeguard the existing Hawthorn tree shall be positioned on site as shown on plan 14150 PL 105 B and as described in the submitted Arboricultural Assessment (Arborwood Tree Care - received 28 June 2016) prior to the commencement of development. No development shall be commenced on site until the tree protection 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. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the first beneficial occupation of either dwelling, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

No.

Reason:

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

13. Prior to the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

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

14. 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.

15. Prior to the commencement of any works within the site or associated with new access, a Construction Traffic Management Plan setting out the hours of delivery, the proposed route for construction traffic to the site and arrangements for the loading/unloading of construction vehicles at the site, demonstrating how the free-flow of traffic in the area will be managed during construction, shall be submitted to and approved in writing with the Local Planning Authority. All construction works associated with the development hereby approved shall fully accord with the agreed CTMP.

Reason:

In the interests of maintaining highway efficiency and public safety and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

#### Reason for decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the

No.

Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV27 (Design of new developments), ENV17 (Protection of built and historic environment), ENV20 (Development in Conservation Areas), ENV21 Demolition in Conservation Areas, HOUS2 (Additional residential development), HOUS8 (Residential Development Criteria), and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice within Planning Policy Wales, Technical Advice Note 12 and the Town and Country Planning (Listed Buildings and Conservation Areas) Act, 1990, it was considered that the proposals were acceptable, by reason of their design, materials and scale, with no detrimental impact to the character of the Conservation Area or the amenities of neighbouring occupiers. The proposals also included sufficient parking and access to the proposed dwellings. The proposals therefore complied with the relevant planning policies and supplementary planning guidance.

**2016/00485/CAC** Received on 21 April 2016  
(p263)

Mr. Mostyn Grey Alvar House, 2, Yarmouth Road, Broome, Nr. Bungay, Suffolk,  
NR35 2PE,

Mr. Peter Lee PJJ Architect Limited, 5-7, Court Road, Bridgend, CF31 1BE

**Land adjacent to Old Dairy Site, Durell Street, Llantwit Major**

Remove a section of front boundary wall, in connection with application  
2016/00142/FUL for 2 houses;

**APPROVE subject to the following condition(s):**

1. The works 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 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents: 14151 PL 005 (Existing); 141PL 005 (Proposed); 14151 PL 002;

Reason:

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

No.

Reason for decision

The decision to grant approval of Conservation Area Consent was taken in accordance with Planning Policy Wales Edition 8, 2016 and Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas (as amended by Circular 1/98-Planning and the Historic Environment : Directions).

Having regard to policies ENV17 (Protection of built and historic environment), ENV20 (Development in a conservation area), ENV21 (Demolition in conservation areas), and ENV27 (Design of New developments) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Supplementary Planning Guidance on Amenity Standards and Llantwit Major Conservation Area, and the Llantwit Major Conservation area Appraisal and Management Plan, it was considered that the existing stone wall made no significant positive contribution to this part of the Llantwit Major Conservation Area, and the proposed partial demolition was an acceptable development that would preserve the character of the street and the Conservation Area.

**2016/00369/OUT** Received on 31 March 2016  
(p270)

Mr. Nigel Arnold Nigel Arnold Architects, 5, Penarth Head Lane, Penarth,  
Mr. Nigel Arnold Nigel Arnold Architects, 5, Penarth Head Lane, Penarth,

**St. Athan Boys Village, St. Athan**

Demolition of part demolished, fire damaged and derelict former C1 residential buildings. Construction of 15 no. link dwellings (40% affordable), and the conversion of the existing chapel into a dwelling and the retention/extension of the caretaker's bungalow

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

- Procure that at least 6 (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.

No.

- Pay a contribution of £33,000 towards sustainable transport facilities in the vicinity of the site. The contribution is to be used on items including one or more of the following: Provision of a new, modern standard bus stop at the B4265, dropped kerbs and tactile paving between the footway at the head of the rural lane and the footway on the opposite side of the road, dropped kerb/tactile paving outside the local shop at the petrol station, bus or rail season tickets for occupiers of the development, bicycles for occupiers of the development, PROW improvements in the area around the site, GreenLinks bus provision, improvements for access to St. Athan primary school and St. Athan village centre, cycle storage in St. Athan village centre and at local schools, money towards upgrading bus stops in St. Athan/on the B4265.
- Public open space to be provided on site to equate to at least 55.68sqm per dwelling, of which 18.56m<sup>2</sup> per dwelling shall be children's play space, and of which at least 5.8m<sup>2</sup> per dwelling will be equipped play space. The public open space is to 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.
- Pay a contribution of £194,708 for education purposes for the provision or enhancement of educational facilities in schools serving West Aberthaw for Nursery, Primary and Secondary school children.
- The developer shall provide public art on the site to the value of 1% of the build costs or otherwise pay a contribution to the same value to the Council.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the legal agreement (£3894.16).

APPROVED subject to the following conditions(s):

1. Approval of the access, layout, scale, appearance, and landscaping (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.

No.

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. Notwithstanding the submitted scale parameters, the reserved matters details referred to in condition 1 above shall provide for a maximum of 14 new build dwelling houses (in addition to the 15th unit within the chapel to be converted and the retention of the former Caretaker's bungalow), of a size that does not exceed a maximum height parameter of 7m.

Reason:

In order to protect the character of the area and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

6. Prior to the first beneficial occupation of any dwelling, a Travel Plan 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.

No.

7. Prior to the commencement of construction of any part of the development 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.

8. 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.

9. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways within the adopted highway and internal roads within the site, incorporating turning facilities and vision splays, and including sections, lighting, surface water drainage and the details of the location and design of all rumble strips, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

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

10. Prior to the commencement of development, a scheme for the protection of the listed memorial stone during the course of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out in accordance with the approved details.

No.

Reason:

In order to ensure the protection of the listed memorial stone and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan.

11. Prior to the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

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

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

Reason:

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

13. The development shall be carried out in accordance with the following approved plans and documents: Plan 39514:07 Rev A and Acer Ecology Update Bat Survey June 2015.

Reason:

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

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

Reason:

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



No.

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

16. No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul water, surface water and land drainage (including highway drainage) will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

17. The information submitted in accordance with the requirements of Condition No. 14 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.

18. Notwithstanding the submitted plans, prior to the first beneficial occupation of any of the dwellings, full details of the lighting to be provided on the internal roads, footpaths and public open space areas within the the development,

No.

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 Policy ENV27 of the Unitary Development Plan.

19. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their use in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to that part of 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.

20. 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, amending or re-enacting that Order) no gates, fences, walls or other means of enclosure (other than approved by conditions of this permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

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

Reason:

In the interests of ecology and to ensure compliance with Policy ENV 16 of the UDP.

22. Prior to the erection of any new external lighting, "a Lighting Design Strategy" for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall identify bat roosting locations (retained or newly

No.

created), bat access points (all) and dark flight lines around the site and demonstrate the protection of these biodiversity features.

Reason:

In the interests of ecology and to ensure compliance with Policy ENV 16 of the UDP.

23. Replacement bird nesting sites shall be incorporated into the development, in accordance with section 6.5 of the Acer Ecology report. The new development shall incorporate 2(no) sparrow terraces, 2(no) thrush boxes and 2(no) swallow cups, in accordance with details (of their type, location and the timing of their provision) that shall be submitted to an approved in writing by the Local Planning Authority prior to the first beneficial occupation of any of the dwellings. These features shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure compliance with Policy ENV 16 of the UDP.

#### Reason for decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV1 - Development in the Countryside, ENV6- East Vale Coast, ENV8- Small Scale Rural Conversions, ENV16 - Protected Species, ENV17 - Protection of Built and Historic Environment, ENV27 - Design of New Developments, ENV29 - Protection of Environmental Quality, HOUS3 - Dwellings in the Countryside, HOUS7- Replacement and Extension of Dwellings in the Countryside, TRAN10 - Parking, REC3 - Provision of Open Space within New Residential Development, Strategic Policies 1, 2 and 8, The Council's Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Biodiversity, Planning Obligations, Parking Guidelines, Conversion of Rural Buildings, Design in the Landscape, Public Art, Sustainable Development and Trees and Development, and national guidance contained in Planning Policy Wales 8<sup>th</sup> Edition and Technical Advice Notes 1, 2, 6, 12 and 16, it was considered that the proposal was acceptable in terms of the principle of the development, visual/landscape impact, sustainability, highways issues, impact on residential amenity and ecology.

**2016/00494/FUL** Received on 26 April 2016  
(p307)

Mr. David Loosemore, Loosemore Bryneithin Ltd, 1, Pontcanna Street, Cardiff, CF11 9HQ

No.

Mr. Nigel Arnold Nigel Arnold Architects, The Studio, 5, Penarth Head Lane,  
Penarth, Vale of Glamorgan, CF64 1BB

**Bryneithin Home for the Elderly, St Andrews Road, Dinas Powys**

Construction of 5 No. two bedroom link houses, use of communal building( approved under 2015/00954/FUL) as two bedroom apartment with storage area on lower ground floor and additional parking, as part of retirement development approved under permission 2015/00954/FUL - 6 units in total

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

- Pay a contribution of £265,053 towards the provision of affordable housing in the Vale of Glamorgan.
- Pay a contribution of £15,312 to provide or enhance open space facilities off site in Dinas Powys
- Provide a contribution for public art off site to the value of 1% of project costs in accordance with details to be submitted for approval.
- Pay a contribution of £13,200 to provide or enhance sustainable transport facilities in the vicinity of the site to be spent on one or more of improvements in the existing walking network; completion of missing links to the National Cycle Network; improvements to local public transport facilities.
- Pay the Council's standard administration fee for negotiating, monitoring and implementing the terms of the s106 agreement.

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:

Site location plan received 17 May 2016

Bryneithin, Dinas Powys, BS5837 2012 Tree Information (James Pinder Tree Consulting) received 26 April 2016

Proposed 5 no. 2 bedroom link houses 39314:AP23 Rev D received 15 September 2016

No.

Change of use of communal building to one apartment 39314:AP24 Rev A received 17 May 2016 (elevations only NOT site layout)

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

Reason:

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

4. 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.

5. A scheme of tree protection in accordance with plan BS5837 Tree Data and document 'Tree Protection Fencing for rooting areas and CEZ' submitted on 14 June 2016 (approved under condition 5 of permission 2015/00954/FUL) shall be provided and no site clearance or ground preparation works, 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.

6. Prior to the commencement of development, details of the finished levels of the site and proposed dwellings in relation to existing and proposed ground

No.

levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies ENV1 and ENV27 of the Unitary Development Plan.

7. Notwithstanding the submitted plans, details of a scheme for traffic calming at the site entrance with the school access, and of give way carriageway markings, paying particular regard to the safety of pedestrians and cyclists accessing the adjoining school site shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented on site prior to the first beneficial use of the site for residential purposes.

Reason:

In the interests of highway safety and to meet the requirements of Policies ENV27 and HOUS8 of the Unitary Development Plan.

8. Prior to their construction on site details, including the proposed surfacing, of the passing bay, internal access roads, visitor parking areas and bin and recycling store and details of any buildings or structures for bins or re-cycling shall be submitted to and approved in writing by the local planning authority and the development of these elements of the scheme shall be completed prior to the first beneficial use of the residential units hereby approved.

Reason:

In the interests of sustainable development, visual amenity and to ensure the trees, including trees protected by a tree preservation order, retained on site are not adversely affected to meet the requirements of Policies ENV11 and ENV27 of the Unitary Development Plan.

9. Full details of a scheme for foul and sustainable surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved schemes shall be fully implemented in accordance with the approved details at the time of the development.

Reason:

To ensure the public sewerage system is not adversely affected and an unsustainable form of surface water drainage is implemented to ensure compliance with the terms of Policies ENV29, ENV27 and HOUS8 of the Unitary Development Plan.

10. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing

No.

by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

11. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no fence, wall or means of enclosure other than as approved under condition 10 shall be erected, constructed, improved or altered on site without the prior consent of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area, neighbours' amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

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

14. The construction of the Development shall be completed in accordance with the 'Construction Environmental Management Plan' submitted on 12 July 2016 (approved in discharge of condition 14 of permission 2015/00954/FUL) unless otherwise agreed in writing with the Local Planning Authority.

No.

Reason:

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

15. Prior to their use in the construction of the buildings hereby approved, details of the materials, including samples, 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.

16. The construction of the Development shall be completed in accordance with the Construction Traffic Management Plan submitted on 1 July 2016, 'Site Logistics Plan received 24 June 2016, and the amended Vehicle Washing Cleaning note received on 27 July 2016 and Addendum to Site Logistics Plan (showing wheel washing area) received on 28 July 2016 (approved in discharge of condition 17 of permission 2015/00954/FUL). 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:

In the interests of highway safety and having regard to the proximity to St. Andrews Major Primary School in accordance with Policy ENV27 of the Unitary Development Plan.

17. Prior to the commencement of development, a scheme for biodiversity protection and enhancement shall be submitted to, and approved in writing by the LPA. The plan shall be implemented as approved. The plan should include but not be limited to plans showing dark, vegetated flight corridors for bats; details of bird boxes; Gaps under fences; Use of native species in the planting scheme; Newt friendly drainage. The measures shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwellings.

Reason:

In the interests of ecology on the site and to safeguard protected species to meet the requirements of Policy ENV16 of the Unitary Development Plan.

#### Reason for decision

The decision to grant planning permission was been taken in accordance with



No.

Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV11 – Protection of Landscape Features, ENV16 – Protected Species, ENV26 - Contaminated Land and Unstable Land, ENV27 – Design of New Developments, ENV28 – Access for Disabled People, ENV 29 – Protection of Environmental Quality, HOUS2 - Additional Residential Development, HOUS8 - Residential Development Criteria, HOUS 2 Settlements, HOUS12 - Affordable Housing, HOUS13 - Exception Sites for Affordable Housing in the Rural Vale, REC2 - Joint Provision and Dual use of Facilities, REC3 – Provision of Open Space within New Residential Developments, REC4 - Provision for the Disabled and Elderly, MIN7 – Buffer Zones the scheme was considered acceptable in planning terms including in respect of its form, scale, layout and design which were considered not to adversely affect highway safety, protected trees, the visual amenities of the wider area nor the privacy and amenity of adjoining occupiers. There was no adverse impact on ecology nor on protected species.

**2016/00645/FUL** Received on 14 June 2016

(p332)

Mr. B. Cole c/o Agent

Mr. Geraint John Geraint John Planning Ltd., 33, Cathedral Road, Cardiff, CF11 9HB

**Ty Broc Parc Farm, Parc Farm Lane, St Donats**

Conversion of existing barns to 4 holiday lets with associated parking

DEFERRED For site visit.

**2016/00869/FUL** Received on 15 July 2016

(p357)

Mr. Carl Terry, 33, Clos Castell Newydd, Broadlands, Bridgend, CF31 5DR  
Kenneth Gorman KPG Design Associates Ltd., Festival House, Jessop Avenue,  
Cheltenham, GL50 3SH

**Meadowvale Nursery, Cowbridge Road, Llantwit Major**

Proposed nursery workers functional needs dwelling with annexe for aged relative

REFUSED (written representations)

1. The proposed dwelling was not supported by sufficient justification to conclude that there was a functional need for a dwelling in association with the Meadowvale Nursery and it was considered that there were other dwellings available that could meet any functional need, should it be demonstrated. The dwelling was also considered to be excessively large

No.

relative to the needs of the rural enterprise. The proposal was therefore contrary to Policies ENV1 - Development in the Countryside and HOUS5 – Agricultural or Forestry Dwellings, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice within Planning Policy Wales (Edition 8 – January 2016) and TAN 6 - Sustainable Rural Communities (July 2010).