

No.

PLANNING COMMITTEE

Minutes of a Remote meeting held on 30th September, 2020.

The Committee Agenda is available [here](#).

Councillor: J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors: Ms. R.M. Birch, 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, E. Williams, M.R. Wilson and Ms. M. Wright.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr Chris Tinsley	2019/00405/FUL - Extension to Longlands Quarry, Corntown	The application or their representative

99 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 recorded via the internet and this recording archived for future viewing.”

100 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 2nd September, 2020 be approved as a correct record.

101 DECLARATIONS OF INTEREST –

No declarations were received.

102 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.

No.

2019/00405/FUL Received on 10 April 2019

(P.1)

APPLICANT: Green Circle Aggregates Ltd C/o Agent

AGENT: Mr Chris Tinsley Quarryplan Ltd, 10, Saintfield Road, Crossgar, Downpatrick, BT30 9HY

Longlands Quarry, Corntown

Both Councillor Birch and Councillor Wilson were not present for the vote on this item.

APPROVED – Subject to the applicant first entering into a Section 106 legal agreement to relinquish planning permission 2017/00103/FUL

1. The development to which this permission relates shall be begun not later than the expiration of 5 years beginning at the date of this permission, Written notification of the date of commencement shall be sent to the Mineral Planning Authority a minimum of 14 days before commencement.

Reason:

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

2. Unless otherwise specified in this condition, the development hereby approved shall be carried out entirely in accordance with the description of development set out in the Environmental Statement received on 10 April 2019 (and all associated figures and appendices) and the following documents:

AEcol Ecological Consultants Habitat Regulations Assessment dated 02 June 2020 received on 03 June 2020.

Amended Fluid Handling Protocol received on 16 April 2020.

AEcol Ecological Consultants Risk Assessment in respect of the potential for great crested newts and common dormice dated 19/02/2020 received on 26 Feb 2020.

Amended AEcol Ecological Consultants Ecological Impact Assessment (EclA) dated 20/08/2019 received on 23 Aug 2019.

Drawing Number: DR-0001 S4-P1 (Amended proposed restoration) received on 23 Aug 2019.

Drawing No: 181025-02 v1(End of Phase 1) received on 10 April 2019

Drawing No: 181025-03 v1(End of Phase 2) received on 10 April 2019.

Drawing No: DR-0001 S4-P1 (Site Location Plan) received on 10 April 2019.

No.

Drawing No: 190624/01v2 (Extension Application Modification of Condition 2) received on 01 Aug 2019.

Drawing No: 181025/04v2 (Proposed Extension Concept Restoration) received on 27 June 2019.

Drawing No: 181025/01v2 (End of Existing Quarry and Extension Phases) received on 27 June 2019.

Drawing No: 001 (Existing Operations) received on 27 June 2019.

Plan showing hedgerow and woodlands being lost received on 16 April 2020.

Soils Handling and Management Scheme dated August 2020 Received on 27 August 2020.

Loss of Agricultural Land Justification dated August 2020 Received on 27 August 2020.

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. No operations authorised by this permission, with the exception of restoration and after-treatment works approved in accordance with Condition 33, shall take place after 22 February, 2042.

Extraction of minerals, the processing of residual excavated material, the restoration of the site and the removal of buildings and plant shall cease by 22 February, 2042. For a period of 5 years from the date of completion of restoration on any part of the site in accordance with the approved restoration plan, the site shall be managed in accordance with the approved aftercare plan relating to the restored area. The planning permission shall expire following the complete restoration and aftercare of the site in accordance with the most recently approved restoration and aftercare schemes.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

4. Without the prior written approval of the Mineral Planning Authority, no further stone extraction shall take place in those parts of the permitted area shown edged and hatched in Green on plan No: 190624/01V2 received on 01 August 2019.

Reason:

No.

In order to precisely define the area to which this permission relates and in the interests of the amenity of local residents and to comply with the terms of Policies SP1 (Delivering the Strategy) SP9 (Minerals) and MD7 (Environment Protection) of the Local Development Plan.

5. No excavation shall take place below a level of 46 metres Above Ordnance Datum

Reason:

For avoidance of doubt as to the extent of permission and in order to protect ground water resources and to comply with the terms of Policies SP1 (Delivering the Strategy) and SP9 (Minerals) of the Local Development Plan.

6. Prior to commencement of extraction hereby approved, a working and phasing scheme shall be submitted to and approved in writing by the Mineral Planning Authority and shall thereafter be retained in operation throughout the duration of mineral extraction and subsequent restoration of the site.

Reason:

To ensure that mineral extraction is properly planned, controlled and carried out in the interests of visual amenity and environmental protection and to comply with the terms of Policies SP9 (Minerals) of the Local Development Plan and MD1 (Location of New Development).

7. The developer shall submit a revised working programme and phasing plan for approval to the Mineral Planning Authority every 5 years from the date of commencement until completion of operations at the site.

A copy of this permission and the approved plans showing the method and restoration shall be available in the operators site office at all times during the operational life of the site. Any subsequent amendments shall also be available at the site office.

Reason:

To ensure that mineral extraction is properly planned, controlled and carried out in the interests of visual amenity and environmental protection and to comply with the terms of Policies SP9 (Minerals) of the Local Development Plan and MD1 (Location of New Development).

8. Without the prior written approval of the Mineral Planning Authority, the total annual quantity of stone dispatched from the quarry shall not exceed 214,000 tonnes in any calendar year and the quarry operator shall supply a statement in writing of the quantity of stone dispatched from the site in the previous calendar year in confidence to the Mineral Planning Authority no later than 31 March in each succeeding year.

No.

Reason:

In the interests of the protection of the local environment and the amenity of local residents and to comply with the terms of Policies MD2 and MD7 of the Local Development Plan

9. The operators shall maintain records of production and shall make them available to the Mineral Planning Authority in writing within 2 weeks of a request.

Reason:

In order the Local Authority can monitor output of the site and to comply with the terms of Policies SP1 (Delivering the Strategy) and SP9 (Minerals) of the Local Development Plan.

10. A copy of this permission and the approved plans showing the method and restoration shall be available in the operators site office at all times during the operational life of the site. Any subsequent amendments shall also be available at the site office.

Reason:

To ensure that mineral extraction is properly planned, controlled and carried out in the interests of visual amenity and environmental protection and to comply with the terms of Policies SP9 (Minerals) and MD1 (Location of New Development) of the Local Development Plan.

11. Except in emergencies or as may be otherwise agreed in writing with the Mineral Planning Authority:

(a) No operations other than maintenance shall be carried out except between the following times:

7.00 a.m. to 6.00 p.m. Mondays to Fridays; and
7.00 a.m. to 1.00 p.m. Saturdays.

(b) No servicing, maintenance or testing of plant shall take place between 10.00 p.m. and 7.00 a.m. the following day.

(c) Operations for the formation and any subsequent removal of material from any baffle mounds or soil/overburden storage areas shall not be carried out except between the following times:

8.00 a.m. to 6.00 p.m. Monday to Friday; and
8.00 a.m. to 1.00 p.m. Saturday;.

(d) Drilling shall be not carried out except between the hours of:

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7.30 a.m. to 5.30 p.m. Monday to Friday; and
8.00 a.m. to 1.00 p.m. Saturday.

(e) No operations other than maintenance shall take place on Sundays or Public Holidays.

Reason:

In the Interests of the amenity of local residents and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

12. Unless otherwise agreed in writing by the Mineral Planning Authority, no blasting shall take place at the site except between 10:00 to 12:00 noon and 14:00 to 16:00 hours Monday to Friday inclusive, and there shall be no blasting on Saturday, Sunday or bank holidays.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to give reasonable warning of blasting operations in the interests of public safety and amenity and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

13. Blasting shall be undertaken in such a manner to ensure that ground vibration, measured as a maximum of three mutually perpendicular directions taken at the ground surface, does not exceed a peak particle velocity (ppv) of 6 mm per second in 95% of all blasts measured over any continuous 6 month period and no single blast shall exceed a ppv of 10 mm per second. The measurement is to be taken at or near the foundations of any noise sensitive building not owned by the quarry owner or operator.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to give reasonable warning of blasting operations in the interests of public safety and amenity and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

14. Monitoring of blasting shall be undertaken in accordance with a scheme to be submitted for the written approval of the Mineral Planning Authority within 6 months of the date of determination of this permission. The approved scheme shall thereafter be implemented in accordance with the approval.

No.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to give reasonable warning of blasting operations in the interests of public safety and amenity and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

15. All individual blasts shall be designed, managed and implemented to minimise the extent of air overpressure resulting from blasts. If air overpressure exceeds 120dB at any nearby residential property the Mineral Planning Authority shall be informed within 7 days and the design, management and implementation of the blasts must be reviewed and revised in accordance with the findings of such review prior to any further blasting being undertaken at the site.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to give reasonable warning of blasting operations in the interests of public safety and amenity and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

16. No Secondary blasting shall be carried out on the site except with the prior written agreement of the Mineral Planning Authority.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to give reasonable warning of blasting operations in the interests of public safety and amenity and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

17. Except with the prior written approval of the Mineral Planning Authority, secondary breaking shall be by mechanical means only.

Reason:

To protect the amenities of local residents and users of nearby land or premises from the impact of excessive noise, air blast, vibration, dust and airborne debris and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

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18. No development shall commence until a noise monitoring plan has been submitted to and approved in writing by the Local Planning Authority. Those details shall include proposed intervals of monitoring, processes and timescales for reporting results of monitoring, proposed receptors and target maximum noise levels at the nearest receptors. Noise monitoring shall subsequently be carried out in accordance with the approved details. Should recorded noise levels exceed the agreed target maximum noise levels, operations within the extended quarry area shall cease within 48 hours of the submission of the noise monitoring report. Mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and quarrying shall not re-commence until the approved mitigation measures have been implemented. Those mitigation measures shall be retained in perpetuity and monitoring and reporting shall thereafter continue in accordance with the approved monitoring plan.

Reason:

To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents and to comply with policies MD2 and MD7 of the Local Development Plan.

19. Operations for the formation and any subsequent removal of material from any baffle mounds or soil/overburden storage areas shall not be carried out except between the following times:

8.00 a.m. to 6.00 p.m. Monday to Friday; and
8.00 a.m. to 1.00 p.m. Saturday

Reason:

To ensure the satisfactory development of the site in the interests of conserving the amenity of the area and local residents and to comply with policies MD2 and MD7 of the Local Development Plan.

20. No new accesses shall be formed to the quarry without the prior written approval of the Mineral Planning Authority.

Reason:

In the interests of highway safety and to comply with the terms of Policies MD1 and MD2 of the Local Development Plan.

21. Prior to commencement of development a scheme for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Mineral Planning Authority, the approved scheme shall be retained in operation throughout the duration of mineral extraction at the site.

No.

Reason:

In the interests of highway safety and to comply with the terms of Policy MD2 (Design of New Development) of the Local Development Plan.

22. The length of internal haul road from the wheel cleaning facilities referred to in Condition No. 21 above to the public highway shall be maintained in tarmac or a similar bound material throughout the duration of mineral extraction at the site.

Reason:

In the interests of highway safety and local amenity and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

23. Without the prior written approval of the Mineral Planning Authority, no more than 100 loaded vehicles shall leave the site during any full working day and no more than 50 loaded vehicles shall leave the site on a Saturday.

Reason:

In the interests of highway safety and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan

24. All loaded lorries leaving the site (with the exception of those carrying stone of 100 mm diameter or greater) shall be sheeted before leaving the quarry.

Reason:

In the interests of highway safety and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

25. The gates at the quarry entrance approved under planning permission 1999/00585/FUL (as subsequently amended) shall be retained in operation throughout the duration of mineral extraction at the site and shall be kept closed and locked during all periods that the site is unattended.

Reason:

In the interests of highway safety and to avoid unauthorised fly tipping and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

26. Prior to commencement of extraction, a plan showing the existing and proposed perimeter screen bunds shall be submitted to and approved by the Mineral Planning Authority. The bunds shall thereafter be constructed as

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required by the approved details prior to any extraction in the extended area and shall be soiled and seeded with grass in the first planting season following their construction and shall thereafter be retained in position throughout the duration of mineral extraction.

Reason:

In the interests of visual and acoustic amenity and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environment Protection) of the Local Development Plan.

27. From the commencement of development until completion of aftercare, the operator shall maintain and make stock proof the perimeter hedges, fences and walls and protect the same from damage. Where the operational site boundary does not coincide with an existing hedge, fence or wall, the operator shall provide and maintain stockproof fencing until completion of aftercare.

Reason:

In the interests of the safety of the occupiers of adjoining land and to comply with the terms of MD2 (Design of New Development) of the Local Development Plan.

28. The pond within the quarry bowl shall be retained and protected for the duration of the permission in accordance with a scheme that shall be submitted to and approved in writing by the Mineral Planning Authority prior to any excavation in the extended area hereby approved.

Reason:

In the interests of nature conservation and groundwater protection and to comply with MD7 (Environmental Protection) and MD9 (Promoting Biodiversity).

29. Prior to commencement of any excavation in the extended quarry area, a Dust Management Plan to minimise dust emissions arising from extension work and site activities shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include details of dust suppression measures and the methods to minimise emissions of dust arising from the site. The extension shall be worked in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of site's existence.

Reason:

In the Interests of the amenity of local residents and to comply with the terms of Policies MD2 (Design of New Development) and MD7 (Environment Protection) of the Local Development Plan.

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30. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

Reason:

To protect against the pollution of watercourses and supplies in the interests of the amenity of the surrounding area and in the interests of agriculture and to ensure compliance with Policies MD2 and MD7 of the LDP.

31. Waste material arising from mineral extraction shall be deposited within the excavated area of the quarry in locations to be first approved in writing by the Mineral Planning Authority.

Reason:

To assist in the ultimate restoration of the site and to comply with Policies MD1 and MD7 of the Local Development Plan.

32. Except as may be provided for in the restoration scheme to be approved under Conditions of this planning permission, no working quarry face shall exceed 17 metres in height and no final perimeter face shall exceed 15 metres in height, and no quarry face shall approach closer than 10m metres to the face above it.

Reason:

So as not to prejudice the eventual restoration of the quarry and to comply with Policy MD1 of the Local Development Plan

33. Prior to the any quarrying in the extended area hereby approved, a detailed restoration and landscaping scheme which includes timescales for delivery for the restoration of the existing quarry site shall be submitted to and approved in writing by the Mineral Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD1 (Location of New Development) of the Local Development Plan.

34. The existing trees, bushes and hedgerows on land within the applicants control (other than those shown as being removed in the approved plans and documents) shall be retained and shall not be felled, lopped, topped or removed without the prior written approval of the Local Planning Authority. Any such vegetation removed without prior written approval, dying, being seriously damaged or diseased shall be replaced with trees or bushes of such

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size and species of a similar species and size in the planting season immediately following any such occurrences.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

35. The site shall be maintained during the course of operation ensuring:
- a) All injurious weeds, as defined by the Weeds Act 1959, growing within the development area shall be eradicated or adequately controlled by approved method.
 - b) All vegetation growing on soil storage bunds and peripheral areas within the site shall be kept in tidy condition by cutting at least once during the growing season.

Reason:

To prevent a build-up of harmful weeds in soils to be used for agricultural purposes and to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

36. A detailed First year Aftercare Scheme shall be submitted for the approval of the Planning Authority not later than 3 months prior to the date when the Restoration works on any part of the site are due to be completed and shall include where appropriate the following details:
- a) Tree planting and landscaping
 - b) Cultivations, seeding and management of the land, in accordance with the rules of good husbandry.
 - c) Fertiliser and lime application based on soil chemical analysis, the results of which are to be submitted to the Planning Authority.
 - d) Provision of water supplies and land drainage facilities, including watercourses, field ditch systems and piped field underdrainage where appropriate. Where the installation of a piped underdrainage scheme is considered by the Planning Authority to be essential to the satisfactory restoration of the site, the Developer shall submit a scheme for approval by the Planning Authority, and the scheme shall be installed during the first year of the Aftercare period unless otherwise agreed.
 - e) Any other agricultural treatment particularly relevant to the site.

The Developer shall be responsible for submitting an Aftercare Scheme that shall identify the steps that are necessary to bring the land to a

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condition that satisfies the standard of agricultural, amenity or nature conservation use as specified in the planning consent.

All reinstated Agricultural areas shall undergo aftercare management for a 5 year period. The aftercare period shall commence on the date that restoration or phase of restoration has been completed to the satisfaction of the Planning Authority.

There shall be a formal annual review of the agricultural management of the site during the 5 year aftercare period. The timing of these formal reviews shall be during the winter period and prior to the commencement of management in the spring. The parties to this review shall include where appropriate the Developer, the landowner(s), the occupier(s), the Mineral Planning Authority and a representative of the Welsh Government Land, Nature and Forestry Division. At least 4 weeks prior to the holding of this review, the developer shall submit to the Mineral Planning Authority a record of the operations carried out during the period covered by the review and a written programme of management to cover the year ahead.

The Developer shall ensure that the agricultural land is under competent agricultural management at all times during the aftercare period.

All settlement ponds where located within an area identified for agricultural after use shall, unless to be retained by agreement with the Planning Authority, be emptied of slurry and filled with dry inert material to agreed levels and restored to agricultural use.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

37. Throughout the period of working, restoration and aftercare the developer shall:
- i) Protect and support any ditch, watercourse or culvert passing through the permission area, or satisfactorily divert it, and shall not impair the flow or render less effective drainage onto and from adjoining land. ii) Provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there is no pollution of watercourses by the approved operations.

The developer shall ensure that any flow of water used for agricultural purposes that is adversely affected by the development is reinstated in a satisfactory manner, including the provision of alternative supplies during the course of operations

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Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere and to ensure compliance with Policies MD2 and MD7 of the Local Development Plan.

38. All topsoil and subsoil material shall be stripped from any excavation area prior to extraction of stone from that area and from the new access corridor and shall be stored separately in mounds until required for restoration. No topsoil or subsoil shall be sold or otherwise removed from the quarry site.

The stripping, movement and re-spreading of topsoil and subsoil shall be restricted to occasions when material is dry and friable and the ground is sufficiently dry to allow the passage of heavy machinery and vehicles over it without damage to the soils as given in the Soil Handling and Management Scheme, (August 2020).

Soil and soil forming material storage bunds shall be located to ensure secure storage without loss or contamination and shall be seeded to grass at the earliest opportunity and maintained thereafter in tidy condition.

The top surfaces of all tips, soil mounds and storage mounds shall be sloped at a suitable gradient to encourage surface water drainage and prevent ponding and erosion. The maximum height of all storage mounds shall not exceed 3m above adjacent existing ground level for topsoil and 4m in any other case.

Following the formation of any storage dumps the location of each dump and the type and quantity of material in it shall be recorded and this information submitted to the Local Planning Authority within 3 months.

The developer shall notify the Local Planning Authority at least 48 hours prior to the stripping of soils, the formation of finished ground profiles and the re-spreading of soils on any part of the site.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

39. Soil material shall be placed in accordance with the approved Soil Handling and Management Scheme (August 2020). Any alteration to this working method shall only be carried out with prior approval from the Planning Authority.

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All topsoil and subsoil shall be conserved in accordance with the developer's proposals as described in the Soil Handling and Management Scheme, dated August 2020. Any amendments to this method of working shall be the subject of revised proposals to be submitted and approved by the Planning Authority prior to implementation.

Topsoil and subsoil storage bunds shall be placed in approved locations and constructed by approved method and to approved size and shape to ensure secure storage without damage, loss or contamination, and thereafter maintained in tidy condition.

Prior to the placement of soil or soil forming material, the developer shall submit for the approval of the Planning Authority a plan showing the final contours to be achieved in the restored landform.

Following the formation of the restored landform to approved contours, the resultant base material shall be comprehensively ripped to a minimum depth of 500mm to break up surface compaction before any soil material is spread. Special attention shall be given to areas of excessive compaction such as haul/ access roads where deeper ripping may be necessary. All large stones and boulders, wire rope and other foreign material arising shall be removed.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

40. The soil material (topsoil and subsoil) set aside for use in the agricultural restoration shall be spread uniformly and in correct sequence over the ripped base material, and shall, where necessary, be rooted and scarified to full depth without causing mixing between different soil layers.

All stones greater than 100mm in any direction brought to the surface by soil loosening or cultivation operations shall be removed.

The soil profile in all areas restored to agricultural after use shall be minimum 0.5 metre depth and shall consist of 30cms topsoil and a minimum of 20cms subsoil, covering an area approximately 7 hectares in extent. Any intention to alter this soil depth will require prior approval from the Planning Authority.

All operations to move and place soil material shall be carried out only when such material is in dry and friable condition and ground conditions are dry and firm. The developer shall give 48 hours' notice to the Planning Authority of the intention to carry out any soil movement operation

The site shall be restored only in accordance with the approved Restoration Plan and all items therein shall be maintained to the satisfaction of the Planning Authority for a period of 5 years. Maintenance shall include the

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replacement of any trees, shrubs and hedgerow plants that die and the reseeded of any areas of grassland that are in unsatisfactory condition in the view of the Planning Authority.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

41. All plant, machinery, buildings, fixed equipment, and areas of hard standing including site compounds shall be removed from the site within two months of the permanent cessation of mineral extraction unless otherwise agreed in writing with the Mineral Planning Authority.

Reason:

To ensure the eventual restoration of the site in the interests of local amenity and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Developments) of the Local Development Plan.

42. There shall be no pumped discharge of waters from the curtilage of the quarry.

Where significant dry conduits capable of draining rainfall runoff from the floor of the workings are discovered during operations, those conduits shall be sealed by the use of cement grout, having first been blocked with a rock and geo-textile matrix to prevent its escape into the groundwater system, and;

Where flowing conduits are encountered by quarry operations, for which preservation/restoration of the flow path is required in the interests of maintaining downstream groundwater flow paths the remedial works required to reconnect the intercepted flow with the downstream conduit section will be undertaken in such a manner that ensures suspended solids are not entrained into the downstream flows.

Reason:

To avoid groundwater contamination and to comply with the aims of policy MD7 of the Local Development Plan.

43. Notwithstanding the provisions of Part 19 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending or revoking that Order, no building, fixed plant or machinery shall be placed within the area of this permission without the prior grant of planning permission by the Mineral Planning Authority.

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Reason:

To ensure adequate control in the interests of visual and residential amenity and to ensure compliance with Policies MD1 and MD2 of the LDP.

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

Reason:

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

45. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with 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 in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

46. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be

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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 material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

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

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

Reason:

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

48. Prior to commencement of development. a detailed landscaping scheme showing the advance planting along the northern and eastern boundaries together with further planting of hedgerow and dense native shrubs along the southern and western boundaries together with a management plan to ensure establishment of plants shall be submitted to and approved in writing to the Mineral Planning Authority. The landscaping scheme shall ensure:

- Any hedgerow replacement should be at least 5:1 (gain/lost)
- Includes details of hedgerow planting including length to be planted / enhanced / translocated, species, location, timescale etc.
- A method statement to detail how the site will be sensitively cleared, this should ensure that a 48hr interval is left between the first and second cut of grass.
- Details of the translocation of the Devil's Bit Scabious.
- Details of number of trees to be lost and their replacement- any tree replacement plan should be at least 2:1 (gain/lost)

The planting scheme shall thereafter be implemented within the first planting season after approval of the landscaping scheme and prior to any works commencing on extraction. 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.

No.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies MD1 (Location of New Development) and MD9 (Promoting Biodiversity) of the Local Development Plan.

49. No development or phase of development, including site clearance, shall commence until a species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The species Conservation Plan should include:

- Details of the mitigation including measures for management and long term site security;
- A site restoration landscape plan;
- A plan to implement habitat delivery as outlined in the report prior to development commencing;
- Details of planting proposed, to include species and size of whips etc;
- Details of enhancement measures to be implemented in the retained habitat;
- Details of protective measures to be taken to minimise the impacts including timing of works, duration of works and conservation measures to be implemented;
- Details of initial aftercare and long-term maintenance;
- Details of measures to prevent or reduce incidental capture or killing and;
- Actions to be taken in event previously unidentified species are found;
- A plan of implementing mitigation measures for Badgers and Otters;
- Details of translocation of Devil's Bit Scabious.

The species Conservation Plan shall be carried out in accordance with the approved details.

Reason:

To ensure that an approved species Conservation Plan is implemented, which protects species affected by the development and to comply with the requirements of MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MD9 (Promoting Biodiversity) of the Local Development Plan.

50. Details of the location, height, design, sensors and luminance of any floodlighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties and highways) shall be submitted to and approved by the Local Planning Authority prior to its installation.

No.

Reason:

In order to protect the visual amenity and ecological interest of the area and to ensure compliance with Policies MD2 (Design of New Development) and MD9 (Promoting Biodiversity) of the Local Development Plan.

51. Prior to commencement of development in the extended quarry area hereby approved, a detailed scheme for the surface water drainage of the site, showing how surface water runoff will be dealt with has been submitted and approved in writing by the LPA. This should include calculations for onsite attenuation or discharge. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere and to ensure compliance with Policies MD2 and MD7 of the Local Development Plan.

52. No extraction shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will 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 comply with the requirements of MD8 of the Local Development Plan.

The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), "Standard and Guidance for an Archaeological Watching Brief" (www.archaeologists.net/codes/cifa) and it is our Policy to recommend that it is carried out either by a CIfA Registered Organisation (<https://www.archaeologists.net/civicrm-contact-distance-search>) or an MCIfA level accredited Member.

53. Prior to commencement of the development hereby approved, a method statement outlining details of treatment/eradication of Himalaya Balsam shall be submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be thereafter implemented prior to any excavation. These works will require an NRW licence.

No.

Reason:

To protect the ecological value and landscape and to comply with Policies MD1 (Location of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

54. Pre-commencement surveys are to be undertaken prior to any works being carried out by a suitably qualified ecologist if any removal of hedgerow or stripping of topsoil during the bird breeding season (March - August inclusive). If a nesting bird is found, a buffer zone is to be implemented and the removal of vegetation within this buffer zone will be prohibited until after the bird breeding season.

Reason:

To protect the ecological value of the site and to comply with Policy MD9 of the Local Development Plan.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 (Delivering the Strategy), SP2 (Strategic Sites), SP8 (Sustainable Waste Management), SP9 (Minerals), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MG22 (Development In Minerals Safeguarding Areas) MG23 (Buffer Zones), MG25 (Mineral Working (including Oil and Gas Extraction), MG26 (Specific Sites for Mineral Working), MD1 (Location of New Development), MD2 (Design of New Development) MD7 (Environmental Protection), MD9 (- Promoting Biodiversity), MD16 (Protection of Existing Employment Sites and Premises) and MD20 (Assessment of Waste Management Proposals); national guidance contained within Planning Policy Wales (Edition 10) and Technical Advice Notes 5: Nature Conservation and Planning, TAN11: Noise, TAN12- Design, TAN21 –Waste and TAN23 – Economic Development well as Supplementary Planning Guidance on Biodiversity and Development, Design in the Landscape, Mineral Safeguarding, Residential and Householder Development, Parking Standards and Sustainable Development it is considered that the proposal represents an acceptable form of development, the benefits of which outweigh any visual impact the proposal will have on the character and appearance of the wider rural landscape area, while also having no unacceptable impacts on highway safety, residential amenity, ecology, air quality and impact on agricultural land quality.

No.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2019/01260/HYB Received on 18 May 2020
(P.45)

APPLICANT: Welsh Ministers c/o Agent

AGENT: Miss Louise Darch, WYG Planning and Environment, 5th Floor, Longcross Court, 47, Newport Road, Cardiff, CF24 0AD

Land between Aston Martin Lagonda and taxiway echo (Keithrow), Bro Tathan Business Park, St. Athan

AMENDED DESCRIPTION - Hybrid application comprising: full planning permission for the demolition of existing structures; the construction of a new service road, footpath, associated drainage and engineering works; erection of a 2,500 sqm GIA rubb hanger (flexible Class B1 and/or Class B2 and/or Class B8 use) including associated slab / apron, parking and servicing area and associated drainage arrangements; erection of boundary fencing and a jet blast acoustic fence and outline planning permission (with all other matters reserved) for the erection of up to 37,500 sqm GIA air-side operational employment facilities (Class B1 and/or Class B2 and/or Class B8) including associated slab/apron and parking areas and all associated building and engineering works.

Councillor Birch joined the meeting prior to the Committee's debate on this item and was therefore included within the vote.

Councillor Wilson was not present for the vote on this item.

APPROVED subject to the following:

1. Prior to the first submission of reserved matters associated with the outline planning permission hereby approved, a Section 106 Agreement shall be entered that shall cover the following matters:
 - Each reserved matters application/development to be accompanied by a viability appraisal considering the viability of the subject of the reserved matters application;
 - A viability review upon 50% and 75% completion of the of the development, on the land identified and authorised under the outline part of the permission;
 - In the event that viability improves, and planning obligations can be sought, off-site contributions will be payable to the Council for one or more of the following: sustainable transport, training and development, Public Art, and Public Open Space

No.

Reason:

To ensure that the impacts of the development are mitigated and to ensure compliance with Policies MD2 and MD4 of the LDP.

2. The development permitted in respect of the 'full' planning application relating to the service road, fencing, apron one and associated Rubb Hangar shall be begun before the expiration of five years from the date of this planning permission.

Reason:

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

3. Details of the layout, appearance, landscaping and scale (hereinafter called "the reserved matters") for elements of the development not referred to in condition 2 shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved

Reason:

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

4. Any application for approval of the reserved matters for any phase of development shall be made to the Local Planning Authority not later than ten years from the date of this permission.

Reason:

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

5. The development of any phase shall begin either before the expiration of twelve years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters relevant to that phase to be approved, whichever is the later.

Reason:

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

6. The development shall be carried out in accordance with the following maximum scale parameters (for the development as a whole):

No.

- Height 25m
- Length 100m
- Width 400m

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

7. The development shall be carried out in accordance with the following approved plans and documents:
- Application Site Boundary - A093950-2drg491A
 - Outline Planning General Arrangement - 2484-BUR-GEN-ZZ-DR-C-0002-S2-P2- (Illustrative only)
 - Full Planning General Arrangement - 2484-BUR-GEN-ZZ-DR-C-0001-S2-P4
 - Construction Phasing General Arrangement - 2484-BUR-GEN-AP-DR-C-0003-S2-P4 (Illustrative only)
 - Rubb Hanger Plans & Elevations - 2740-BUR-GEN-ZZ-DR-C-0001-S2-P3
 - Rubb Hanger Pavement General Arrangement 2484-BUR-APV-TH-DR-C-0001-S2-P3
 - Rubb Hanger General Arrangement 2484-BUR-AFE-AP-DR-C-0001-S2-P4
 - Jet Blaster / Efflux Deflection Location General Arrangement -2808-BUR-GEN-AR-DR-C-0001-S2-P1.0
 - Jet Blaster / Efflux Deflection Barrier Details - 2808-BUR-GEN-AR-DR-C-0050-t-S2-P1.0
 - Permanent Fencing Details - 2484-BUR-AFE-AP-DR-C-0001-S2-P3
 - Isopachyte Levels General Arrangement - 2484-BUR-GEN-AP-DR-C-0002-S2-P1.0
 - Kerbs Footways and Paved Areas General Arrangement (service road)- 2484-BUR AKF-TH-DR-C-0001-S2-P3:
 - Kerbs Footways and Paved Areas General Arrangement (access) - 2484-BUR-AKF-AR-DR-C-0001-A1-C2
 - Kerbs Footways and Paved Areas Details - 2484-BUR-AKF-AR-DR-C-0050-A1-C2
 - Access Road Pavement General Arrangement - 2484-BUR-APV-AR-DR-C-0001-A1-C1
 - Access Road Isopachyte Cut & Fill General Arrangement – 2484-BUR-APV-AR-DR-C-0002-A1-C1
 - Access Road Vehicle Tracking Arrangement - 2484-BUR-GEN-AR-DR-C-0002-A1-C2
 - Access Road Pavement Construction Details - 2484-BUR-APV-AR-DR-C-0050-A1-C1
 - Access Road Storm Water Drainage General Arrangement- 2484-BUR-ADG-AR-DR-C-0001-A1-C6

No.

- Access Road Drainage Construction Details - 2484-BUR-ADG-AR-DR-C-0050 -A1-C4
- Building Height Parameters Received on 19/11/2019
- Demolition Plan Received on 19/11/2019
- David Clements Ecology - Ecology Enhancement & Management Plan (EEMP) Received on 17/8/2020
- WYG Technical Note 1 Received on 17/8/2020
- David Clements Ecology Assessment Received on 03/08/2020
- Archaeological Watching Brief Received on 15/06/2020
- Interpretive Ground Investigation Report dated 26 Aug 2020 Received on 27/08/2020
- Interpretive Ground Investigation Report v2 dated 29 Jan 2020 Received on 15/06/2020
- Interpretive Ground Investigation Report dated 13 Sep 2020 Received on 06/01/2020
- Additional Ground Investigation Report dated 4/12 Received on 06/01/2020
- Transport Assessment Addendum Report Received on 18/5/2020
- Transport Assessment Report Received on 19/11/2019
- Archaeological Desk-Based Assessment Rev VO Received on 22/11/20
- Construction Environment Management Plan (CEMP) Received on 17/09/20
- Construction Transport Management Plan Received on 17/09/2020
- Archaeological Evaluation Received on 20/12/2019
- Archaeological Watching Brief/Written Scheme of Investigation Received on 20/12/19
- Phase 1 Combined Geo-environmental & Geotechnical Assessment Desk Top Study Received on 22/11/2019
- Landscape & Visual Impact Appraisal Received on 22/11/2019
- Geophysical Survey Received on 22/11/2019
- Archaeological Desk-Based Assessment Received on 22/11/2019

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.

8. No employment floorspace above 2,500 sqm gross internal area shall be erected on site until a point of connection on the public sewerage system has been identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary reinforcement works to the sewerage system, as may be identified by the hydraulic modelling assessment.

No.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy MD7 of the Local Development Plan.

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system 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 MD1 & MD7 of the Local Development Plan.

10. Prior to the commencement of each phase of development (excluding rubbish hangar/apron 1 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 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 relevant phase of development shall be submitted to and approved in writing to the LPA. 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 SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026

11. Prior to the commencement of each phase of development (excluding rubbish hangar/apron 1 development) an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, as recommended by the Phase 1 Combined Geo-environmental & Geotechnical Assessment Desktop Study (WYG, 05 August 2019)

(ii) an assessment of the potential risks to:

- human health,
- groundwaters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments; and
- any other receptors identified in the Phase 1 Combined Geo-environmental & Geotechnical Assessment Desktop Study (WYG, 05 August 2019).

(iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

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.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026

No.

12. Prior to the commencement of each phase of development (excluding rubbish hangar/apron 1 development) a detailed remediation scheme and verification plan to bring the site of each phase to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment 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 schemes 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, 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 Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

13. The remediation schemes approved by condition 12 must be fully undertaken in accordance with their terms prior to the occupation of any part of the development covered by the relevant remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in any given 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.

No.

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 Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

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

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026

15. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with 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.

No.

Reason:

To ensure that the safety of future occupiers is not prejudiced and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

16. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with 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 material 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 SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

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

Reason:

To ensure that the safety of future occupiers is not prejudiced and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

18. The construction works relating to the full elements of this planning permission shall be carried out in accordance with the Construction Environment Management Plan (CEMP) received on 17 September 2020 unless the Local Planning Authority gives prior written consent to any variation. The elements of the development which hereby receive outline planning permission shall be carried out in accordance with a CEMP that shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on the phase it relates to.

No.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected and to meet the requirements of Policy MD2 and MD7 of the Local Development Plan.

19. The construction works relating to the full elements of this planning permission shall be carried out in accordance with the Amended Bro Tathan Construction Transport Management Plan (CTMP) received on 17 September 2020. The elements of the development which hereby receive outline planning permission shall be carried out in accordance with a CTMP that shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development on the phase it relates to.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected and to meet the requirements of Policy MD2 and MD7 of the Local Development Plan.

20. Prior to the commencement of development on the western parcel of the site, a programme of archaeological work and documentation shall be fully implemented and completed as defined within the Written Scheme of Investigation ref: A093950-2 dated 17 Dec 2019.

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

21. Prior to occupation of the rubb hangar hereby approved a scheme of landscaping (and landscaping management) shall be submitted to and approved in writing by the Local Planning Authority. 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 building; 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.

No.

Reason:

To safeguard local visual amenities and ensure satisfactory maintenance of the landscaped area and to ensure compliance with the terms Policies SP1 (Delivering the Strategy) & MD2 (Design of New Developments) of the Local Development Plan.

22. The internal roads, parking and turning area for each phase of outline development shall be completed in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the phase of development they relate to and they shall remain available to serve the occupants for their designated use in perpetuity.

Reason:

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

23. Prior to the first beneficial occupation of any phase of development hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall 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 Policy MD2 of the Local Development Plan

24. The rubb hangar development hereby approved shall not be occupied until facilities for secure cycle storage has been provided in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority, and they shall be retained in perpetuity.

Reason:

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

25. The development hereby approved shall be carried out in accordance with the details specified in the submitted Ecology Enhancement & Management Plan (EEMP) dated August 2020 with the proposed mitigation measures being

No.

implemented within 6 months of the date of completion of the rubbish hanger. The site shall thereafter be managed in accordance with the approved EEMP.

Reason:

In the interests of ecology at the site and to ensure compliance with Policies SP1 (Delivering the Strategy, MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance) of the Local Development Plan.

26. Prior to the first beneficial occupation of each phase of the development, full details of the proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of that phase of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development, in the interest of public safety and security, in the interests of ecology and to accord with Policy MD9 of the Local Development Plan.

27. Prior to each phase of development, (excluding the rubbish hangar/apron 1 development) on land known to be / suspected of contamination, the following components of a scheme to deal with the risks associated with contamination of the relevant phase, shall be submitted to and approved in writing by the Local Planning Authority.

1. The results of the site investigation and the detailed risk assessment referred to in "Bro Tathan – Keithrow Development Site; Interpretive Ground Investigation Report" (WYG Environment Planning Transport Limited, Job number: A093950-21, January 2020), based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from

No.

contamination and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

28. Prior to the occupation of each phase of development, (excluding the rubble hangar/apron 1 development) a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, 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 Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

29. Prior to the occupation of each phase of development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:

Details of the methods and triggers for action to be undertaken
Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for 1 years)
Timescales for submission of monitoring reports to the LPA e.g. annually
Details of any necessary contingency and remedial actions and timescales for actions
Details confirming that the contingency and remedial actions have been carried out.
The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason:

A long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters

No.

and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

30. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

31. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011-2026.

32. Prior to the first beneficial occupation/use of any building (excluding the rubbish hangar) further details of training and development opportunities associated with the development hereby approved (including details of their timing) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented.

Reason:

In order to ensure compliance with policy MD4 of the LDP.

33. Prior to the first beneficial occupation/use of any building (excluding the rubbish hangar) further details of a scheme of public art associated with the development hereby approved (including details of the timing of implementation)) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented.

No.

Reason:

In order to ensure compliance with policy MD4 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.

Having regard to Policies SP1 – Delivering the Strategy, SP2 – Strategic Sites, SP5- Employment Requirements, SP10 – Built and Natural Environment, MG9 – Employment Allocations, MG10 – St Athan – Cardiff Airport Enterprise Zone, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MD1 – Location of New Development, MD2 - Design of New Development, MD4 - Community Infrastructure and Planning Obligations, MD7 - Environmental Protection, MD8 - Historic Environment, MD9 – Promoting Biodiversity, MD14 - New Employment Proposals & MD16 - Protection of Existing Employment Sites and Premises of the Vale of Glamorgan Local Development Plan 2011 – 2026, the national policies and guidance within Planning Policy Wales Ed.10, TAN4 – Retailing and Commercial Development, TAN 5 – Nature Conservation, TAN11 - Noise, TAN12 – Design, TAN23 – Economic Development, TAN 24 – The Historic Environment as well as Supplementary Planning Guidance on Biodiversity and Development, Design in the Landscape, Model Design Guide for Wales, Parking Standards, Planning Obligations, Public Art, Residential and Householder Development, Parking Standards, Travel Plan and Trees, Woodlands, Hedgerow and Development it is considered that the proposal represents an acceptable form of development, the benefits of which outweigh any visual impact the proposal will have on the character and appearance of the wider area, while also having no unacceptable impacts on highway safety, biodiversity, archaeology, drainage and flooding, contamination, impact on neighbouring properties and commercial uses and parking and highway safety.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

No.

2019/01371/RES Received on 27 August 2020
(P.86)

APPLICANT: Barry Waterfront Consortium, C/o Agent

AGENT: Mr Darryl Rowlands Whitehead Chartered Surveyors, Creative Quarter,
Morgan Arcade, Cardiff, CF101AF

East Quay Public Open Space, Barry Waterfront

Landscaping in so far as it relates to the East Quay phase of development (Planning Permission ref. 2014/00229/EAO)

Councillor Wilson joined the meeting prior to Committee debate on this item and was therefore included within the vote.

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Sunshine Playground Barry Waterfront LEAP and 2 X LAP document-received 4/8/20.
 - plans edp4490_d018d sheets 1-6

Reason:

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

2. Notwithstanding the submitted plans, further details of all means of enclosure within and defining the boundary of the site (to include their colour) shall be submitted to and approved in writing by the Local Planning Authority prior to their erection / construction and prior to any part of the site being opened for public use. The means of enclosure shall be erected prior to any public use of the part of the site that those enclosures relate to and retained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity, public safety and compliance with Policy MD2 of the LDP.

3. Notwithstanding the submitted plans, prior to the installation of any bins, benches and picnic benches, further details of the appearance of those bins, benches and picnic benches shall be submitted to and approved in writing by the Local Planning Authority. Those items of seating shall be erected/sited within the land prior to the site being opened for public use and so retained at all times thereafter.

No.

Reason:

In order to ensure a quality form of open space is delivered and to ensure compliance with Policies SP1 and MD2 of the LDP.

4. Notwithstanding the submitted plans and prior to their planting (and prior to the public open space first being opened for public use), further details of the planting mix (including all trees, shrubs, bulbs (including numbers per sq. metre), grassed areas etc) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policy MD2 of the LDP.

5. A landscape implementation and management plan, including management responsibilities and maintenance schedules for all landscaped areas (and details of the timing of the implementation of the landscaping scheme to be approved by condition 4), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of any dwelling on East Quay. The landscape implementation and management plan shall be carried out as approved at all times thereafter.

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. Prior to the installation of any lighting and prior to the open space being opened for public use, details of the lighting of the park shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed prior to the open space being opened for public use and it shall be so retained at all times thereafter.

Reason:

In order to ensure that the spaces are adequately lit and to ensure compliance with policy MD2 of the LDP.

7. Notwithstanding the submitted plans, prior to the laying out of the hard surfaces, further details (to include colours and the pattern/design) of the surfacing materials of the pathways and public realm around the graving dock shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

No.

Reason:

In the interests of ensuring a high quality open space and to ensure compliance with policies SP1 and MD2 of the LDP.

8. The public open space hereby approved shall at all times be retained as public open space, accessible to the wider public at large at all times.

Reason:

In order to ensure that the park functions as a public space 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.

Having regard to policies SP1– Delivering The Strategy; SP2 – Strategic Sites: MG3 – Strategic Site at Barry Waterfront: MD1 – Location Of New Development; MD2 – Design Of New Development; MD3 – Provision For Open Space; MD5 – Development Within Settlement Boundaries and MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice in PPW and Technical Advice Note 12, it is considered that the proposed development is acceptable in principle and in terms of design, layout, pedestrian connectivity and play opportunities.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2019/01393/RES Received on 18 August 2020
(P. 101)

APPLICANT: Taylor Wimpey South Wales, Eastern Business Park, Building 2, Wern Fawr Lane, St Mellons, Cardiff, CF3 5EA

AGENT: Mark Farrow First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL

East Quay, Barry Waterfront, Barry

No.

Residential development for 58 units, together with single retail unit and all associated engineering works.

APPROVED subject to the following condition(s):

1. This consent shall only relate to the following list of plans:

10225: 100M, 101D, 102D, 104A, 300C
P17-1387: 22P, 23C, 24C, 25C, 26C, 27C, 28C, 29D, 32C, 33C, 34C, 52D, 53.
Housepack P17-1387-31 received 18/8/20

and the development shall be carried out in accordance with the approved plans at all times, other than where conditions of this permission require or indicate differently.

Reason:

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

2. No dwelling house or apartment hereby approved shall be constructed past 'first fix'* until all of the commercial space in buildings A, B and C of the District Centre (as approved by planning permission 2019/01407/RES) has been completed to 'shell and core specification'* and the two kiosks approved by planning permission 2019/00288/FUL have been fully constructed.

*'first fix means the definition of 'first fix' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

*'shell and core specification' means the definition of 'shell and core specification' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

Reason:

To ensure a comprehensive and mixed use development of the site in accordance with Policies SP1, SP2 and MD2 of the Local Development Plan.

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

No.

Reason:

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

4. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby approved, a schedule (and samples) of the proposed external materials to be used on the dwellings/apartments and in the construction of all hard surfaces within the development site, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and at all times maintained in accordance with the approved details.

Reason:

To ensure the quality of materials used satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure other than those expressly approved by this permission shall be erected, constructed or placed within the curtilage of any dwelling hereby approved, without the prior written consent of the Local Planning Authority, with the exception of enclosures that separate rear gardens of properties.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 of the Local Development Plan.

6. Each dwelling hereby approved shall at the time of construction be fitted with dark grey coloured windows, and at all times thereafter any window inserted or replaced in any dwelling hereby approved shall be dark grey in colour.

Reason:

To ensure the materials used in perpetuity maintain a cohesive development form and satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

7. Notwithstanding the submitted plans, a landscaping scheme and a Landscape Implementation and Management Programme shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any of the dwellings. The plan shall include details of the timing of the

No.

implementation of the landscaping scheme and the ongoing management and maintenance of all areas of landscaping outside of the curtilages of individual dwellings (and maintenance of any areas within the adopted highway that may have been agreed to be maintained by the developer). The landscaping shall thereafter be implemented and maintained in full accordance with the agreed scheme and programme unless otherwise approved in writing by the local planning authority.

Reason:

To ensure satisfactory maintenance of the landscaped areas to ensure compliance with Policy MD2 of the Local Development Plan.

8. Notwithstanding the submitted plans, prior to the first beneficial use of the A3 unit and prior to the construction of the A3 shop frontage, further details of the design/composition of the shop frontage, and any hard surfaced areas outside it shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Policy MD2 of the Local Development Plan.

9. The A3 unit hereby approved shall be used only for A3 uses and for no other purpose (including any purpose in classes A1 or A2) of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

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

10. The area of open space located at the end of the graving Dock (to the west of plots 23-27) shall be laid out in accordance with plans P17-1387-22 and P17-1387-53 prior to the first beneficial occupation of any of units 23-27 or units 15-20. Prior to the commencement of the construction of that area, further details of the surfacing materials, benches and bins shall be submitted to and approved in writing by the Local Planning Authority and the development of this area shall also accord with those approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Policy MD2 of the LDP.

No.

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; SP2 – Strategic Sites; SP3 – Residential Requirement; SP4 – Affordable Housing Provision; MG1 – Housing Supply In the Vale of Glamorgan; MG2 – Housing Allocations; MG3 – Strategic Site At Barry Waterfront; MG4 – Affordable Housing; MD1 – Location of New Development; MD2 – Design of new Development; MD5 – Development Within Settlement Boundaries and MD6 – Housing Densities of the Vale of Glamorgan Adopted Local Development Plan 2011-2016, and the advice in PPW and Technical Advice Note 12, it is considered that the proposed development is acceptable in principle and in terms of design, affordable housing provision, highway safety and residential amenity.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2019/01384/RES Received on 26 August 2020
(P. 120)

APPLICANT: Persimmon Homes (East Wales) Persimmon House, Llantrisant Business Park, Llantrisant, CF72 8YP

AGENT: Mr Morgan Williams Persimmon Homes, Llantrisant Business Park, Llantrisant, CF72 8YP

Land known as East Quay, Barry Waterfront, Barry

Approval is sought for the appearance, landscaping, layout and scale (the Reserve Matters) as prescribed by Condition 4 of the Outline Planning Permission (2014/00229/EAO) for East Quay, which comprises of a residential development of 62 dwellings with associated works

APPROVED subject to the following condition(s):

1. This consent shall only relate to the following list of plans:

Mt-01 Rev 6, SS-01 Rev B, SP01 Rev 9, 10225-101E, 10225-100-O 1, 10225-100-O 2, TDA.2527.01, BH-01 Rev 4.
Housepack received 21/8/20

No.

and the development shall be carried out in accordance with the approved plans at all times, other than where conditions of this permission require or indicate differently.

Reason:

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

2. No dwelling house or apartment hereby approved shall be constructed past 'first fix'* until all of the commercial space in buildings A, B and C of the District Centre (as approved by planning permission 2019/01407/RES) has been completed to 'shell and core specification'* and the two kiosks approved by planning permission 2019/00288/FUL have been fully constructed.

*'first fix means the definition of 'first fix' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

*'shell and core specification' means the definition of 'shell and core specification' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

Reason:

To ensure a comprehensive and mixed use development of the site in accordance with Policies SP1, SP2 and MD2 of the Local Development Plan.

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

Reason:

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

4. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby approved, a schedule (and samples) of the proposed external materials to be used on the dwellings/apartments and in the construction of all hard surfaces within the development site, shall be

No.

submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and at all times maintained in accordance with the approved details.

Reason:

To ensure the quality of materials used satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure other than those expressly approved by this permission shall be erected, constructed or placed within the curtilage of any dwelling hereby approved, without the prior written consent of the Local Planning Authority, with the exception of enclosures that separate rear gardens of properties.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 of the Local Development Plan.

6. Each dwelling hereby approved shall at the time of construction be fitted with dark grey coloured windows, and at all times thereafter any window inserted or replaced in any dwelling hereby approved shall be dark grey in colour.

Reason:

To ensure the materials used in perpetuity maintain a cohesive development form and satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

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

Reason:

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

8. The development shall be carried out in accordance with the landscaping scheme on plan TDA.2527.01 and a Landscape Implementation and Management Programme, which shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any of the

No.

dwellings. The plan shall include details of the timing of the implementation of the landscaping scheme and the ongoing management and maintenance of all areas of landscaping outside of the curtilages of individual dwellings (and maintenance of any areas within the adopted highway that may have been agreed to be maintained by the developer). The landscaping shall thereafter be implemented and maintained in full accordance with the agreed scheme and programme unless otherwise approved in writing by the local planning authority.

Reason:

To ensure satisfactory maintenance of the landscaped areas to ensure compliance with Policy MD2 of the Local Development Plan.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to policies SP1 – Delivering The Strategy; SP2 – Strategic Sites: SP3 – Residential Requirement; SP4 – Affordable Housing Provision; MG1 – Housing Supply In The Vale of Glamorgan; MG2 – Housing Allocations: MG3 – Strategic Site At Barry Waterfront; MG4 – Affordable Housing; MD1 – Location Of New Development: MD2 – Design of New Development; MD5 – Development Within Settlement Boundaries and MD6 – Housing Densities of the Vale of Glamorgan Adopted Local Development Plan 2011-2016, and the advice in PPW and Technical Advice Note 12, it is considered that the proposed development is acceptable in principle and in terms of design, affordable housing provision, highway safety and residential amenity.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2019/01385/RES Received on 28 August 2020
(P. 137)

APPLICANT: Mrs Francesca Evans Barratt Homes, Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

AGENT: Mrs Francesca Evans Barratt Homes, Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

No.

Development parcel of East Quay, Barry Waterfront (land to West of Cory Way, South of the Graving Dock)

Reserved matters submission for 56 dwellings at East Quay, Barry Waterfront (2009/00946/OUT)

APPROVED subject to the following condition(s):

1. This consent shall only relate to the following list of plans:

P17-1387: 06E, 19F, 07Q, 09D, 10D, 11D, 12F, 13F, 16D, 17D, 18D, 20D and 50E.

and the development shall be carried out in accordance with the approved plans at all times, other than where conditions of this permission require or indicate differently.

Reason:

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

2. No dwelling house or apartment hereby approved shall be constructed past 'first fix'* until all of the commercial space in buildings A, B and C of the District Centre (as approved by planning permission 2019/01407/RES) has been completed to 'shell and core specification'* and the two kiosks approved by planning permission 2019/00288/FUL have been fully constructed.

*'first fix means the definition of 'first fix' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

*'shell and core specification' means the definition of 'shell and core specification' as contained in the phasing plan referenced in condition 19 of planning permission 2014/00229/EAO (as amended by application 2014/00229/1/NMA) or any subsequent amended version of that phasing plan which is approved by any further variation to that condition.

Reason:

To ensure a comprehensive and mixed use development of the site in accordance with Policies SP1, SP2 and MD2 of the Local Development Plan.

3. No dwelling or apartment hereby approved shall be brought into beneficial use until such time as the parking area(s) to serve that unit, including all associated access and turning areas, have been laid out in full accordance with the details shown on the approved plans and the parking, access and

No.

turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

4. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby approved, a schedule (and samples) of the proposed external materials to be used on the dwellings/apartments and in the construction of all hard surfaces within the development site, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and at all times maintained in accordance with the approved details.

Reason:

To ensure the quality of materials used satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure other than those expressly approved by this permission shall be erected, constructed or placed within the curtilage of any dwelling hereby approved, without the prior written consent of the Local Planning Authority, with the exception of enclosures that separate rear gardens of properties.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 of the Local Development Plan.

6. Each dwelling hereby approved shall at the time of construction be fitted with dark grey coloured windows, and at all times thereafter any window inserted or replaced in any dwelling hereby approved shall be dark grey in colour.

Reason:

To ensure the materials used in perpetuity maintain a cohesive development form and satisfactorily reflect the high design standards expected for this important strategic Brownfield development, and to ensure compliance with Policy MD2 of the Local Development Plan.

7. The development shall be carried out in accordance with the landscaping scheme on plan P17-1387_50-E and a Landscape Implementation and

No.

Management Programme, which shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any of the dwellings. The plan shall include details of the timing of the implementation of the landscaping scheme and the ongoing management and maintenance of all areas of landscaping outside of the curtilages of individual dwellings (and maintenance of any areas within the adopted highway that may have been agreed to be maintained by the developer). The landscaping shall thereafter be implemented and maintained in full accordance with the agreed scheme and programme unless otherwise approved in writing by the local planning authority.

Reason:

To ensure satisfactory maintenance of the landscaped areas to ensure compliance with Policy MD2 of the Local Development Plan.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to policies SP1 – Delivering The Strategy; SP2 – Strategic sites; SP3 – Residential Requirement; SP4– Affordable Housing Provision; MG1 – Housing Supply In the Vale of Glamorgan; MG2 – Housing Allocations; MG3 – Strategic Site At Barry Waterfront; MG4 – Affordable Housing; MD1 – Location Of New Development; MD2 – Design Of New Development; MD5 – Development within Settlement Boundaries; MD6 – Housing Densities of the Vale of Glamorgan Adopted Local Development Plan 2011-2016, and the advice in PPW and Technical Advice Note 12, it is considered that the proposed development is acceptable in principle and in terms of design, affordable housing provision, highway safety and residential amenity.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

No.

2020/00277/FUL Received on 1 June 2020

(P. 154)

APPLICANT: Craig & Jude Maunder c/o Agent

AGENT: Mr. Sam Courtney LRM Planning, 22, Cathedral Road, Cardiff, CF11 9LJ

Land to the West of Southra Farmhouse, Southra, Dinas Powys

Construction of a bespoke single (low carbon and energy positive) residential dwelling, diversion of a footpath, landscape planting and associated works

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

- to pay the required affordable housing contribution of £27,770.40

APPROVED subject to the following condition(s):

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

Reason:

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

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

Ecological Assessment
Planning Statement with Appendices
1731/S210 North Elevation (Coloured)
1731/S212 East Elevation (Coloured)
1731/S211 South Elevation (Coloured)
1731/S213 West Elevation (Coloured)
1731/S102 Entrance Level Plan
1731/S103 Roof Plan
1731/S111 Garden Level Plan
1731/S101 Garden Level Plan
1731/S112 Entrance Level Plan
1731/S100 Site Plan
1731/S200 North Elevation
1731/S113 Roof Plan
1731/S201 South Elevation
1731/S202 East Elevation
1731/S203 West Elevation
1731/S300 Section A-A
1731/S301 Section B-B
SK 01 Drainage Scheme

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Above received on 04/03/2020

Design and Access Statement
Landscape and Visual Appraisal Paper -edp9857_r001-A

Above received on 28/05/2020

1731 L01A - Existing Location Plan
1731 L02A - Existing Location Plan

Above received on 01/06/2020

Management Plan - Catherine Etchell Associates
450.01 A. Planting Plan

Above received on 11/06/2020

Reason:

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

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

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

4. The approved residential curtilage of the dwelling hereby approved is the area of land that falls within the red line on drawing ref.1731/S100 Site Plan.

Reason:

For the avoidance of doubt and in the interests of the visual amenities of the rural area as required by Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

5. Prior to the commencement of development on the construction of the dwelling, full details of a means of enclosure to fully delineate the approved residential curtilage of the dwelling as shown in red on drawing ref.1731/S100 Site Plan, shall be submitted to and approved in writing by the Local Planning

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Authority. The agreed means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the dwelling and shall thereafter be so retained at all times thereafter.

Reason:

In the interest of the visual amenities of rural area and provide certainty as to the extent of the residential curtilage as required by Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping as set out Drawing ref 450.01 A. Planting Plan, (and where it forms part of any means of enclosure as agreed under Condition 5) shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, (whichever is the sooner)

Reason:

To ensure satisfactory implementation of the landscaping to ensure compliance with Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

7. The scheme of landscaping as implemented shall be managed in full accordance with the approved Management Plan by Catherine Etchell Associates 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 and management of the landscaping to ensure compliance with Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

8. 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 which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will 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

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archaeological resource. and to ensure compliance with Policies SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

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

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance within the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

10. No development (or any site clearance works shall take place) until a method statement for site clearance has been submitted to and approved in writing by the Local Planning Authority which shall be in line with the recommendations set out within the Ecological Assessment. The method statement shall include:

- i) A plan showing wildlife / habitat protection zones;
- ii) Details of development and construction methods, phasing and measures to be taken to minimise the impact of any works;
- iii) Wildlife protection plan
- iv) Reptile Mitigation Strategy

All site clearance and construction stages shall be in accordance with the approved scheme.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG20 (Nationally Protected Sites and Species) of the Local Development Plan.

11. Prior to the construction of the dwelling, details of a scheme of biodiversity enhancements in line with the recommendations set out within the Ecological Assessment, shall be submitted to the Local Planning Authority. Within 6 months of the completion of the development or first beneficial occupation (whichever is the sooner) the agreed scheme of biodiversity enhancements shall be implemented/completed on site, which shall thereafter be retained, in accordance with the agreed details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG9 (Promoting Biodiversity) of the Local Development Plan.

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12. Notwithstanding the provisions of schedule 2, Part 1, Class A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), [the development hereby approved shall not be altered in any way and no extensions shall be erected or outbuildings/structures erected other than those expressly authorised by this permission.

Reason:

To enable the Local Planning Authority to control the scale of development In the interest of the visual amenities of rural area in compliance with Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), other than the means of enclosure approved to delineate the curtilage of the dwelling under Condition 5, no additional fences, gates or walls shall be erected within or forming the site boundary, as shown in red on drawing ref. 1731 L02A - Existing Location Plan.

Reason:

To enable the Local Planning Authority to control the scale of development In the interest of the visual amenities of rural area in compliance with Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

14. Notwithstanding the submitted plans and prior to their use on site full details (including sections and 1:20 scale drawings) of the proposed solar panels, rooflights, glazing, doors, canopies and balustrades, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD1 (Location of New Development) and Policy MD2 (Design of New Development) of the Local Development Plan.

Reason for decision

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

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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, SP4 – Affordable Housing Provision, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MD1 - Location of New Development, MD2 - Design of New Development, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development Within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental Protection and MD8 -Historic Environment, it is considered that the material considerations and more up to date guidance as set out in Planning Policy Wales Edition 10, would in this instance, based on the application and the supporting documents, override the fact that the proposed development would not be wholly in accordance with the policies contained within the Development Plan. On this basis the proposed dwelling, in terms of its siting, design together with landscaping proposal, would not have an unacceptable effect on the countryside and would reflect the character and pattern of development in the area. The proposal is also considered acceptable in respect of the impacts on the public rights of way, access and parking, neighbouring amenity, ecology, drainage and archaeology.