

## PLANNING COMMITTEE

Minutes of a meeting held on 26<sup>th</sup> April, 2018.

Present: Councillor V.P. Driscoll (Vice-Chairman in the Chair); Councillors J.C. Bird, L. Burnett, Mrs. C.A. Cave, Mrs. P. Drake, N.P. Hodges, Dr. I.J. Johnson, P.G. King, Mrs. R. Nugent-Finn, A.C. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillors K.F. McCaffer and R. Sivagnanam,

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Mr. T. Land	2017/01337/FUL - St. Paul's Church Hall, Arcot Street, Penarth	Objector or their representative
Ms. S. Sweeney (Spoke as the representative for registered objector Mrs N. Excell)	2017/01337/FUL - St. Paul's Church Hall, Arcot Street, Penarth	Objector or their representative
Mr. J. Hurley	2017/01337/FUL - St. Paul's Church Hall, Arcot Street, Penarth	Applicant or their representative
Mr. J. Hurley	2018/00092/FUL - Provincial House, Kendrick Road, Barry	Applicant or their representative

Councillor R. Sivagnanam spoke on the following application in her capacity as Vale of Glamorgan Member for St. Augustines Ward, 2017/01337/FUL - St. Pauls Church Hall, Arcot Street, Penarth.

### 895 ANNOUNCEMENT -

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

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

### 896 APOLOGY FOR ABSENCE -

This was received from Councillor B.T. Gray.

### 897 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 29<sup>th</sup> March, 2018 be approved as a correct record.

## 898 DECLARATIONS OF INTEREST -

Councillor J.C. Bird declared an interest in respect of Application No. 2017/01337/FUL, St. Paul's Church Hall, Arcot Street, Penarth. The nature of his interest was that Councillor Bird was a Member of the Vale of Glamorgan Council Project Board for St. Paul's Church.

Councillor A. Parker declared an interest in respect of Application No. 2017/01269/FUL, The Hide at St. Donats, Tresilian Wood, Dimlands Road, St. Donats. The nature of his interest was that Councillor Parker was the architect for the development. Councillor Parker withdrew from the Committee whilst this report was being considered.

Councillor R.A. Penrose declared an interest in respect of Application No. 2017/01337/FUL, St. Paul's Church Hall, Arcot Street, Penarth. The nature of his interest was that Councillor Penrose was a Member of the Vale of Glamorgan Council Project Board for St. Paul's Church.

## 899 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the site inspections indicated below on 29<sup>th</sup> March, 2018 be noted:

Apologies for both site visits were received from Councillors, J.C. Bird, Mrs. C.A. Cave, N.P. Hodges, Dr. I. Johnson, P.G. King, and E. Williams.

Apologies for site (a) was received from Councillors Mrs. P. Drake and V.P. Driscoll (Vice-Chairman).

An apology for site (b) was received from Councillor L. Burnett .

(a) Land off Gileston Road, St. Athan. Councillor B.T. Gray (Chairman),  
Councillors A.C. Parker, R.A. Penrose  
and N.C. Thomas.

Also Present: Councillor K.P. Mahoney

(b) Brooklands Retail Park, Culverhouse Cross. Councillor B.T. Gray (Chairman),  
Councillors V.P. Driscoll (Vice-  
Chairman), Mrs. P. Drake, A.C. Parker,  
R.A. Penrose, N.C. Thomas and Mrs.  
M.R. Wilkinson

Also present: Councillor K.P. Mahoney

900 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 passed building regulation applications as listed in Section A of the report be noted.

(2) T H A T the rejected building applications as listed in Section B of the report be noted.

(3) T H A T the serving of Notices under Building (Approved Inspectors Etc) Regulations 2000, as listed in Section C of the report be noted.

(4) T H A T the serving of Notices under Section 32 Building Act 1984, as listed in Section D of the report be noted.

901 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 as determined under the above delegated powers be noted:

**Decision Codes**

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2013/00018/1/C D	A	Jeff White Motors Ltd., Gileston Road, St. Athan	Discharge of Condition 6 - Environmental Management Plan. Planning permission ref. 2013/00018/FUL : Change of use to class A1 retail.
2013/00036/3/N MA	A	10, Park Road, Penarth	Non- Material Amendment - Variation of Conditions 6 - Details (Levels-Sections), 18 - Foundations and 24 - Boundary wall, to allow retrospective approval of details reserved by condition. Planning Permission 2013/00036/FUL: New three storey dwelling built over existing pool with access formed off Park Road.
2014/00242/1/N MA	A	Land to the rear of St. David's Primary School, Colwinston	Non Material Amendment application in relation to proposed additional boundary enclosures to plots 21, 37, 41 and 42 -- Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works (NMA).

2014/00242/7/N MA	A	Land to the rear of St. David's Primary School, Colwinston	Non-Material Amendment - Alteration to Plot 1 (Inclusion of a Conservatory). Planning Permission ref. 2014/00242/7/NMA : Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works.
2014/00282/2/C D	A	Land at Caerleon Road, Dinas Powys	Discharge of Condition 12 - Drainage details for residential development of 70 dwellings and associated works.
2014/00452/3/N MA	A	Plot 4, The Grange, Wenvoe	Retention of a conservatory to the rear of plot 4.
2014/00460/6/N MA	A	Plot 26, Manor Park, Sully Road, Penarth	Non-Material Amendment - Proposed alteration of approved dwelling to include rear conservatory extension. Planning permission reference 2014/00460/FUL - Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works.

2014/00791/1/N MA	A	Brynheulog, St. Andrews Road, Wenvoe	Non-Material Amendment - Changes to approved materials to include rendered blockwork walls, slate roof and roller shutter doorway. Planning Permission ref. 2014/00791/FUL : Proposed stables.
2014/00995/1/N MA	A	Land adjacent to Llantwit Major bypass, B4265, Boverton	Non-Material Amendment : Amendment to delete Condition 16 requiring submission of a licence pursuant to the Conservation of Habitats and Species Regulations 2010 - Planning Permission ref: 2014/00995/FUL : Change of use of agricultural land to residential development (C3) including demolition of a disused building and the development of 65 residential dwellings, public open space, landscaping, highway improvements and associated engineering works.
2014/01483/4/N MA	A	Badgers Brook Rise, Ystradowen	Amendments to the attenuation pond designs and inclusion of toddler proof fencing and access gates to the perimeter of these ponds.
2015/00016/4/N MA	A	Land South of Craig Yr Eos Avenue, Ogmere by Sea	Non-Material Amendment - Amendment to Condition 2 of 2015/00016/FUL to amend approved house types (see Description of Proposal document) - Residential development for 20 dwellings.

2015/00016/5/N MA	A	Land to the South of Craig Yr Eos Avenue, Ogmore by Sea	Non-Material Amendment - Amendment to Condition 21 for public art to be provided off the site rather than on the site - Planning Permission ref: 2015/00016/FUL : Residential development for 20 dwellings.
2015/00392/3/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 10 - Landscaping and Tree Protection. Planning Permission ref. 2015/00392/OUT: Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road at Land at Cardiff Road/Cross Common Road, Dinas Powys.
2015/00527/1/N MA	A	Lyndon Scaffolding Plc, Unit 9, Atlantic Trading Estate, Barry	Non-Material Amendment - Vary the terms of Conditions 4, 6 and 9 by changing the wording of the conditions to read 'the details required by the condition are to be completed by the end of April 2018' rather than the current description which states 'prior to beneficial use or occupation' Planning Permission ref. 2015/00527/FUL: Industrial development for B1, B8 and part A3 use with car parking, service yard and new access from Bendrick Road.

2015/00570/3/N MA	A	Site on Woodlands Road junction with Tynewydd Road, Barry	Non Material Amendment - Amendments to approved plans to include the following alterations: Relocated sub-station and enlarged bicycle store. Planning permission 2015/00570/FUL: New Proposed development of 27 new apartments in a 1 bed and 2 bed mix at the vacant site on Woodlands Road junction with Tynewydd Road.
2015/00647/5/N MA	R	2, Stanwell Road, Penarth	Non-Material Amendment - To alter the car parking, refuse store and site frontage tree planting arrangement. Planning Permission ref. 2015/00647/FUL : Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on- site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392/FUL).
2015/00707/2/N MA	A	Rosedew Farm, Beach Road. Llantwit Major	Non Material Amendment - Seeking to amend the wording of conditions 16 and 18 of planning permission 2015/00707/FUL.
2016/00364/RES	A	Barry Waterfront South Quay, Barry	Landscaping within the Parkside Phase - namely the areas known as Linear Park and Waterside Gardens.



2016/00723/1/C D	A	University Hospital Llandough, Penlan Road, Llandough, Penarth	Discharge of condition 3 - Extensions to existing building for use by Specialist Rehabilitation Services, plus observation building, and highway improvements, and landscape works.
2016/00778/1/C D	A	The Chapel, Chapel Terrace, Twyn Yr Odyn	Discharge of Condition 13- Site clearance scheme for ecology - Residential redevelopment of 15 affordable homes with associated works.
2017/00188/1/C D	A	Land within the curtilage of Kingfisher Hall, St. Nicholas	Discharge of Conditions 3 - Schedule of construction materials including samples, 4 - Archaeological Watching Brief, 5 - Levels, 6 - Parking layout, 7 - Landscaping scheme, 10 - Acoustic fence and 11 - Tree Protection Scheme. Planning Permission 2017/00188/FUL : Erection of new dwelling house, with associated works and access arrangements.

2017/00421/1/N MA	A	Westbury, 24, Friars Road, Barry	Non-Material Amendment - Adjust size of garage, remove glazed feature doors and introduce new window to front (garden) elevation. Planning Permission ref: 2017/00421/FUL : To take down existing lean to outbuilding and dilapidated garage - to construct new single storey extension to rear of dwelling - to construct new garage and garden store to rear of garden - to provide new staircase access and associated works to access existing second floor room, including new velux windows.
2017/00476/RES	A	Dockside Quay, Barry Waterfront.	Development of the site known as Dockside Quay for residential development, A3 units and associated infrastructure works, parking, and landscaping.
2017/00541/5/C D	A	Northcliffe Lodge, Northcliffe Drive, Penarth	Discharge of Condition 4 - Engineering details for means of access - Demolition of existing and erection of 30 apartments and associated works.
2017/00661/FUL	A	Land off Chapel Terrace, Twyn Yr Odyn	Construction of new barn to be used for stabling and animal shelter with areas for feed/hay storage and maintenance of plant and machinery in connection with the land.

2017/00724/1/N MA	A	Land at Caerleon Road, Dinas Powys	Non-Material Amendment - Replace approved bricks and grey window detail for 2017/00724/RES - residential development.
2017/00738/3/C D	A	Southcot, 27, Cog Road, Sully	Discharge of Condition 3 - Materials Details (revised). Planning Permission ref. 2017/00738/FUL : Replacement of a dwelling (formerly semi-detached) with new semi-detached dwellings.
2017/00880/FUL	A	Land adjacent to The Stables, Corntown Road, Corntown	Proposed perimeter fencing and change of use land from agricultural to residential.
2017/00988/FUL	A	Ty Mynydd Barn, Ty Mynydd, Welsh St. Donats	Proposed change of use of existing barn into quality tourist self-catering accommodation.
2017/01068/FUL	A	13, Harlech Drive, Dinas Powys	Two storey side extension.
2017/01156/ADV	A	2-3, Station Approach, Penarth	High level projecting sign.
2017/01173/FUL	A	19 & 21, Church Terrace, St. Mary Church	Proposed two storey rear extension and proposed new bay window to front elevation.
2017/01181/1/N MA	A	Doprey Cottage, Tre Aubrey Lane, Llantrithyd	Non-Material Amendment - Alteration of fenestration to south elevation on first floor. Planning Permission ref. 2017/01181/FUL : Extension to existing dwelling.
2017/01302/FUL	A	17, Norris Close, Penarth	Two storey/single storey extension.

2017/01314/FUL	A	28, Fonmon Road, Rhoose	Ground floor rear extension, rear dormer and replacement detached garage with first floor store.
2017/01315/FUL	A	19, Whitcliffe Drive, Penarth	Ground floor front extension with balcony and introduction of French doors.
2017/01316/LAW	A	28, Fonmon Road, Rhoose	Erection of rear dormer and installation of Velux rooflights.
2017/01317/FUL	A	Garden Flat, 41, Westbourne Road, Penarth	Demolish existing rear extension and replace existing plus 15 sq. m. new single storey extension, ancillary garden works and new access via remote control sliding gate from rear lane.
2017/01318/FUL	A	Tolzey Cottage, Tredogan Road, Penmark	Demolish existing timber garage and rebuild.
2017/01330/FUL	A	Llantwit Major Bowling Club, Boverton Road, Llantwit Major	Demolition and removal of single storey wooden changing rooms and erection of single storey brick built replacement changing room and toilets. Including disabled access and separate toilet. Also to include storage room, a meeting room and office with flat roof.
2017/01335/LBC	A	Penarth Yacht Club, Esplanade. Penarth	Installation of through floor lift to benefit disabled person.
2017/01344/FUL	A	Cae Glas, Blackhall Road, St. Brides Major	Single storey extension to the front of the existing property and two storey extension with Juliet balconies to the rear.

2018/00001/FUL	A	60, Romilly Park Road, Barry	Proposed roof replacement to include flat roof within new pitched roof and balconies.
2018/00004/FUL	A	1a & 1b, Park Avenue, Barry	Conversion of two apartments to one dwelling with extensions, balcony, new windows and alterations to existing windows.
2018/00014/FUL	A	Primrose Cottage, Llancarfan	Proposed partial conversion (first floor hobby room of existing garage to form self-contained guest accommodation including alterations to roof to incorporate flat roof dormer to rear and 2 no. conservation roof lights to road elevation.
2018/00015/FUL	A	26, Tyle House Close, Llanmaes	Ground floor front extension.
2018/00020/FUL	A	7, Ham Lane South, Llantwit Major	Demolition of existing garage attached to side of house. Replacement with bedroom to building regulations on same footprint.
2018/00022/LAW	A	141, Plassey Street, Penarth	The proposal involves a dormer roof extension to the rear.
2018/00030/FUL	A	43, The Verlands, Cowbridge	Two storey extension incorporating master bedroom and en-suite.
2018/00034/FUL	A	52, Porthkerry Road, Barry	Loft conversion with rear dormer and porch to front elevation.

2018/00037/FUL	A	6, Whitcliffe Drive, Penarth	Single/two storey rear extension. Alterations to front to include new first floor balcony complete with doors in place of windows. Porch extended and new widened vehicular access.
2018/00043/FUL	A	Homri Farm, Well Lane, St. Nicholas	Demolition of existing dilapidated extensions to the rear of original farmhouse. Building of replacement extensions to the rear of the building, new double garage to the side of the house and new porch to the front of the house.
2018/00045/FUL	A	34, Nightingale Place, Dinas Powys	Provision of new conservatory/dining room and part relocation of kitchen on rear extension to the house at ground floor.

2018/00046/LAW	A	8, Salisbury Avenue, Penarth	<p>On the roof above the rear elevation of the property, we will replace one damaged rooflight with two new rooflights.</p> <p>Additionally, on the roof above side elevation, we will add two new rooflights. The new rooflights will be manufactured by Velux and measurements will be as follows:</p> <p>Rear elevation roof (Rooflights 3 &amp; 4): 2 x 118cm high and 78cm wide</p> <p>Side elevation roof (Rooflights 1 &amp; 2): 70cm high x 114cm wide - These will be placed above the existing purlin which is 190cm from the floor so these windows will only offer a view of the sky in normal use - they are being added to bring in light.</p>
2018/00049/FUL	A	Llancarreg, Beach Road, Southerndown	Provision of a replacement dwelling.
2018/00051/RG3	A	Ysgol y Deri, Sully Road, Penarth	<p>Works at Ysgol Y Deri Respite Centre to include the construction of a single storey enclosed corridor as an extension to the existing building providing a new method of access to three proposed classrooms following internal alterations of the existing building.</p>
2018/00052/LAW	A	67, Monmouth Way, Boverton, Llantwit Major	Single storey rear extension and enlargement of hardstanding area to front.

2018/00054/FUL	A	Residential Accommodation above 4, Royal Buildings, Stanwell Road, Penarth	Change of use from 1 no. 3 bed maisonette apartment to 2 no. apartments - 1 no. 2 bed at second floor and 1 no. 1 bed at third floor (attic). NOTE: Internal reconfiguration only of existing 2 bed first floor apartment and not part of change of use application but supplied for information to describe access from lower floors.
2018/00055/FUL	A	Side garden of Glen View, 99, Penlan Road, Llandough	Variation of Condition 2 - Planning Ref. 2015/00355/FUL (Construction of new detached house in garden of residential property) to change external alterations to the proposed dwelling as per revised submitted plans.
2018/00057/FUL	A	40, High Street, Cowbridge	Removal of Condition 2-amended site plan, and variation of Condition 3-parking on planning permission 2011/00086/FUL for conversion to two apartments.
2018/00066/FUL	A	12, Downs View, Aberthin	Retention of extension approved under 2017/01023/FUL with the addition of two rooflights.
2018/00069/LAW	A	14A, Walston Road, Wenvoe	Construction of a dormer extension to the rear, rooflights and replacement of the garage doors with French doors.



2018/00076/FUL	A	229, Barry Road, Barry	Demolition of existing rear conservatory, WC and garden shed and construction of single storey kitchen extension with Orangery type roof.
2018/00077/FUL	A	21, Wick Road, Ewenny	Rear single storey extension.
2018/00080/FUL	A	The Captains Wife, Vintage Inn, Beach Road, Swanbridge	Alteration and fit out works to outbuilding to form external Bar.
2018/00081/FUL	A	3, St. Augustines Road, Penarth	Loft conversion to include new flat roof dormer, plus associated works.
2018/00083/FUL	A	26, St. Pauls Avenue, Barry	Construction of a detached garage in the back garden, accessed from the back lane.
2018/00085/FUL	A	1, Church Terrace, St. Mary Church	Two storey and single story rear extension with Juliette balcony, single storey side extension and front porch.
2018/00087/FUL	A	123, Wordsworth Avenue, Penarth	Proposed 2 storey extension to side and rear elevations with Juliet balcony, plus internal structural alterations and remodelling of the dwelling.
2018/00088/FUL	A	35, Peterswell Road, Barry	Refurbishment of existing property, with new build side, and rear extension.
2018/00090/FUL	A	3, Holms Court, Minehead Avenue, Sully	Take out front (reduce brickwork under), replace with white UPVC sliding doors. New wooden deck with handrails.
2018/00094/FUL	A	16, New Barn, St. Athan Road, Flemingston	Proposed stable block.

2018/00098/FUL	A	Wayside, 49, Lavernock Road, Penarth	Detached garage to rear and reconstruction of single storey side store and pantry.
2018/00099/FUL	A	43, Montgomery Road, Barry	Front and side ground floor extension with terrace to rear.
2018/00103/FUL	A	Brookside, 17, Tyle House Close, Llanmaes	New hipped roof over garage/car port and front porch.
2018/00105/OUT	R	20, Longmeadow Drive, Dinas Powys	New detached bungalow at the side of property.
2018/00106/FUL	A	24, Smithies Avenue, Sully	Single storey rear extension, conversion of garage and internal renovation.
2018/00107/FUL	A	185, Cardiff Road, Dinas Powys	Single storey rear extension.
2018/00108/FUL	A	126, Cedar Way, Penarth	Single storey rear extension and part conversion of garage. New entrance porch.
2018/00111/LAW	A	18, Mountjoy Place, Penarth	Proposed loft conversion including hip to gable and dormer to rear elevation.
2018/00113/FUL	A	Samreboi, 30, Cog Road, Sully	New porch, replacement garage to side of property and a rear single storey extension.
2018/00123/FUL	A	2, Waycock Road, Barry	Repositioning and resizing of detached garage as approved 2011/00972/FUL.
2018/00124/FUL	A	21, Cledwen Close, Barry	Convert existing adjoining garage to an additional living space incorporating bay front window. Replace existing UPVC porch with masonry walls and render.

2018/00131/ADV	A	Nationwide Building Society, 21, Windsor Road, Penarth	Illuminated logo and letters. Aluminium fascia panel. Internally illuminated projection sign. Internally illuminated ATM surround. Statutory sign. Switch vinyl. Manifestation dots.
2018/00134/LAW	A	Ystrad Court, Treerhyngyll,	Residential dwelling.
2018/00147/FUL	A	2, Kymin Terrace, Penarth	Single storey rear extension.
2018/00157/FUL	A	40, Victoria Road, Penarth	Proposed detached double garage.
2018/00160/FUL	A	4, Westgate, Cowbridge	External: Remove existing Nat West brand signage and ATM. Internal: Through-out the building, carefully remove non-original fixtures, fittings, furniture and equipment relating to the operation of the Nat West branch.
2018/00161/FUL	A	33, Cardiff Road, Dinas Powys	The demolition and reconstruction of an existing garage at the rear of the property.
2018/00172/FUL	A	8, Anchor Road, Penarth	Erection of balcony at rear of 8, Anchor Road and create access to balcony from kitchen on first floor.
2018/00181/LAW	A	Greenmantle, 8, Stradling Close, Cowbridge	Demolition of existing garage, side porch and rear terrace deck. Construction of new single storey extensions to side and rear elevations.

2018/00192/FUL	A	1, St. Martins Close, Penarth	Single storey side extension, replacing conservatory. Alterations to roof layout of ground floor extension on front elevation.
2018/00218/LAW	A	24, Slade Close, Sully	Proposed loft conversion and rear dormer.

902 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the appeals received as detailed in Section A of the report be noted.
- (2) T H A T it be noted that no final Enforcement Appeals had been received in the last financial year.
- (3) T H A T it be noted that no Planning Appeal decisions had been received at the time of the meeting taking place.
- (4) T H A T it be noted that no Enforcement Appeals decisions had been received at the time of the meeting taking place.
- (5) T H A T the statistics relating to appeals for the period April 2017 - March 2018 as detailed in Section E of the report be noted.
- (6) T H A T the statistics relating to appeals for the period April 2018 - March 2019 as detailed in Section F of the report be noted.

903 TREES (HRP) -

- (i) Delegated Powers -

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

**Decision Codes**

A - Approved  
E Split Decision

R - Refused

2018/00082/TPO	A	The Old Vicarage, Hillhead, Llantwit Major	Work to Trees - TPO No. 03 1977.
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2018/00125/TPO	A	Brooklands, 3, Mill Park, Cowbridge	Reduction to Ash Tree in Tree Preservation Order reference No. 13 2004.
2018/00142/TCA	A	Whitethorns, Marine Parade, Penarth	Work to trees within the Penarth Conservation area - Fell Cypress and Pine; Pollard Lime.
2018/00143/TPO	A	St. Annes, Old Port Road, Wenvoe	Work to trees - Covered by TPO no. 4 1951 G04.
2018/00144/TCA	A	Aberthin House, Llanquian Road, Aberthin, Cowbridge	Work to trees - Within the Aberthin conservation area.
2018/00166/TCA	A	3, Marine Parade, Penarth	Works to trees in the Penarth Conservation Area - 30% reduction of Walnut (front) and 10 to 15% Reduction of 2 Bay Trees (side).
2018/00175/TCA	A	3, Portland Close, Penarth	Work to trees in the Penarth Conservation Area.
2018/00177/TCA	A	8, Church Place South, Penarth	Work to trees in the Penarth Conservation Area - Remove 2 Conifers.
2018/00195/TPO	A	Rear of 11 and 12, Shackleton Close, St. Athan	Work to trees covered by TPO No. 12 2003 Gp 2 - Crown reduction of 0% to 40%, to 2 Ash Trees.

#### 904 ENFORCEMENT ACTION UPDATE: LAND AND BUILDING AT SITESERV RECYCLING (HANGAR A), LLANDOW TRADING ESTATE, LLANDOW (HRP) -

The Enforcement Officer presented an update to the Planning Committee with regards to compliance for planning application reference 2017/00329/FUL. The application proposed the retention of the change of use of the building referred to as Hangar A from a storage and distribution use (use class B8) to a materials recovery facility and ancillary offices (use class B2), with the retention of a weighbridge and weighbridge office.

Members were concerned with the operation of the site, particularly in view of the recent fire at the site that had destroyed the building referred to as Hangar B.

The 2017 planning permission was granted with 18 conditions, the majority of which sought to control the use of the site in order to mitigate its impact on the surrounding area. Four of the conditions required the submission of information for approval by the Council. These required as follows:

9. *Notwithstanding the submitted plans and documents, within one month of the date of this consent a **Fire Prevention and Mitigation Strategy** (to include a revised Fire Prevention and Mitigation Plan and details of monitoring and review of the Plan) shall be submitted to and approved in writing by the Local Planning Authority. Once the Fire Prevention and Mitigation Strategy has been approved in writing, the use of the site for a mixed use as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; for the storage of skips; and for the storage of commercial vehicles shall be carried out at all times in accordance with the approved Fire Prevention and Mitigation Strategy.*
  
14. *Notwithstanding the submitted plans, within one month of the date of this decision details of a **fire resistant acoustic fence** to be erected along the westernmost boundary of the site at a minimum height of 3 metres shall be submitted to and approved in writing by the Local Planning Authority. The fire resistant acoustic fence shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained.*
  
15. *Within one month of the date of this permission **details of all external lighting**, to include specification, means of operation (whether permanent or sensor/security lights, and hours of operation), and lux plots to prevent / minimise light spillage outside of the site (including atmospheric light pollution) shall be submitted to and approved in writing by the Local Planning Authority. All lighting on site shall be provided in accordance with the approved scheme.*
  
16. *Notwithstanding the submitted plans, within one month of the date of this decision details of the extent and type of **surfacing of the haul road and vehicle parking / skip storage area** indicated on plan number 002/B - Site Layout Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall propose a bound surface and, for the vehicle parking / skip storage area, the installation of an oil, diesel and petrol interceptor. The bound surface and oil, diesel and petrol interceptor shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained*

The Enforcement Officer had recently inspected the site with the Council's Environmental Health Officer. At the site visit, the Council's officers met with the operator and his agent. Councillors Mrs. C.A. Cave and A.C. Parker were also in attendance. The operations on the site and the above conditions were discussed at the meeting.

With regard to condition 9 and the requirement for a Fire Prevention Mitigation Strategy, a Fire Prevention and Mitigation Plan was a requirement of the Natural Resources Wales Permit that had been granted for the site. The Fire Prevention and Mitigation Plan had been prepared and was currently being considered by Natural Resources Wales. Natural Resources Wales had indicated the Plan was close to being approved by them, subject to some minor changes.

With regard to condition 14 and the requirement for a fire resistant acoustic fence along the boundary of the site with a caravan park, the operator's agent had advised of their trouble in sourcing a fire resistant fence that was economically viable and would have the acoustic properties required to mitigate the noise from vehicles travelling along the haul road to the east of Hangar A. The original purpose of the condition was to require a fence that would mitigate to a sufficient degree the noise of the vehicles driving along the haul road adjacent to the fence. After the fire resistant requirement was placed on the conditions at Committee, the Enforcement Officer looked into the likely benefit of this requirement, given the distance between the building and the fence. Consideration was given as to whether the distance between the two was sufficient fire break in the event of a fire. To this end the Enforcement Officer had consulted with colleagues in Building Control and asked them to consider the required distance for the purposes of the Building Regulation approval. It had been concluded that the gap between the fence and the hangar was a more than sufficient fire break for the purposes of Building Regulations, the location of the fence being more than 20 metres over the required distance.

The Operator had been advised of the above and details of the fencing were still awaited at which time, the requirements of the condition would need to be amended.

In regards to condition 15 and the requirement of the details of external lighting, this matter was the subject of a non-material amendment application by the Operator. The applicant had asked that determination of the application be delayed pending the submission of the Approved Fire Prevention and Mitigation Plan and details of its review, as well as the acoustic fence. In order to allow for the formal approval of all details, the applicant had been advised that a Condition Discharge Application had also to be submitted.

Finally, with regard to condition 16 and the required additional bound surfacing of the site, this was a matter that was being discussed on site with the Operator and the agent. The Operator had advised that the cost of resurfacing in a bound material all of the remaining unbound surfaces was prohibitive. Having regard to the ground conditions on site, it was suggested that a rationalised area of bound surfacing was considered, focussing on the areas where there was a concentration of vehicle movements. Planning Officers awaited the Operator's revised scheme.

The Local Ward Member stated that she was concerned no progress had been made after five months to address the conditions of the enforcement. The Councillor informed the Committee that at one stage Natural Resources Wales had removed the Permit of Operation from SiteServ Recycling due to potentially dangerous materials being burnt at the site.

The Member noted that advice regarding fire protection had been sought, however she had significant concerns over the site location of its biomass burner. She was further concerned that the Council had received an informal request from the Operator to extend the hours of operation specified by condition 3 of the 2017/00329/FUL permission while significant enforcement action was outstanding.

The Enforcement Officer stated that the issue of wood storage at the site had been raised with Natural Resources Wales and the officer had strongly suggested to the site operators that any outstanding enforcement conditions at the site be addressed before other changes to the planning application concerning the hours of operation would be considered.

A Committee Member asked if, being a neighbouring Ward Member from Llantwit Major, he could also be invited to future site visits as he received many questions from constituents on this matter.

Another Member asked for an update on enforcement action taken against a property in Wenvoe, reference ENF/2015/0151/INT. In response, the Enforcement Officer stated that she was initially satisfied with the walls of the site, however fencing remained a problem. She informed the Committee that the Highways Department had expressed concern about the structural stability and was seeking additional technical information to address their concerns. Finally, a Member queried if there were two unauthorised entrances onto the Wenvoe site. In response, the Enforcement Officer stated that so far there was no evidence that the entrances were being used, and the applicant had been advised that usage of these entrances would be considered unauthorised.

RESOLVED - T H A T the update with regard to the current enforcement investigation relating to the SiteServ Site, Llandow be noted.

#### Reason for decision

To note the progress of compliance with the requirements of conditions for planning application reference 2017/00329/FUL.

#### 905 GENERAL PLANNING MATTERS: DISCHARGE OF CONDITION 26 (DRAINAGE SCHEME) OF PLANNING PERMISSION 2014/01505/OUT - LAND AT NORTH WEST COWBRIDGE (HRP) -

In determination of application 2014/01505/OUT at the Committee Meeting of 14<sup>th</sup> January, 2016 Members requested that drainage details (Condition 26) and all reserved matters applications be reported to a future meeting of the Planning Committee for approval.

The Council's Highway and Engineering (Drainage) Team were consulted and indicated that the strategy being developed was following the principles of the outline surface water strategy, albeit with some technical details yet to be satisfied for discharge of condition. Outside the planning process a Water Framework Directive



had been undertaken for some structures to reduce and mitigate any detrimental impact on the quality of the watercourse. The developer had submitted additional information in support of the overall surface water drainage strategy which was being reviewed.

The Council's Environmental Health Officer was consulted regarding the location of the waste water pumping station who referred to the DEFRA Code of Practice on Odour Nuisance from Sewerage Treatment Works in relation to the position of such facilities and needed to avoid a statutory nuisance. In conclusion, they stated that they supported and endorsed guidance issued by Welsh Water that stated a cordon sanitaire of 15 metres for the pumping station in relation to residential development should be in place.

In terms of foul flows arising from the site, the applicant was seeking to install a pumping station within the site (indicated within the approved masterplan) and the provision of a rising water main that would connect the foul sewerage system from the site with existing apparatus at a point of connection (SS98735903) south of the application site on Church Road, Llanblethian, that would in turn connect with the existing Llanblethian sewerage treatment works. Following consultation with Dwr Cymru Welsh Water they confirmed these details were acceptable in principle for the disposal of foul water flows, subject to the applicant entering into an agreement under Section 104 of the Water Industry Act 1991.

In terms of surface water drainage, the condition discharge application was accompanied by technical details relating to the proposed link road and Phase 1 of the residential development (approved under permission 2017/00841/RES). The submitted details included a number of sustainable drainage features including attenuation/infiltration basins in land to the east and west of the link road, provision of a swale on the route of the existing Llantwit Major road (to be realigned as part of these works) in addition to infiltration basins and check dams within Phase 1 of the development.

Following discussion with the Council's Highways and Engineering (Drainage) Section, the general strategy for drainage for the site appeared to be acceptable in principle. It was therefore requested that Members reinstate officer delegation to approve these details under delegated powers. This would be subject to formal approval from the Council's Operational Manager, Highways and Engineering (Drainage), Shared Regulatory Services and Dwr Cymru Welsh Water that they were fully satisfied with the details of the comprehensive drainage of the site.

Councillor Parker stated that he was content with the drainage strategy now being undertaken for the application, but asked that he be formally consulted and advised of the full and final details prior to final determination of the drainage scheme.

**RESOLVED - T H A T** subject to confirmation of technical approval from the Council's Operational Manager Highways and Engineering (Drainage), the determination of Condition 26 (Drainage) be approved under delegated powers without further reporting to Planning Committee.

Reason for decision

In view of the fact that the Council's drainage engineer was satisfied with the principles of the drainage strategy and to ensure the commencement of the development on site was not unreasonably withheld for Planning Committee to consider technical drainage details.

## 906 PLANNING APPLICATIONS (HRP) -

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

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

**2017/01337/FUL** Received on 22 December 2017  
(p43)

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

**St. Pauls Church Hall, Arcot Street, Penarth**

Redevelopment of the former St Pauls Church site (including demolition of existing building with retention of front church elevation) to create 14 one and two-bedroom affordable housing units; multi-purpose community hall (368 sq. m.); landscaping; car/cycle parking; access; and associated works

APPROVED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

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:

Survey for Bats and Nesting Birds David Clements Ecology  
Design Statement  
Planning Design and Access Statement  
A101744 Rev A – Site Location Plan  
2024-002 K - Proposed Site Plan  
2024-003 E - Proposed Floor Plans  
2024-004 I - Proposed Elevations

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 details, a schedule of materials to be used in the construction of the development hereby approved (including samples) shall be submitted to and approved in writing by the Local Planning Authority, prior to their use on site. The development shall be completed in accordance with the approved details and thereafter retained and maintained.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. Notwithstanding the submitted plans and details, no works to the car park shall take place until details of the construction of the car park shown on drawing number 2024-002K including levels, turning areas, drainage and details of the finished surface have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the occupation of any of the residential units hereby approved and the car parking spaces shall remain available to serve the residential element of the scheme for their designated use in perpetuity.

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 SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. Those windows shown within the development as being high level windows shall have a cill level no lower than 1.7m in height above the level of the floor in the room that it serves.

Reason:

For the avoidance of doubt and to ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. Prior to the first beneficial occupation of any dwelling and /or the community use, the bin stores and cycle parking provision shall be laid out on site and

made available for that use and thereafter retained for their respective uses at all times.

Reason:

To that adequate waste provision and cycle parking is provided to serve the development and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the submitted plans, details of the location and specification of street lighting columns (one of which shall be placed within the site adjacent to Chapel Lane and the other with the site adjacent to the rear access lane and access) shall be submitted to and agreed in writing with the Local Planning Authority. Each lighting column shall be located within a 1 m sq area which shall be dedicated to the Highway Authority. The agreed scheme of street lighting shall be implemented in full accordance with the agreed location and specifications and operational prior to the first beneficial use of any of the residential units.

Reason:

In the interests of highway safety as required by Policies MD2 (Design of New Development) and SP1 (Delivering the Strategy) of the Local Development Plan.

8. The drainage scheme for the site shall 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

9. No development shall commence on site until details of a scheme of foul, land and surface water drainage (to include an assessment of the potential to dispose of surface and land water by sustainable means) which shall be submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall include a written declaration detailing responsibility for the adoption and maintenance of all elements of the drainage system prior to beneficial occupation and shall include a maintenance schedule for the surface water system. The scheme shall be completed in accordance with the approved details prior to the first beneficial use of any part of the development and retained in perpetuity.

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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

10. If infiltration techniques are used in the scheme submitted in discharge of Condition 9, the plan shall include the details of field percolation tests. Any calculation for onsite attenuation or discharge should also be included. The approved scheme must be implemented prior to beneficial occupation and as built drawings should be submitted to the LPA for approval in writing.

Reason:

To enable a more sustainable form of drainage, and 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

12. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to,

and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

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 SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

13. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

14. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

15. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the amenities of the area are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

16. Notwithstanding the submitted plans, details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) earthworks showing existing and proposed finished levels or contours;
- ii) means of enclosure and retaining structures;
- iii) other vehicle and pedestrian access and circulation areas;
- iv) hard surfacing materials;

Soft landscape works shall include planting plans; written specifications; schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant)].

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural

Environment) and MD2 (Design of New Developments) of the Local Development Plan.

17. The landscaping works as approved under condition 17 which relate to soft landscaping, shall be carried out in accordance in accordance with the approved details during the first planting season immediately following completion and or occupation] of the development whichever is the sooner. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD2 (Design of New Developments) of the Local Development Plan.

18. No development approved by this permission shall commence until an appropriate programme of historic building recording and analysis has been secured and completed in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority. The final report on such recording shall be deposited with the Local Planning Authority prior to first beneficial use of the development hereby approved, in order that it may be forwarded to the Historic Environment Record, operated by the Glamorgan Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea SA1 6EL Tel: 01792 655208).

Reason:

As the building is of architectural and cultural significance the specified records are required to mitigate impact and to ensure compliance with Policies SP1 (Delivering the Strategy) / SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

19. Prior to the commencement of construction, full details of how the existing openings (doors, windows and other apertures) in the retained facade will be treated in respect of glazing, internal lighting and their relationship with the internal layout of the new building (including sections as necessary) shall be submitted to and approved in writing by the Local Planning Authority. The treatment of the existing openings shall be completed in accordance with the approved details prior to the completion of the community space and shall thereafter be so retained.

Reason:

To safeguard the amenities of the area and to provide an active frontage to the building as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) of the Local Development Plan.



20. From first beneficial occupation and thereafter in perpetuity, the dwellings hereby approved shall all be affordable housing as defined in TAN 2, or any future guidance that replaces it.

Reason:

To ensure that the development is kept in perpetuity as an affordable housing scheme, and to ensure compliance with PPW and TAN 2.

21. The flats hereby approved shall not be occupied until the access, car parking, turning areas, footways, cycle parking and bin stores shown on drawing number 20124-002J, have been completed in full accordance with the approved details and shall remain available for their designated use in perpetuity.

Reason:

To ensure the provision on site of parking, turning facilities and facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

22. Before the commencement of the development, full engineering details of the widening of Chapel Lane (and the relocation of adjacent junction build-outs), adjacent retaining walls or structures, removal of the existing margin strip, resurfacing of Chapel Lane and the rear lane immediately adjacent to site, street lighting facilities and means of access shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include details of Traffic Regulation Orders along Chapel Lane and the rear lane. The engineering details as approved shall be fully completed before the first beneficial use of any of the flats hereby approved.

Reason:

To ensure the means of access to the site is provided in accordance with the Council's standard details for adoption and in the interests of highway safety and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

23. Prior to the commencement of development (including demolition), a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

24. The development shall not be occupied until full details of facilities for the secure storage of 18 No cycles has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

25. Notwithstanding the submitted plans and prior to their erection, full details of the means of enclosure around the perimeter of the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the form and design of the railing enclosure/gates can provide "through visibility" to ensure that the required visibility splays of 2.0m x 10.0m can be achieved as set out on drawing 2024-002K - Proposed Site Plan. The agreed means of enclosure shall be completed in full accordance with the approved details and shall thereafter be so retained. No structures or enclosures over 0.6m in height shall thereafter be placed within the visibility splay.

Reason:

In the interests of highway safety and in the interests of visual amenities as required by Policies MD2 (Design of New Development) and SP1 (Delivering the Strategy) of the Local Development Plan.

26. Any part of the windows shown dotted on the proposed elevation drawings serving flats 6, 7, 11 and 12 shall below 1.7m in height above the level of the floor in the room, be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

27. The community space hereby approved and as shown on drawing ref. 2024-003E - Proposed Floor Plans shall only be used for Use Classes D1 and D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

#### Reason for decision

The decision to recommend planning permission has been 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Affordable Housing (2006), TAN Note 11 – Noise (1997), TAN 12 – Design (2016) and TAN 18 – Transport (2007), the proposed redevelopment of this brownfield site to provide affordable housing and community uses is considered acceptable in respect of the siting, scale, design of the building, its impact on the character of Arcot Street and the wider character of the area, access and provision of parking and impact on the amenities of nearby residential occupiers and ecology. Having regard to Policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG7 – Provision of Community Facilities, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities and MD7 - Environmental Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Supplementary Planning Guidance relating to Amenity Standards, Affordable Housing, Parking Standards and Sustainable Development - A Developer's Guide and Planning Policy Wales (Edition 9, 2016) and Technical Advices Note 2 – Planning and

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

**2018/00240/RES** Received on 6 March 2018

(p85)

Taylor Wimpey (South Wales) Plc C/o Agent  
Mr. Paul Williams Savills, 2, Kingsway, Cardiff, CF10 3FD

### **Land at North West Cowbridge**

Phase 2 of the development consisting of 306 new homes, new public open space, landscaping and highways infrastructure

RESOLVED - T H A T subject to a Deed of Variation to the Section 106 Legal Agreement:

APPROVED subject to the following condition(s):

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

GA 90 03 Rev A 'Planning Layout - Phase 2'; GA 90 03 Rev A 'Materials Finishes Plan', GA 90 06 Rev A 'Boundary Treatments Plan' and GA-90-08 A 'Street Scene Elevations C & E' received 6 April 2018

IL31131-014 (Rev B) Site Location Plan; GA-90-02 'Extent of Residential Development; Darren Farm Phase 2 Design Update; GA90-10-Rev A 'Boundary Treatment Elevations'; EL-90-101iii 'Gosford Floorplans'; EK-90-102i 'Easedale - Render'; EK-90-102ii 'Easedale -Floorplans'; EL-90-103iii 'Midford Floor Plan'; EL90-104i Rev A 'Whitford Elevation (Render/Stone)'; EL-90-104ii 'Whitford Elevation (Stone/Render) (Handed)'; EL-90-104iii 'Whitford Elevation (Brick/Render) (Special)'; EL-90-104vi 'Whitford Elevation (Brick/Render) (Handed)'; EL-90-105i Rev A 'Shelford Elevation (Stone) (Special)'; EL-90-105ii Rev A 'Shelford Elevation (Stone) (Special) (Handed)'; EL-90-105iii 'Shelford Elevation (Brick/Render)'; EL-90-105vii 'Shelford Floor Plan'; EL-90-105ix Rev A 'Shelford Elevation (Stone)'; EL-90-105xi Rev A 'Shelford Elevation (Render/Stone)'; EL-90-106ii 'Kentdale Detached - Render - Handed'; EL-90-106iii 'Kentdale Detached - Stone'; EL-90-106v 'Kentdale Floorplans'; EL-90-107i 'Eynsham Detached - Render'; EL-90-107iii 'Eynsham Detached - Render'; EL-90-107iv 'Eynsham Detached - Render - Handed'; EL-90-107v 'Eynsham Floorplans'; EL-90-108ii 'Fakenham - Render & Stone - Handed'; EL-90-108iii 'Fakenham Detached - Render'; EL-90-108iv 'Fakenham Detached - Render - Handed'; EL-90-108v 'Fakenham Detached - Stone'; EL-90-108vi 'Fakenham Floorplans'; EL-90-109ii 'Lavenham - Brick and Render'; EL-90-109iii 'Lavenham - Brick and Render Handed'; EL-90-109iv 'Lavenham - Stone and Render Plot 374'; EL-90-109vi 'Lavenham Floorplans'; EL-90-109vii 'Lavenham - Stone and Render'; EL-90-110ii 'Mappleton Elevation (Stone)'; EL-90-110iv 'Mappleton Floorplans'; EL-90-110viii 'Mappleton Elevation (Stone) (Special)'; EL-90-111i 'Langdale - Detached - Stone/Render'; EL-90-111iii 'Langdale Floorplans'; EL-90-112ii 'Heydon - Render - Side Windows'; EL-90-112iii 'Heydon - Render - Side Windows - Handed'; EL-90-112iv 'Heydon - Render - Handed'; EL-90-112vi 'Heydon - Stone - Handed'; EL-90-112vii 'Heydon Floorplans'; EL-90-112viii

'Heydon - Stone Special Plot 185'; EL-90-113i 'Rosedale Elevations (Stone and Render) (Semi Detached)'; EL-90-113ii 'Rosedale Plans'; EL-90-113iii 'Rosedale Elevations (Brick/Render) (Semi Detached)'; EL-90-114i Rev A 'Ashton G (Brick/Render)'; EL-90-114ii 'Ashton G (Floorplan)'; EL-90-115iii Rev A 'Beckford Terrace - Render'; EL-90-115v 'Beckford Floorplans'; EL-90-116i '1BF - Render'; EL-90-116iii '1BF - Floorplans'; EL-90-117i '2.7 Terrace - Render'; EL-90-117iii '2.7 Floorplans'; EL-90-118iii '3.1 Terrace - Render'; EL-90-118iv '3.1 Floorplans'; EL-90-119i '4.2 Semi- Render'; EL-90-119ii '4.2 Floorplans'; EL-90-120i 'Single Garage'; EL-90-120ii 'Double Garage'; EL-90-120v 'Double Garage (Version 2)' received 7 March 2018

EL-90-101i Rev A 'Gosford Terrace – Brick'; EL-90-101ii Rev A 'Gosford Detached – Brick – Handed'; EL-90-103i A 'Midford Elevation (Render) (Detached)'; EL-90-103ii A 'Midford Elevation (Brick/Render) Handed'; EL-90-103iv A 'Midford Elevation (Brick) (Detached)'; EL-90-103v A 'Midford Elevation (Brick/Render) Handed'; EL-90-104iv A 'Whitford Floor Plan'; EL-90-104v A 'Whitford Elevation (Brick/Render)'; EL-90-104viii A 'Whitford Elevation (Brick/Render) (Handed) (Special)'; EL-90-105vi A 'Shelford Elevation (Render/Stone) (Handed)'; EL-90-105x A 'Shelford Elevation (Stone) Handed'; EL-90-105xii A 'Shelford Elevation (Render/Stone) (Handed)'; EL-90-105xiii A 'Shelford Elevation (Render/Brick) (Handed)'; EL-90-106i A 'Kentdale Detached - Render'; EL-90-106iv A 'Kentdale Detached -Stone – Handed'; EL-90-109v A 'Lavenham - Stone and Render - Handed'; EL-90-110i A 'Mappleton (Stone) Handed'; EL-90-110iii A 'Mappleton Elevation (Render/Stone)'; EL-90-110xiv A 'Mappleton Elevation (Render/Stone) (Handed)'; EL-90-110ix A 'Mappleton Special (Side Bay) Floorplan'; EL-90-111ii A 'Langdale - Detached - Stone/Render - Handed'; EL-90-112i A 'Heydon Render'; EL-90-112v 'Heydon - Stone'; EL-90-113i A 'Rosedale Elevations (Stone and Render) (Semi Detached)'; EL-90-113iii A 'Rosedale Elevations (Brick/Render) (Semi Detached)'; EL-90-115i B 'Beckford Semi - Brick'; EL-90-115ii B 'Beckford Semi - Render'; EL-90-116ii A '1BF - Brick'; EL-90-117ii A '2.7 Semi - Render'; EL-90-117v A '2.7 Terrace - Brick'; EL-90-119i A '4.2 Semi- Render' received 17 April 2018

Reason:

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

2. Notwithstanding the submitted details, samples of all external materials and finishes, in line with the submitted schedule of materials as shown on drawing GA 90 03 Rev A 'Materials Finishes Plan' received 6 April 2018, (to include roughcast render and details of means of protecting the finish/appearance of the render) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the beneficial occupation of the respective dwelling.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

3. Prior to work commencing on the external fabric of the development hereby permitted, a sample panel of a minimum of 1 square metre of the proposed renders, brickwork and stonework and detail of the mortar type and pointing, shall be prepared and made available for inspection and final written approval by the Local Planning Authority. Construction work shall only commence once written approval has been given, and the approved panel shall be retained throughout the period of development and shall form the basis of work to walls and external surfaces of the development.

Reason:

To enable the quality of the render, brickwork, stonework, coursing and pointing to be inspected in the interests of the visual quality of the work and to accord with the objectives of Policies MD2 (Design of New Development) of the Local Development Plan.

4. Notwithstanding that shown on plan reference GA-90-06 Rev A 'Boundary Treatment Plan' and GA-90-10 Rev A 'Boundary Treatment Elevations', full details of revised enclosures and details (including the arched openings in stone walls) shall be submitted to and approved in writing by the Local Planning Authority, prior to any construction/erection of the enclosures and the agreed means of enclosures shall be erected on site prior to the first beneficial occupation of the relevant part of the development and thereafter retained.

Reason:

In the interests of visual amenity and to meet the objectives of Policies MD2 (Design of New Development) of the Local Development Plan.

5. Notwithstanding the submitted details, prior to the commencement of the construction of any dwelling, details of the finished levels of the site and the proposed dwelling, in relation to existing ground levels and adjacent 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 and the amenity of neighbouring residential occupiers are safeguarded, and to ensure the development accords with Policy MD2 (Design of New Development) of the Local Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order

revoking and re-enacting that Order with or without modification) the garages hereby approved shall be kept available for the parking of motor vehicles at all times in association with the development hereby approved and shall not be physically altered or converted.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls other than those approved under Condition 4 of this consent shall be erected within the curtilage of any dwelling house forward of the principal elevation of that dwelling house.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

8. Notwithstanding the submitted Landscape Strategy, a fully detailed scheme of landscaping (at a scale of 1:200) and updated Planting Schedule and management plan, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread, species and health) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP10 (Built and Natural Environment), MD2 (Design of New Developments), MD9 (Historic Environment) of the Local Development Plan.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP10 (Built and Natural Environment) MD2 (Design of New Developments) of the Local Development Plan.

10. Prior to the commencement of development, a phasing plan indicating the construction of the dwellings and all associated infrastructure (including highways, parking and turning areas) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with agreed phasing plan and no dwelling shall be brought into beneficial use until such time as all associated highway infrastructure has been constructed and works shall thereafter be so retained to serve the development hereby approved.

Reason: To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

11. Prior to the commencement of development (including site clearance) a Construction Surface Water Management Plan shall be submitted to and approved by the LPA. This plan shall detail the mitigation measures that will be put in place to ensure that there is no detrimental effect of surface water flood risk to the surrounding areas during construction of Phase 2 of the development. The plans shall also assess the risks from all pollution sources and pathways (including silt, cement and concrete, oils and chemicals, herbicides, aggregates, contaminated land and waste materials) to the watercourse on site and describe how these risks will be mitigated for Phase 2 of the development. All works shall be carried out in accordance with the approved details.

Reason:

To ensure that development does not cause or exacerbate any drainage issues on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policies MD1, MD2 and MD7 of the Local Development Plan.

12. Notwithstanding the submitted details, full engineering details ( including design calculations) of all internal roads within the site (to include samples and specifications of all surfacing), incorporating turning facilities, vision splays, including sections and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and timescales agreed under condition 10.



Reason:

In the interests of highway safety in accord with Policy MD2 of the Local Development Plan.

13. The details submitted in discharge of condition 12, shall comply with the layout requirements specified within the Highway Officer comments dated 19 April 2018 including highway configuration, visibility splays, footpath alignment, surface finish and crossing points.

Reason:

For the avoidance of doubt and in the interests of highway safety in accord with Policy MD2 of the Local Development Plan.

### Reason for decision

The decision to recommend planning permission has been 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 – Delivering the strategy; SP3 – Residential Requirement; SP4 – Affordable Housing Provision; SP7 – Transportation; SP10 – Built and Natural Environment; MG1 – Housing Supply in the Vale of Glamorgan; MG2 – Housing Allocations; MG4 – Affordable Housing; MG16 – Transport Proposals; MG17 – Special Landscape Areas; MG20 – Nationally Protected Sites and Species; MD2 – Design of New Development; MD3 – Provision for Open Space; MD4 – Community Infrastructure and Planning Obligations; MD5 – Development within Settlement Boundaries; MD6 – Housing Densities; MD7- Environmental Protection; MD8 – Historic Environment; MD9 – Promoting Biodiversity of the Vale of Glamorgan Local Development Plan 2011-2026; the Supplementary Planning Guidance ‘Amenity Standards’; ‘Affordable Housing’; ‘Biodiversity and Development’; ‘Design in the Landscape’; ‘Parking Standards’; ‘Planning Obligations’; ‘Sustainable Development – A Developer’s Guide’; ‘Trees and Development’; Planning Policy Wales (9<sup>th</sup> edition 2016); Technical Advice Note 2 – Planning and Affordable Housing; Technical Advice Note 5 – Nature Conservation and Planning; Technical Advice Note 11 – Noise; Technical Advice Note 12 – Design; Technical Advice Note 15 – Development and Flood Risk (2004); Technical Advice Note 16 -Recreation and Open Space; Technical Advice Note 18 – Transport and Technical Advice Note 24 – The Historic Environment, it is considered that the proposals are 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 significant impact on neighbours and overall constitutes an acceptable form of residential development. Furthermore, the proposals include acceptable levels of ecological mitigation, would not unacceptably impact upon the character of the adjoining town of Cowbridge or landscape setting and would not result in unacceptable flooding or drainage issues

either on or off site. The proposals therefore comply with the relevant national planning policies and supplementary planning guidance. Furthermore the proposals are considered to accord with the requirements of Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

**2017/01269/FUL** Received on 8 December 2017  
(p116)

Ms. Paula Warren Hide at St. Donats, Tresillian Wood, Dimlands Road, St. Donats, Vale of Glamorgan, CF61 1ZB

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

### **The Hide at St. Donats, Tresillian Wood, Dimlands Road, St. Donats**

Conversion of part of existing main building to Manager's accommodation (Rural Enterprise Dwelling). Proposed new building adjacent to main building as additional amenity facilities and erection of a 2.0 m high fence along the western boundary.

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

1. The development shall begin no later than five years from the date of this decision.

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:

703/P/04 - Proposed Site Plan

703/P/05 - Proposed Plan

703/P/06 - Proposed Elevations - Sheet 1

703/P/07 - Proposed Elevations - Sheet 2

Design and Access Statement and Site Plan

Submitted on 15 December 2017

Outside Sauna Plan submitted on 11 April 2018

Reason:

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

3. The occupancy of the dwelling/managers accommodation hereby approved shall be restricted to:

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

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

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

Reason:

The dwelling is only justified as a rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises or affordable housing in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities and the Use of Planning Conditions for Development Management Circular 016/2014.

4. No development associated with the new reception building shall commence until details of existing ground levels within the site and proposed finished ground and floor levels for the new reception building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

5. All means of enclosure associated with the development hereby approved, other than the enclosures approved as part of this consent, shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the manager's accommodation.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

6. The drainage scheme for the site shall 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 Policies SP1 (Delivering the Strategy) / MD1 (Location of New Development) of the Local Development Plan.

7. The new reception building shall not be occupied until surface water drainage works have been completed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To enable a more sustainable form of drainage, and 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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal

with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the managers accommodation and reception building development hereby approved shall not be extended without the written approval of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

10. The additional activities proposed within the new reception building shall only be provided as ancillary and in association with the existing use at the site.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

#### Reason for decision

The decision to recommend planning permission has been 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to Policies SP1 – Delivering the Strategy, SP9 – Minerals, SP11 – Tourism and Leisure, MG22 – Development in Minerals Safeguarding Areas, MG29 – Tourism and Leisure Facilities, MD1 - Location of New Development,, MD2 - Design of New Development, MD7 - Environmental Protection, MD9 - Promoting Biodiversity, MD11 - Conversion and Renovation of Rural Buildings, MD13 - Tourism and Leisure MD17 - Rural Enterprise of the Vale of Glamorgan Deposit Local Development Plan 2011 – 2026, together with the policies of both Technical Advice Note 6 and Planning Policy Wales, it is considered that the proposed development in association with the rural enterprise would be acceptable in principle and would not unacceptably impact upon the character of the site or the wider visual amenities, the residential amenities of neighbouring properties, the safety or free flow of traffic, the quality of the agricultural land, the extraction of minerals or any protected species. It is also considered that the development represents a positive and sustainable development in association with the tourism use which would support the local rural economy, in accordance with the aims of the above policies and guidance.

**2018/00092/FUL** Received on 29 January 2018  
(p138)

Hafod Housing Association and SGR Estates C/o Agent  
Miss Louise Darch, WYG Planning and Environment, 5th Floor, Longcross Court, 47,  
Newport Road, Cardiff, CF24 0AD

### **Provincial House, Kendrick Road, Barry**

Change of use and conversion of building to provide 32 affordable residential units, external alterations and associated works

RESOLVED - T H A T subject to the applicant first entering into a Section 106 Agreement or undertaking to include the following necessary planning obligations:

- The retention of the units as affordable in perpetuity.
- £18,676 towards enhancements of public open space in the local area that would be used by residents.
- £16,100 towards upgrading sustainable transport facilities in the vicinity of the site.
- £8,820 towards community facilities provision in the local area.
- 1% of the build costs towards public art.

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

1. The development shall begin no later than five years from the date of this decision.

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:

A114, A115 Rev A, A116 Rev A, A117 Rev A, A118.

Reason:

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

3. Notwithstanding the submitted plans, a schedule of materials to be used in the construction of the development hereby approved (including a sample of the proposed cladding) shall be submitted to and approved in writing by the Local Planning Authority prior to its use. The development shall be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. Any part of the windows in the rear elevation of the building facing towards Buttrills Road that are below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

5. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) wheel washing facilities;

- v) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- vii) hours of construction;
- viii) lighting;
- ix) management, control and mitigation of noise and vibration;
- x) odour management and mitigation;
- xi) how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.org.uk)) during the course of the construction of the development; and
- xii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

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 SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

6. Prior to the first beneficial use of the building, details of a revised parking layout (to incorporate 6 No. cycle parking spaces) shall be submitted and agreed in writing by the LPA. The parking layout and cycle parking shall be provided before the first beneficial occupation of any of the flats and retained at all times thereafter for use associated with the use of the development.

Reason:

To ensure the provision of adequate and useable parking and cycle parking facilities in accordance with Policies SP1 and MD2 of the LDP.

7. Before the first beneficial occupation of any flat, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall provide initiatives and targets to promote sustainable modes of travel to and from the site for resident and visitors, including by walking, cycling, public transport and car sharing and shall include mechanisms for the submission of reviews to the Local Planning Authority. Thereafter, the Travel Plan shall be fully implemented in accordance with the approved details

Reason:

To promote and encourage sustainable modes of travel to and from the site and to ensure compliance with policies SP1 and MD2 of the LDP.



8. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings, and a swept path plan to show the largest construction vehicle to be used navigating around Kendrick Road and Beryl Road. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 and MD2 of the Local Development Plan.

### Reason for decisions

The decision to recommend planning permission has been 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental Protection, MD9 - Promoting Biodiversity and MD16- Protection of Existing Employment Sites and Premises, the advice within Planning Policy Wales 9<sup>th</sup> Edition, Technical Advice Notes 2, 12, 16 and 18 and the Council's Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Barry Development Guidelines, Biodiversity and Development, Parking Standards (Interactive Parking Standards Zones Map), Planning Obligations, Public Art and sustainable development, the proposal is considered acceptable in principle and in respect of design, residential amenity, highway safety, traffic, parking and drainage.

**2018/00387/TCA** Received on 28 March 2018

(p155)

Mr. John Thomas, Flemingston Court, Flemingston, Barry, Vale of Glamorgan, CF62 4QJ

Mr. John Thomas, Flemingston Court, Flemingston, Barry, Vale of Glamorgan, CF62 4QJ

**Flemingston Court, Flemingston**

Work to trees

RESOLVED - T H A T the authority has no objection to the proposed works to the trees as described in the notification, and do not intend to make a Tree Preservation Order in respect of these trees.

**APPROVED**

**Reason for decision**

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.