

PLANNING COMMITTEE

Minutes of a meeting held on 18th December, 2019.

Present: Councillor J.C. Bird (Chairman); Councillors: L. Burnett, Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll, S.T. Edwards, N.P. Hodges, Dr. I.J. Johnson, G.C. Kemp, A.C. Parker, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. O. Roberts	2019/01041/RG3 – Pencoedtre High School, Merthyr Dyfan Road, Barry	The Applicant or their representative
Mr. O. Griffiths	2019/01060/FUL – The Windsor, 166-170 Holton Road, Barry	The Applicant or their representative
Mr. O. Griffiths	2019/01061/FUL – Sea View Labour Club, Dockview Road, Barry	The Applicant or their representative
Mr. O. Griffiths	2019/01062/FUL – Castle Hotel, 44 Jewel Street, Barry	The Applicant or their representative

553 ANNOUNCEMENT –

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

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

554 APOLOGIES FOR ABSENCE –

These were received from Councillor B.T. Gray (Vice-Chairman); Councillors P.G. King and Ms. M. Wright.

555 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 20th November, 2019 be approved as a correct record.

556 DECLARATIONS OF INTEREST –

Having previously taken advice from the Monitoring Officer regarding planning application 2019/00435/RG3, Councillor L. Burnett declared an interest in respect of application number 2019/01041/RG3. The nature of the interest was that it could be argued that as Cabinet Member for Education and Regeneration it may be viewed that Councillor Burnett was biased in favour of the application. Therefore, Councillor Burnett withdrew from the meeting when the item was considered.

557 SITE INSPECTIONS –

RESOLVED – T H A T the attendance of the following Councillors at the site visits held on 20th November, 2019 be noted:

Apologies for all sites were received from Councillors Mrs. P. Drake, P.G. King, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and Ms. M. Wright

(a) The Meadows, Station Road, Peterson-Super-Ely, CF5 6NE	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards and A.C. Parker.
(b) Heol y Pentir, Rhoose, CF62 3LQ	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors S.T. Edwards and A.C. Parker.
(c) The Spinney, Twyncyn, Dinas Powys, CF64 4AS	Councillor J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors V.P. Driscoll, S.T. Edwards and A.C. Parker. Also Present: Councillors R. Crowley and A.R. Robertson (in the capacity as Ward Members)

558 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.

559 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 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

2011/00511/1/C D A 1, Gelli Garn Cottages, Cwrt Farm Lane, St. Mary Hill Discharge of Condition 4 - Archaeology. 2011/00511/FUL - Planning permission for two storey extension to semi-detached property.

2014/00229/2/C D A Area known as East Quay, Barry Waterfront, Barry Discharge of conditions 31,39,40,46,47,49 and 51 for planning application 2009/00946/OUT - Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). (Formerly 2009/00946/10/CD). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision.

2015/01132/2/C D	A	The Beachcomber, Lakeside, Barry	Discharge of Condition 13- EPS licence. Planning Application: 2015/01132/FUL: Proposed demolition and redevelopment of The Beachcomber, Barry for seven residential flats and associated ancillary works.
2015/01165/1/C D	A	The Beachcomber, Lakeside, Barry	Discharge of Condition 2- restoration or redevelopment. Planning Application 2015/01165/CAC: Proposed demolition and redevelopment of The Beachcomber, Barry for seven residential flats and associated ancillary works.
2015/01165/2/C D	A	The Beachcomber, Lakeside, Barry	Discharge of Condition 4- EPS licence. Planning Application 2015/01165/CAC: Proposed demolition and redevelopment of The Beachcomber, Barry for seven residential flats and associated ancillary works.
2016/00967/1/N MA	A	Ynyslas, 36, Marine Drive, Ogmore By Sea	Non-Material Amendment - Standard entrance door with glazed window alongside to be replaced by double door entrance with full height glazing. Planning permission ref. 2016/00967/FUL: Existing single garage to be demolished and replaced by building with cavity walls to be used as a domestic study.

2016/01290/1/C D	A	Arno Quay, Barry Waterfront, Barry	Discharge of conditions 2, 5 and 15 - Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape.
2016/01290/2/N MA	A	Arno Quay, Barry Waterfront, Barry	Non material amendment - Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape at Arno Quay, Barry Waterfront, Barry. Planning permission ref. 2016/01290/RES: Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape.
2017/00291/2/C D	A	Greenyard Farm, Argae Lane, St. Andrews Major	Discharge of Conditions 4 - Highway Engineering and 5 - Landscaping Scheme. Planning Permission ref. 2017/00291/FUL : Change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.

2017/00497/2/N MA	A	Arbor Vale, St. Andrews Road, Dinas Powys	Non-material Amendment- Addition of traffic calming speed ramp at entrance into site. Planning Application 2017/00497/FUL: Retention of the development for 24 residential units granted planning permission by virtue of applications 2015/00954/FUL and 2016/00494/FUL with an amendment to the parking layout to serve that development.
2017/00662/2/C D	A	Barry Waterfront, South Quay Waterside, Barry	Discharge of Conditions 10 - Boundary Treatments and 11 - Landscape Management Plan. Planning Permission ref. 2017/00662/RES: Reserved Matters application for approval for layout, scale, appearance, access and landscaping for 171 dwellings.
2017/00818/1/C D	A	Side Garden, The Pound, Duffryn Lane, St. Nicholas	Discharge of Condition 12 - Ground Gas Assessment. Planning Application 2017/00818/FUL: Construction of four bedroom detached house in the side garden of 'The Pound', Duffryn Lane, St. Nicholas.
2018/00256/1/C D	A	South Quay Waterside (Taylor Wimpey), Barry Waterfront	Discharge of Conditions 2 - Further details of LEAP, 3 - Means of enclosure, 4 - Benches and bins, 6 - Surface materials and 7 - Landscaping scheme. Planning Permission ref. 2018/00256/RES: Waterside public open space and public realm so far as it relates to Taylor

			Wimpey's parcel at South Quay, Waterside, Barry Docks.
2018/00681/1/C D	A	Pasture Land, Peterston Super Ely	Discharge of conditions 3 (landscaping) and 5 (storing and disposing of waste) of planning permission 2018/00681/FUL (Creation of private (non-commercial) facilities (stables, open-fronted barn, riding area, and gravel parking areas) for keeping and riding horses. Associated works including repair of track between site entrance and riding area).
2018/00735/2/N MA	A	Apple Blossom Cattery Limited, Nant Rhydhalog, 4, Cowbridge Road, Talygarn	Non-material Amendment-Installation of heating pump system. Planning Application 2018/00735/FUL: To develop new cattery for commercial purposes, to construct new building for cattery and grooming parlour, with new specialist cat pens, adjustment of existing site access and provision of car parking.
2018/01043/1/C D	A	WM Morrison Supermarkets Plc, Heol Ceiniog, Barry	Discharge of Conditions 4, 5, 6, 19, 22, 23 and 25 Planning Application 2018/01043/FUL: Erection of 1 No. Use Class A1 / A3 drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse areas and associated works.
2018/01354/1/C D	A	The Former Royal British Legion Club, High Street, Cowbridge	Discharge of Conditions 3, 5, 6, 8, 11, 12, 13 and 14. Planning Ref 2018/01354/FUL: Construction of 6 no. 2-bed

			apartments and 2 no. 3-bed duplex apartments with associated car parking and private amenity space.
2018/01357/1/N MA	A	15, Lynmouth Drive, Sully	Non material Amendment sought to reduce the area of glazing to the main dormer on the front (north) elevation in lieu of grey cladding to match adjacent: Planning Permission 2018/01357/FUL: Proposed alterations to dwelling including construction of new roof with dormer windows to front.
2019/00029/1/C D	A	Broadshoard House, 13, Westgate, Cowbridge	Discharge of Condition 3: Planning Permission Ref 2019/00029/FUL Demolition of existing detached garage (under 115 cubic metres) and larch lap fencing to side boundary. Erection of attached garage to side of house and construction of new stone wall to side boundary.
2019/00156/FUL	A	Plot 4, Craig Yr Eos Avenue, Ogmore By Sea	Variation to Planning Permission 2017/01157/FUL to bring ground floor balcony into alignment with neighbouring properties, alteration to rear garden level and to seek approval of materials details reserved by condition.
2019/00205/FUL	A	24, St. Brides Road, Wick,	To put a driveway in at the front of the property.

2019/00243/FUL	A	Land Adjacent to 56, Redlands Avenue, Penarth	Proposed balcony to first floor and full height glazed rear extension to ground floor.
2019/00264/FUL	A	Llanerch Vineyard, Hensol	Proposed renewal of application 2016/00897/FUL (Removal of Condition 3 - Change restricted hours shown to 24:00-12:00 hours) for a period of 5 years or until the complex as approved 2011/00680 (Proposed single storey events complex on the site of existing pool house, with associated vehicle turning space and associated works. Also proposed is an additional car park area (approximately 64 spaces). Furthermore, existing unauthorised works such as the use of the ground floor of the farmhouse as a cafe/restaurant and the cookery school are included for their retention) is completed.
2019/00302/FUL	A	Llanerch Vineyard, Hensol	Proposed renewal of application 2016/00096/FUL for a period of 5 years or until the even complex as approved 2011/006804.
2019/00372/1/C D	A	Cylch Meithrin Y Bontfaen, The Broad Shoard, Cowbridge	Discharge of Condition 4 - Landscaping Scheme. Planning Permission ref. 2019/00372/FUL: Small extension to the front of the building.
2019/00484/1/N MA	A	37, Glen Mavis Way, Barry	Non-Material Amendment - Amend rear lean-to extension to use blocks instead of bricks to match the original lean-to at the

			front of the property. Planning Permission ref. 2019/00484/FUL: Replacement of existing lean-to to rear and alterations to front to include relocation of front door.
2019/00501/FUL	A	Tremains Farm, Llanmaes	To construct an all-weather arena, 60 x 40 metres and surrounded by a wooden fence with 2 access gates.
2019/00527/1/N MA	A	7, Port Road East, Barry	Non-material Amendment- Alteration of 300mm to width of proposed garage. Planning Application 2019/00527/FUL: Demolition of the existing garage at rear of the site boundary and construction of a larger garage and summer house.
2019/00640/1/C D	A	6, Glebe Street, Penarth	Discharge of conditions 6 (works to building's exterior) and 7 (external materials) of planning permission 2019/00640/FUL (Change of use of Unit 1 of the building (ground and first floor) to A3 cafe use with outdoor seating (no hot food to be cooked on the premises)).
2019/00665/LBC	A	Biglis Farmhouse, Argae Lane, St. Andrews Major	Replacement of windows and doors.
2019/00683/1/C D	A	Mount Pleasant Farm, Llangan	Discharge of Condition 3- Materials Details. Planning Ref 2019/00683/LBC: Extension to existing garage.
2019/00686/FUL	A	194, Port Road East, Barry	New rear orangery to replace existing conservatory. Existing

			ground floor layout to be modified to accommodate disabled toilet and wet room.
2019/00688/FUL	A	41, Augusta Crescent, Penarth	Erection of new dormer window to existing loft conversion and window to gable end. Alterations to window and door openings. Conversion of garage. Internal alterations to suit. External landscaping also.
2019/00704/FUL	A	14, Maes Y Gwenyn, Rhoose	Converting an integral double garage into living area.
2019/00720/FUL	A	Unit 1, Atlantic Trading Estate, Barry	Change of use from B1 to A3 for part of the building, internal alterations and new external escape stairs.
2019/00752/FUL	A	Hafod Y Coed, College Gardens, Llantwit Major	Installation of a 3.6KW solar PV array using an in roof mounting system.
2019/00763/FUL	R	1A, Palmers Vale Business Centre, Palmerston Road, Barry	Change of use from Warehouse to Indoor Paintball.
2019/00784/FUL	A	Image, 108, Glebe Street, Penarth	Change of use of ground floor from A1 to A3, new shopfront and single storey rear extension with associated works including refuse/recycling facilities.
2019/00823/FUL	A	109, Redlands Road, Penarth	Proposed two storey extension to rear, loft conversion with dormer to rear.
2019/00840/LAW	R	2, Cwrt-y-Vil Road, Penarth	Crossover required to pavement, reduction of walled frontage to allow access, hardstanding create/improved, removal of conifer tree and re-position lamp post.

2019/00855/OUT	R	Time House, Regent Street, Barry	Demolition of existing coach house and construction of 4 no. flats.
2019/00883/FUL	A	62, Broadway, Llanblethian, Cowbridge	Demolish conservatory, construct two storey rear extension.
2019/00900/FUL	A	36, West Farm Road, Ogmore By Sea	Proposed first floor extension within roof space to also include first floor extension above existing flat roof. New dormer on the west elevation and alterations to an existing flat roof and the addition of new first floor windows. Raising height of existing front and rear gables.
2019/00936/FUL	A	176, Westbourne Road, Penarth	Rear ground floor extension, construction of new roof wrapping over the side, existing 2 storey flat roofed areas, dormer to rear. Attic bedroom within roof space and elevation upgrade, with replacement porch.
2019/00939/OUT	A	Land adjacent to 63, Vere Street, Barry	Construction of 2 no. flats (one block) with on-site parking and individual amenity areas.
2019/00953/FUL	A	Dockside Quay, Barry Waterfront	Variation of condition 14 of planning permission 2017/00476/RES, to allow temporary use of A3 unit for a period of 12 months for residential sales office (A2 Financial and Professional Services as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)).

2019/00969/FUL	A	35, White House, Barry	Ground floor extension to side to form new single storey kitchen.
2019/00979/FUL	R	Rockleigh, 34, Craig Yr Eos Road, Ogmore By Sea	Demolition of garage and removal of rear dormer extension. Replacement with 2 storey rear extension.
2019/00986/FUL	A	2, Bingle Lane, St. Athan	First floor extension to the rear elevation.
2019/00988/FUL	A	Land at Barry Waterfront	Variation of Condition 1 of 2017/01356/RES to amend size of kiosks.
2019/00990/FUL	A	16, Cory Crescent, Peterston Super Ely	Dismantle original leaking chimney(s) and re-build using modern materials and techniques to match existing. Extend existing garage to accommodate second vehicle using materials and finish to match existing house.
2019/00991/LBC	A	16, Cory Crescent, Peterston Super Ely	Dismantle original leaking chimney(s) and re-build using modern materials and techniques to match existing. Extend existing garage to accommodate second vehicle using materials and finish to match existing house.
2019/00992/FUL	A	53, Castle Avenue, Penarth	Proposed two storey extension to the side of the existing property. Existing garage to be demolished and replaced by new detached garage.
2019/00993/FUL	A	Tyr Ardd, Llandough, Cowbridge	Patio area with block retaining and timber fence post and rail stock proof fence to boundary.

2019/00999/FUL	A	First Floor Flat, 4, Herbert Terrace, Penarth	Change of use from residential to D1 Tutor centre.
2019/01004/ADV	A	On Road outside the Valegate Retail Park, Culverhouse Cross	Display of a double sided illuminated paper advertising panel, fully integrated into a bus shelter.
2019/01005/ADV	A	Culverhouse Cross Access Roads Tesco and Marks and Spencer, Culverhouse Cross	Display of a double sided illuminated paper advertising panel, fully integrated into a bus shelter.
2019/01007/FUL	A	Backways, Ffordd Yr Eglwys, Peterston Super Ely	Proposed garage.
2019/01008/FUL	A	31, Wick Road, Ewenny	Double storey extension to side. Addition of open porch canopy, replacement of windows and rendering to front.
2019/01013/FUL	A	St. Peters Church Car Park, Mile Road, Off Sully Road, Old Cogan, Penarth	Variation of condition 2 of planning permission 2013/00728/FUL: land to be used for church related car parking only. Erect a wooden security garden style shed, with grey roofing flat over treated timber on a concrete hardstanding that already exists in the S.E corner.
2019/01016/FUL	A	90, Murlande Way, Rhoose, Barry	First floor extension, building over ground floor kitchen and garage to provide new bedroom with ensuite facilities.
2019/01019/FUL	A	31, Channel View, Ogmore By Sea	Change of use of land to residential-Note amended description.
2019/01020/FUL	A	Former Waitrose, Palmerston Road, Barry	The construction of a flow forge plant cage/compound

			and the installation of air conditioning/refrigeration plant thereto together with the forming of 4 no. openings in external wall/cladding associated with same and keyclamp sections to protect plant.
2019/01025/FUL	A	Cigfran Glas, 8, Harbour View Road, Penarth	Single storey rear and side extension plus loft conversion with rear dormers plus all associated works.
2019/01026/ADV	A	Former Waitrose, Palmerston Road, Barry	High level signs to front and side elevations, sign over entrance, loading bay sign and panels to totem poles together internal graphics to shopfront
2019/01028/FUL	A	Unit 3, Tyr Gyfraith, (Filco Supermarkets Ltd.), Thompson Street, Barry	Change of Use from Retail to Class A2 on existing building.
2019/01034/FUL	A	5, Cadoc Crescent, Barry	Re-configuration of windows to rear and side elevations.
2019/01036/FUL	A	24 Heol Neuadd Cogan, Caversham Park, Penarth	Single storey extension to rear of property to form additional floor area to kitchen and dayroom.
2019/01038/FUL	A	2, Downfield Close, Llandough, Penarth	Ground floor rear/side extension.
2019/01040/FUL	A	22, Maillards Haven, Penarth	Front door moved forward to outside line of house. Glass panels either side and glass panel on side angle pointed roof over door and panels to tie in to existing bottom roof.

2019/01042/FUL	A	73, Heol Collen, Culverhouse Cross, Cardiff	A side and rear single storey extension providing an enlarged kitchen area and lounge.
2019/01043/FUL	A	63, Porthkerry Road, Barry	Change of use from C3 to C4 House of Multiple Occupation totalling 5 bedrooms. No changes are to be made to the exterior of the property.
2019/01048/FUL	A	New Broad Street Motors, Ty Verlon Industrial Estate, Barry	Variation of condition 6 of 2019/00160/FUL - The use shall not be carried out outside the hours of 7:00 to 20:00 Monday to Saturday and 9:00 to 17:00 on a Sunday and Bank Holidays to amend to Monday to Saturday (including Bank Holidays).
2019/01049/FUL	A	Red Roofs, St. Athan Road, Cowbridge	Internal remodelling of property, including front and rear extension with rooflights and dormer in roof.
2019/01054/FUL	A	Area between Coronation Street and Fryatt Street, Barry. Land is accessible from lane at top of both streets	Abandoned, fallen down garage, turned into a storage facility.
2019/01057/FUL	A	5, Abbey Gardens, Abbey Road, Ewenny	Proposed single storey side extension to provide ancillary accommodation for elderly relative.
2019/01065/FUL	A	Westcross House, 10, Stanwell Road, Penarth	Demolish existing coach house and construct new games room.
2019/01066/FUL	A	Channel View, Green Lane, Llantwit Major	Single storey side extension to dwelling and balcony.

2019/01067/FUL	A	Ground Floor Flat, 8, John Street, Penarth	Remove shed and enlarge existing pvc window openings at rear of property to install new patio doors and windows.
2019/01070/ADV	A	Land off Cog Road, Sully	3 no. flag and pole; and a land acquired board.
2019/01072/FUL	A	Ladbrokes now Llantwit Ice Cream, East Street, Llantwit Major	Combined use A1 and A3 so we can serve hot food. Use upstairs for commercial use for seating areas and workshops.
2019/01073/FUL	R	Hendre, Sigingstone	To create kitchen windows onto roadside. Two windows with matching size and style as near to bathroom three windows. Windows proposed dimensions 40cm wide x 80 cm high with stone pillar work in keeping with Welsh stone property construction. Windows in wood sash frame and black paint to match bathroom windows.
2019/01075/FUL	A	High Seat Limited, 1, Penarth Road Retail Park, Penarth Road, Penarth	Provision of two extract grilles and replacement ac condensers.
2019/01076/ADV	A	High Seat Limited, 1, Penarth Road Retail Park, Penarth Road, Penarth	Two fascia signs.
2019/01078/FUL	A	34, Grove Place, Penarth	Proposed dormer to rear annexe and increase size of window to side elevation.
2019/01079/FUL	A	Sokotra Villa, 105, Windsor Road, Penarth	Single storey rear extension.

2019/01080/FUL	A	The Master Mariner, Skomer Road, Barry	External alterations.
2019/01081/FUL	A	Thimble Cottage, Castle Hill, Llanblethian, Cowbridge	Rear ground floor kitchen extension with a first floor extension over the garage.
2019/01084/FUL	A	23, Rectory Close, Wenvoe	First floor extension.
2019/01085/LBC	A	The Court House, High Street, Llantwit Major	Listed Building Consent is required for NMA to Householder application 2018/01343/FUL "Over cladding of rear, two storey 1950s prefabricated extension with timber studs and render to match existing colour and finish at The Court House, High Street, Llantwit Major" - NMA to change the construction type.
2019/01087/LAW	A	3, Turnpike Close, Dinas Powys	Single storey garage extension.
2019/01090/FUL	A	3, Whitehall Close, Wenvoe	Single storey rear extension with raised terrace (as existing) conversion of garage to habitable room.
2019/01095/FUL	A	Gelert West, 2, St. Augustines Crescent, Penarth	Proposed raised decking in rear of garden.
2019/01096/FUL	A	27, Mountjoy Avenue, Penarth	Amendment to 2016/00896/FUL. Reduce the length of approved extension to 4400mm and increase the width to 1700mm.

2019/01098/RG3	A	Llansannor and Llanharry Church In Wales Primary School, Llansannor	Construction of a single storey extension to provide an additional shared teaching area. Associated external works to include construction of an external decking area and disabled access ramp.
2019/01099/FUL	A	92, Millfield Drive, Cowbridge	Ground floor single storey side extension.
2019/01100/FUL	A	22, Minehead Avenue, Sully	Single storey rear extension with enlargement of existing first floor rear dormer. New first floor extension onto existing front annex. Demolition of existing garage to create an attached garage to the house.
2019/01110/FUL	A	7, Well Walk, Barry	Replacement of roof using fibre cement slate to match adjoining property and other houses in road.
2019/01112/FUL	A	1, Church Place South, Penarth	Renew roof of garage.
2019/01116/ADV	A	The Master Mariner, Skomer Road, Barry	Installation of 3 x illuminated fascia signs, 1 x illuminated hanging sign and 5 x illuminated amenity boards.
2019/01117/FUL	A	9, Hickman Road, Penarth	Replacement of ground and first floor windows and front door to front elevation.
2019/01122/ADV	A	Unit 3, 1, Paget Road, Barry	One fascia sign.
2019/01130/OBS	N	Land South of Creigiau, Cardiff	Planning reference number for Cardiff 19/02523/MJR:- Outline planning application, with all matters reserved except for strategic access, for the

			development approx. 650 dwellings, including open space (including play areas and areas of informal recreation), landscaping, sustainable drainage systems, vehicular accesses, improvement works to the existing highway network, pedestrian and cycle accesses and related infrastructure and engineering works.
2019/01134/FUL	A	Unit 1, Briscoombe Trade Park, Cardiff Road, Barry	two air conditioning condenser units and two extract grilles.
2019/01135/ADV	A	Unit 1, Briscoombe Trade Park, Cardiff Road, Barry	Three fascia signs and one totem sign.
2019/01139/OBS	P	Bwlch Pen Onn House, Llancarfan	Proposed alteration of an existing overhead line.
2019/01144/FUL	A	1, Meggitt Road, Barry	Erection of a single storey conservatory on East elevation of the property. [Base walls completed, part retrospective].
2019/01146/FUL	A	5, Oyster Bend, Sully	Single storey extension squaring off the bungalow to the rear.
2019/01147/FUL	A	4, Bridgewater Road, Sully	Single storey rear extension.
2019/01149/FUL	A	Ross Kear, Pen-Onn, Nr Penmark	Removal of conservatory to rear. Proposed single storey extension to form dining area and family room with Juliet window/balcony to first floor.
2019/01157/FUL	A	87, Pontypridd Road, Barry	Single story extension to the side of the property and loft conversion with rear flat roof dormer.

2019/01170/LAW A 25, Gelyn Y Cler, Barry Single storey conservatory.

560 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the planning appeals received following the refusal of the Council to grant planning permission as set out in Section A of the report be noted.
- (2) T H A T it be noted that no enforcement appeals had been received.
- (3) T H A T the planning appeals decisions as set out in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeal decisions had been received.
- (5) T H A T the statistics relating to the appeals for the period April 2019 – March 2020 as detailed in Section E of the report be noted.

561 TREES (HRP) –

(i) Delegated Powers –

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

Decision Codes

A - Approved

R - Refused

E Split Decision

2019/00915/TPO	A	St. Peters Church, Mill Road, Dinas Powys	Works to trees covered by TPO - No. 02, 1954.
2019/00970/TPO	A	The Vale Resort, Vale of Glamorgan Hotel and Golf Club, Lane - Junction Hensol Road at Llanerch to Tredodridge via Ty With, Hensol	Work to trees covered by TPO Nos.3 and 4 of 2003.
2019/01064/TCA	A	Front garden, Greenacres, Llanbethery	Work to trees in a Conservation Area : Three trees that are in the front garden.

2019/01131/TPO	A	The Manor House, Duffryn Lane, St. Nicholas	Works to trees covered by TPO - No. 04, 1952, Tree 1 - Remove, Tree 2 - intensive pruning.
2019/01159/TCA	A	The Pound, Duffryn Lane, St. Nicholas	Work to trees in the St. Nicholas Conservation Area: Beech tree - 25-30% reduction, Cherry tree - trim back to boundary, Poplar tree - trim back to boundary.
2019/01175/TCA	A	10, Marine Parade, Penarth	Work to trees in Penarth Conservation Area.
2019/01189/TCA	A	23, Cardiff Road, Dinas Powys	Work to trees in a Conservation Area : Sycamore trees - Boundary at rear end of garden - Fell stem on West side of group and reduce height and spread of remaining stems by 20%.

562 ENFORCEMENT ACTION (HRP) –

(i) Update Report on Enforcement Action – Land at Siteserve Recycling, Llandow Trading Estate, Llandow

The Principal Planner for Appeals and Enforcement presented the report to the Committee to update Members on previous enforcement taken at Siteserv Recycling, Llandow following the grant of planning permission in November 2017 under application 2017/00329/FUL and the result of further investigations that had been carried out, following the receipt of recent complaints regarding the site.

Comprehensive background details were provided within the Officer's report, which concluded by stating that since planning permission was granted under application 2017/00329/FUL, the Council had secured satisfactory resolution of a number of breaches of the conditions on the consent including details in relation to a fire prevention and mitigation strategy, external lighting and the permitted hours of operation. Whilst two conditions remained outstanding (fire resistant acoustic fence and the surfacing of the haul road, vehicle parking and skip storage areas and the installation of an oil, diesel and petrol interceptor), the issuing of a further Breach of Condition (BOC) which contained specific requirements in respect of the discharge of said conditions was anticipated to secure a satisfactory resolution.

The Officer went on to advise that two further BOC identified as a result of further recent investigations undertaken at the site would also be included in the BOC Notice to ensure that the Council could maintain control over the use of the site and to prevent the risk of fire and any unacceptable harm to nearby residential uses. Since the report was prepared, the BOC notice had been issued on 12th December and required the submission of appropriate details of the acoustic fence and surfacing of the haul road through a formal application and the removal of any operational generator that was not within the building and the use of the site for paper shredding to cease. The notice was required to be complied with by 12th January 2020 and officers will be monitoring the position and taking further action if necessary.

RESOLVED – T H A T the content of the report and the action that has been taken to resolve the current breaches of planning control at Siteserv Recycling, Llandow Trading Estate, Llandow be noted.

Reason for decision

To inform Members of the Planning Committee of the latest position in relation to enforcement matters at Siteserv Recycling, Llandow Trading Estate, Llandow.

563 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.

2019/00603/FUL Received on 15 October 2019
(P. 42)

Applicant: Pegasus Developments Ground Floor Office Suite, Ocean Buildings, Bute Crescent, Cardiff, CF10 5AY

Agent: Miss Gwen Thomas Asbri Planning Ltd., Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Hayes Road, Barry

The proposed development of 23 affordable homes and associated works.

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the following plans and documents (other than where they are superseded by the requirements of other conditions on this planning permission):

A-90-100 Rev B

A-90-200 Rev C

A-90-201 Rev C

A-90-102 Rev D

A-00-100 Rev B

A-00-101

A-00-102 Rev B

A-00-103 Rev B

A-90-101 Rev H

19005-SK101 Rev E

19005-SK102 Rev G

19005-SK100 Rev B

SK-001 Rev A

Ecological Services Ltd Biodiversity Strategy 13th November 2019

Hunter Acoustics Environmental Noise Assessment 5067/ENS2

Ecological Services Ltd Extended Phase 1 Ecology Survey March 2019

The development shall be carried out strictly in accordance with these details.

Reason:

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

3. The development shall be constructed in accordance with levels shown on plans A-90-200 Rev C and A-90-201 Rev C, or an alternative set of levels, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:

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

4. Prior to the beneficial occupation of any of the units, a scheme of enclosures shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in full, prior to the first beneficial occupation of the development, and so retained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

5. Notwithstanding the submitted plans and prior to the commencement of the construction of the site access, parking areas and internal site road, further details of all surface materials to be used in the parking areas, footways, cycleways and carriageways within the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of rumble strips and the junctions between the cycleways and the vehicular carriageway.

Reason:

In the interests of highway safety/cycle safety and to ensure compliance with Policies MD1 and MD2 of the LDP.

6. The parking areas shall be laid out in accordance with plan A-90-101 Rev H prior to the first beneficial occupation of any of the units, and they shall be retained at all times thereafter to serve the development.

Reason:

In the interests of parking and highway safety and to ensure compliance with policy MD2 of the LDP.

7. Notwithstanding the submitted plans and details, and prior to the commencement of development, a scheme for foul and surface water drainage (including details of the perpetual management of the drainage system) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first beneficial occupation of any of the units and maintained at all times thereafter in accordance with the approved details. The details shall include an assessment of the potential to dispose of surface and land water by sustainable means and a management and maintenance plan for the drainage system.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. Notwithstanding the submitted plans/forms and prior to their use in the construction of the development hereby approved, further details and samples of the external materials to be used (including the block work to be used for any hard surfaces) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

9. 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 and hours of deliveries to site;
 - ix) lighting;
 - x) management, control and mitigation of noise and vibration;
 - xi) odour management and mitigation;
 - xii) diesel and oil tank storage areas and bunds (where appropriate);
 - xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
 - xiv) a system for the management of complaints from local residents which will incorporate a reporting system.
 - xv) routes for construction vehicles accessing the site.

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.

10. Prior to the commencement of development a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following approval of a scheme it shall be implemented, and following completion of the approved monitoring scheme the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or

management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason:

To ensure that the safety of future occupiers is not prejudiced and to ensure compliance with policies MD2 and MD7 of the LDP.

11. Prior to the commencement of the development, a detailed contamination remediation scheme and verification plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

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, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policy MD7 of the LDP.

12. The remediation scheme approved by condition 11 above must be fully undertaken in accordance with its terms prior to the occupation of any part of the development, or in accordance an alternative set of timescales that shall first be approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of the

commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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, and to ensure compliance with Policy MD7 of the LDP.

13. In the event that contamination is found at any time when carrying out the development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place (unless otherwise agreed in writing) until a scheme to deal with the contamination found has been approved in writing by the local planning authority. The scheme shall include an investigation and risk assessment and where remediation is necessary a remediation scheme and verification plan shall 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, prior to the first beneficial occupation of any of the dwellings approved.

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 MD2, MD5 and MD7 of the Local Development Plan.

14. Any topsoil (natural or manufactured) or subsoil, and any aggregate (other than virgin quarry stone) or recycled aggregate to be imported (and any site won material including soils, aggregates, recycled materials) 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 the relevant Code of Practice and 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 and to ensure compliance with Policies MD1 and MD7 of the LDP.

15. Notwithstanding the submitted plans and prior to the first beneficial occupation of any of the residential units, a scheme of landscaping (including details of the management and maintenance of the landscaped areas) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees 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 MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

16. 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 MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

17. The development shall be carried out and thereafter maintained in accordance with the measures and recommendations contained in the Ecological Services Ltd Biodiversity Strategy 13 November 2019 the Ecological Services Ltd Extended Phase 1 Ecology Survey March 2019.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

18. The development shall be carried out and thereafter maintained in accordance with the measures and recommendations contained in the Hunter Acoustics Environmental Noise Assessment 5067/ENS2.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

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

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

20. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation that has been submitted by the applicant and approved in writing by the local planning authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the written scheme.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with policies SP10 and MD8 of the LDP.

21. Prior to the first beneficial occupation of any of the dwellings, a scheme for the provision and maintenance of all public open spaces (including a layout of children's play equipment, the timing of its provision and any enclosures) shall be submitted to and approved in writing by the Local Planning Authority. The public open spaces shall thereafter be provided and retained in accordance with the approved details.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies MD2 and MD3 of the Local Development Plan.

22. Prior to beneficial occupation of any of the dwellings, a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council, and shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

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

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, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MD1 – Location of New Development, MD2 – Design of New Development, MD3 – Provision for Open Space, MD4 – Community Infrastructure and Planning Obligations, MD6 – Housing Densities, MD7 – Environmental Protection, MD8 – Historic Environment, MD9 – Promoting

Biodiversity and MD10 – Affordable Housing Developments outside Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, National planning policy in the form of Planning Policy Wales (Edition 10, 2018), Technical Advice Notes 1, 2, 11, 12, 15, 16 and 18, and the Council's Supplementary Planning Guidance on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Public Art in New Development, Residential and Householder Development, Sustainable Development – A Developer's Guide, Tourism and Leisure Development, Travel Plan and Trees, Woodlands, Hedgerows and Development, the proposed development is considered acceptable in principle and in respect of design and layout, residential amenity, parking, highway safety, amenity/open space, drainage, flood risk and ecology.

2019/01041/RG3

Received on 7 October 2019

(P. 69)

Applicant: Vale of Glamorgan Council c/o Agent

Agent: Osian Roberts DPP Planning, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

Pencoedtre High School, Merthyr Dyfan Road, Barry

Construction of a replacement secondary school building at the site of the existing Pencoedtre High School, sports facilities, and associated works (including landscaping, access and engineering works) along with the demolition of the existing secondary school building.

RESOLVED – T H A T the application be APPROVED, subject to Glamorgan Gwent Archaeological Trust confirming they are satisfied with the additional information, with delegation for the Head of Regeneration and Planning and / or the Operational Manager for Planning and Building Control to amend / add / delete conditions as appropriate.

Deemed planning consent be GRANTED 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:
 - PHS-HLM-SW-ZZ-GA-L-0002 Rev P11
 - PHS-HLM-SW-ZZ-SE-L-0002 Rev P02
 - PHS-HLM-XX-01-GA-A-0010 Rev P17
 - PHS-HLM-XX-02-GA-A-0010 Rev P18
 - PHS-HLM-XX-GF-GA-A-0010 Rev P18

- PHS-HLM-XX-LG-GA-A-0010 Rev P16
- PHS-HLM-XX-RF-GA-A-0001 Rev P09
- PHS-HLM-XX-XX-EE-A-0001 Rev P08
- PHS-HLM-XX-XX-EE-A-0002 Rev P08
- PHS-HLM-XX-ZZ-SE-A-0010 Rev P07
- PHS-HLM-XX-ZZ-SE-A-0011 Rev P04
- PHS-HLM-SW-ZZ-GA-L-0003 Rev P02

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 and prior to their use, a schedule of materials (including samples) 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 thereafter be completed and maintained in accordance with the approved details.

Reason:

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

4. Notwithstanding the submitted plans, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any element of the development hereby approved. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. The scheme shall make provision for at least 2 trees to be re-planted for every tree to be removed.

Reason:

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

6. No part of the development hereby approved shall be brought into beneficial use (and no new hard surfaces shall be laid), until a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first beneficial use 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 MD2 of the Local Development Plan.

7. The development shall be carried out at all times in accordance with the Aecom Travel Plan (Project number: 60610283): September 2019.

Reason:

In the interests of sustainable travel and to ensure compliance with Policies MD2 and MD5 of the LDP.

8. Prior to the first beneficial use of the development hereby approved, the new parking and drop off areas (shown on plan PHS-HLM-SW-ZZ-GA-L-0002 Rev P11) shall be constructed and laid out in full, and they shall be retained at all times thereafter to serve the school.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1, MS2 and MD5 of the LDP.

9. 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;
- 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 and demolition;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.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.
- xiv) specific provisions/measures for maintaining pupil safety during the course of the works

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.

10. In the event that contamination is found at any time when carrying out the development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place (unless otherwise agreed in writing) until a scheme to deal with the contamination found has been approved in writing by the local planning authority. The scheme shall include an investigation and risk assessment and where remediation is necessary a remediation scheme and verification plan shall 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, prior to the first beneficial occupation of any of the dwellings approved.

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 MD2, MD5 and MD7 of the Local Development Plan.

11. Any topsoil (natural or manufactured) or subsoil, and any aggregate (other than virgin quarry stone) or recycled aggregate to be imported (and any site

won material including soils, aggregates, recycled materials) 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 the relevant Code of Practice and 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 and to ensure compliance with Policies MD1 and MD7 of the LDP.

12. Prior to the first beneficial use of the new all weather pitch (shown yellow on plan PHS-HLM-SW-ZZ-GA-L-0002 Rev P11, a light spill plan shall be submitted to and approved in writing by the Local Planning Authority, to include details of the types of flood lights, their heights, any necessary mechanisms to control the spill of light, and the spill/spread of light that would occur from them. The development shall thereafter be carried out in accordance with the approved details and any mechanisms required to control light spill shall be implemented prior to the first use of the lights and so retained at all times thereafter.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

13. Prior to the first beneficial use of the new school, a pedestrian/cycling access plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include the widening of the existing 2m wide footpath into the site from Merthyr Dyfan Road to a 3m wide combined cycleway/footway, the location of all cycle routes and footpaths within the site, cycle storage location(s) (to accommodate at least 76 bicycles) and a new pedestrian link from the footpath that runs between 10 and 15 Blyth Close to the school. The cycling and pedestrian routes (and cycle storage facilities) as shown on the approved details shall be provided prior to the first beneficial use of the new school, and shall be so retained at all times thereafter.

Reason:

In order to ensure that the site is served by appropriate cycling and pedestrian facilities and to ensure compliance with Policy MD2 of the LDP.

14. Prior to the first beneficial use of the new school, a parking management plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of drop off and pick up areas, the stopping up of parking on the existing roundabout, taxi parking, site signage and pedestrian guardrails. The operation of the site shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

In order to ensure that the site is served by a safe internal parking and circulatory layout and to ensure compliance with Policy MD2 of the LDP.

15. Prior to the installation of any external lighting, full details of all external site lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- Details of lighting to be used both during construction and/or operation

The lighting of the site shall thereafter only be in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

16. Prior to any site clearance taking place a site clearance strategy shall be submitted to and approved in writing by the Local Planning Authority, to have regard to any reptiles that may be within the site. Subsequent site clearance shall only be undertaken in accordance with the approved strategy.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

17. Prior to the first beneficial occupation/use of the school, a biodiversity enhancements plan shall be submitted to and approved in writing by the Local Planning Authority. The measures in the plan as approved shall be implemented in full prior to the first beneficial occupation of the school and those measures shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

18. The all weather pitch (shown coloured yellow on plan PHS-HLM-SW-ZZ-GA-L-0002 Rev P11) and the associated flood lights shall only be in use between the hours of 0800 and 2200 on any day.

Reason:

In the interests of residential amenity and to ensure compliance with policy MD2 of the LDP.

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, MG6 – Provision of Educational Facilities, MG7 – Provision of Community Facilities, MG16 – Transport Proposals, MD2 – Design of New Development, MD5 - Development within Settlement Boundaries, MD7 – Environmental Protection and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 11, 12, 16 and 18 and the Council's Supplementary Planning Guidance on Biodiversity and Development, Parking Standards, Sustainable Development – A Developer's Guide, Travel Plans and Trees, Woodlands, Hedgerows and Development, the proposed development is considered acceptable in terms of design, impact on residential amenity, highway safety, traffic, parking, drainage, play/sport space and ecology.

2019/01060/FUL

Received on 27 September 2019

(P. 93)

Applicant: Newydd Housing Association, c/o Agent

Agent: Mr. Owain Griffiths Avison Young, One Kingsway, Cardiff, CF10 3AN

The Windsor, 166-170, Holton Road, Barry

Demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 18 no. affordable apartments (Use Class C3); together with access to car parking spaces, bin store, cycle store, amenity area, ancillary works and uses.

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the following plans and documents:

Plans A100, A106 Rev B, A107 Rev A, A108, A109, A110, A111 and A114;
Wildwood Ecology Preliminary Roost Assessment Report WWE 18010 PRA Rev B (9/4/18);
Wildwood Ecology Bat Activity Survey Report WWE 18010 BAS Rev B (24/8/18).

Reason:

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

3. The site enclosures shall be in accordance with a schedule that shall be submitted to and approved in writing prior to their erection. The means of enclosure shall be erected in full, prior to the first beneficial occupation of the development, and so retained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

4. Prior to the first beneficial occupation of any of the units, the site access and parking areas shall be laid out in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority (and in accordance with any TROs as necessary), and the access and parking spaces shall be retained at all times thereafter to serve the development.

Reason:

In the interests of parking and highway safety and to ensure compliance with policy MD2 of the LDP.

5. The cycle storage area shown on plan A106 Rev B shall be provided prior to the first beneficial occupation of any of the units and shall be so retained at all times thereafter.

Reason:

In order to ensure that adequate cycle storage is provided and to ensure compliance with Policy MD2 of the LDP.

6. Any parts of the first and second floor windows on the south facing elevation of the building (facing towards number 2 St. Mary's Avenue and indicated as being obscurely glazed on plan A114) that are below 1.7m in height above the level of the floor in the rooms that they serve shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of installation, and so retained at all times thereafter. Prior to the first beneficial use of the apartment that they serve, those windows shall also be fitted with restrictors, details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to the first beneficial use of that apartment.

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.

7. Notwithstanding the submitted plans and details, and prior to the commencement of development, a scheme for foul and surface water drainage (including details of the perpetual management of the drainage system and a justification for the proposed means of surface water disposal) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first beneficial occupation of any of the units and maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. Notwithstanding the submitted plans/forms and prior to their use in the construction of the development hereby approved, further details and samples of any new external materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

9. 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 and hours of deliveries to site;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) diesel and oil tank storage areas and bunds (where appropriate);
- xiii) how the developer proposes to accord with the Considerate Constructors Scheme (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.
- xiv) routes for construction vehicles accessing the site.

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.

10. Prior to the first beneficial occupation of any of the residential units, a scheme for the laying out of the outdoor amenity area shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of external seating, soft and hard landscaping (and details of the management and maintenance of the landscaped areas). The area shall be laid out in accordance with the approved details prior to the first beneficial occupation of any of the units and it shall be so retained/maintained at all times thereafter.

Reason:

To ensure an adequate outdoor space is provided to serve the occupiers, and to ensure compliance with the terms of Policies MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. 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 MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

12. Prior to the first beneficial occupation of any of the apartments, a biodiversity enhancements plan shall be submitted to and approved in writing by the Local Planning Authority. The measures in the plan as approved shall be implemented in full either prior to the first beneficial occupation of any of the apartments, or in accordance with a schedule of timings that shall be contained in the enhancements plan. Those measures shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

13. The development shall at all times where applicable be carried out in accordance with the measures and recommendations contained within the Wildwood Ecology Preliminary Roost Assessment Report WWE 18010 PRA Rev B (9/4/18) and the Wildwood Ecology Bat Activity Survey Report WWE 18010 BAS Rev B (24/8/18).

Reason:

In the interests of ecology and to ensure compliance with policies MD2 and MD9 of the LDP.

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

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the Local Development Plan.

15. Prior to the first beneficial occupation of the development hereby approved, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all

modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

16. 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 significance the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

17. Prior to beneficial occupation of any of the dwellings, a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council, and shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

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

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, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG14 – Non A1 Retail Uses within Town and District Retail Centres, MG19 – Sites and Species of European Importance, 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 and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, national planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 1, 2, 12, 16 and 24 and the Council's Supplementary Planning Guidance on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Residential and Householder Development, Sustainable Development and Travel Plans, the proposed development is considered acceptable in principle and in terms of visual impact, residential amenity, parking, highway safety, open space, drainage and ecology.

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.

2019/01061/FUL

Received on 27 September 2019

(P. 116)

Applicant: Newydd Housing Association, C/o Agent

Agent: Mr Owain Griffiths Avison Young, One Kingsway, Cardiff, CF10 3AN

Sea View Labour Club, Dock View Road, Barry

Demolition of existing single storey rear extensions; the refurbishment and change of use of the former public house (Use Class A3) to provide 20 no. affordable apartments and the erection of a new detached 2-storey apartment building to the rear to provide 8 no. affordable apartments (Use Class C3), together with a widened existing vehicular access to car parking spaces, cycle store, bin store, ancillary works and uses.

RESOLVED – T H A T, subject to the applicant first entering into a Section 106 Agreement to secure the following:

- The retention of the units as affordable in perpetuity;
- £8,004 towards enhancements of public open space in the local area that would be used by residents;
- £6,900 towards upgrading sustainable transport facilities in the vicinity of the site;
- £3,780 towards community facilities provision in the local area;
- 1% of the build costs towards public art (that being 1% of 3/28 units, which equates to 1% of 11% of build costs);

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the following plans and documents:

Plans A100, A10, A107 rev B, A108, A109, A110, A111, A112, A113, A114, A115 and A116, Wildwood Ecology Preliminary Roost Assessment Report WWE 18009 PRA Rev B (9/4/18), Wildwood Ecology Bat Activity Survey Report WWE 18009 BAS Rev B (24/8/18).

Reason:

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

3. The site enclosures shall be in accordance with a schedule that shall be submitted to and approved in writing prior to their erection. The means of enclosure shall be erected in full, prior to the first beneficial occupation of the development, and so retained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

4. The site access and parking areas shall be laid out in accordance with plan A106 Rev B (and in accordance with any TROs as necessary), prior to the first beneficial occupation of any of the units, and the access and parking spaces shall be retained at all times thereafter to serve the development.

Reason:

In the interests of parking and highway safety and to ensure compliance with policy MD2 of the LDP.

5. Prior to the first beneficial occupation of any of the units, further details (including elevations) of a cycle store capable of accommodating at least 8 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be provided in accordance with the approved details prior to the first beneficial occupation of any of the units and it shall be so retained at all times thereafter.

Reason:

In order to ensure that adequate cycle storage is provided and to ensure compliance with Policy MD2 of the LDP.

6. Notwithstanding the submitted plans and details, and prior to the commencement of development, a scheme for foul and surface water drainage (including details of the perpetual management of the drainage system and a justification for the proposed means of surface water disposal) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first beneficial occupation of any of the units and maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

7. Notwithstanding the submitted plans/forms and prior to their use in the construction of the development hereby approved, further details and samples of any new external materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. 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 and hours of deliveries to site;
- 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 (where appropriate);
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.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.
- xiv) routes for construction vehicles accessing the site.

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.

9. Prior to the first beneficial occupation of any of the residential units, a scheme for the laying out of an outdoor amenity area to the rear of the existing Labour Club building shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of external seating, soft and hard landscaping (and details of the management and maintenance of the landscaped areas). The area shall be laid out in accordance with the approved details prior to the first beneficial occupation of any of the units and it shall be so retained/maintained at all times thereafter.

Reason:

To ensure an adequate outdoor space is provided to serve the occupiers, and to ensure compliance with the terms of Policies MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

10. 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 MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. Prior to the first beneficial occupation of any of the apartments, a biodiversity enhancements plan shall be submitted to and approved in writing by the Local Planning Authority. The measures in the plan as approved shall be implemented in full either prior to the first beneficial occupation of any of the apartments, or in accordance with a schedule of timings that shall be contained in the enhancements plan. Those measures shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

12. The development shall at all times where applicable be carried out in accordance with the measures and recommendations contained within the Wildwood Ecology Preliminary Roost Assessment Report WWE 18009 PRA Rev B (9/4/18) and the Wildwood Ecology Bat Activity Survey Report WWE 18009 BAS Rev B (24/8/18).

Reason:

In the interests of ecology and to ensure compliance with policies MD2 and MD9 of the LDP.

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

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the Local Development Plan.

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

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

15. 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 significance the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

16. Prior to beneficial occupation of any of the dwellings, a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council, and shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The scheme shall include:
- i) the arrangements for the management of the affordable housing;
 - ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

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

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, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG19 – Sites and Species of European Importance, 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 and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, national planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 1, 2, 12, 16 and 24 and the Council’s Supplementary Planning Guidance on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Residential and Householder Development, Sustainable Development and Travel Plans, the proposed development is considered acceptable in principle and in terms of visual impact, residential amenity, parking, highway safety, open space, drainage and ecology.

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.

2019/01062/FUL

Received on 27 September 2019

(P. 142)

Applicant: Newydd Housing Association, C/O Agent**Agent:** Mr Owain Griffiths Avison Young, One Kingsway, Cardiff, CF10 3AN**Castle Hotel, 44, Jewel Street, Barry**

Demolition of existing outbuildings and single storey side extension; the refurbishment, reconfiguration and re-use of the existing public house (Use Class A3)/community facility; the provision of 14 no. affordable apartments (Use Class C3) through change of use and a new build 2-storey side extension; together with the repositioning and widening of the existing vehicular access to car parking spaces, new paving to beer garden and play area, bin store, cycle store, ancillary works and uses

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the following plans and documents:

Plans A120, A125 Rev C, A126 Rev A, A127 Rev A, A128 Rev A, A129 Rev B, A130 and A133 Rev B
Wildwood Ecology Preliminary Roost Assessment Report WWE 18008 PRA Rev B (9/4/18)
Wildwood Ecology Bat Activity Survey Report WWE 18008 BAS Rev B (24/8/18).

Reason:

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

3. The site enclosures shall be in accordance with a schedule that shall be submitted to and approved in writing prior to their erection. The means of enclosure shall be erected in full, prior to the first beneficial occupation of the development, and so retained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

4. Prior to the first beneficial occupation of any of the units, the site access and parking areas shall be laid out in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority, and the access and parking spaces shall be retained at all times thereafter to serve the development.

Reason:

In the interests of parking and highway safety and to ensure compliance with policy MD2 of the LDP.

5. The cycle storage area shown on plan A125 Rev C shall be provided prior to the first beneficial occupation of any of the units and shall be so retained at all times thereafter.

Reason:

In order to ensure that adequate cycle storage is provided and to ensure compliance with Policy MD2 of the LDP.

6. Notwithstanding the submitted plans and details, and prior to the commencement of development, a scheme for foul and surface water drainage (including details of the perpetual management of the drainage system and a justification for the proposed means of surface water disposal) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first beneficial occupation of any of the units and maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

7. Notwithstanding the submitted plans/forms and prior to their use in the construction of the development hereby approved, further details and samples of any new external materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. 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 and hours of deliveries to site;
- 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 (where appropriate);
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (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.
- xiv) routes for construction vehicles accessing the site.

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.

9. Prior to the first beneficial use of the new public house, a scheme for the laying out of the outdoor area around the public house shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of external seating, soft and hard landscaping (and details of the management and maintenance of the landscaped areas). The area shall be laid out in accordance with the approved details prior to the first beneficial occupation of any of the units and it shall be so retained/maintained at all times thereafter.

Reason:

To ensure an adequate outdoor space is provided to serve the occupiers, and to ensure compliance with the terms of Policies MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

10. 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 MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. Prior to the first beneficial occupation of any of the apartments, a biodiversity enhancements plan shall be submitted to and approved in writing by the Local Planning Authority. The measures in the plan as approved shall be implemented in full either prior to the first beneficial occupation of any of the apartments, or in accordance with a schedule of timings that shall be contained in the enhancements plan. Those measures shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

12. The development shall at all times where applicable be carried out in accordance with the measures and recommendations contained within the Wildwood Ecology Preliminary Roost Assessment Report WWE 18008 PRA Rev B (9/4/18) and the Wildwood Ecology Bat Activity Survey Report WWE 18008 BAS Rev B (24/8/18).

Reason:

In the interests of ecology and to ensure compliance with policies MD2 and MD9 of the LDP.

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

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the Local Development Plan.

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

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

15. The cycle store shall be provided prior to the first beneficial occupation of any of the units and it shall be so retained at all times thereafter.

Reason:

In order to ensure that adequate cycle storage facilities are provided and to ensure compliance with policies SP1 and MD2 of the LDP.

16. 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 significance the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

17. Prior to beneficial occupation of any of the dwellings, a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council, and shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

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

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, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG19 – Sites and Species of European Importance, 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 and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, national planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 1, 2, 12, 16 and 24 and the Council’s Supplementary Planning Guidance on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Residential and Householder Development, Sustainable Development and Travel Plans, the proposed development is considered acceptable in principle and in terms of visual impact, residential amenity, parking, highway safety, open space, drainage and ecology.

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.