

PLANNING COMMITTEE

Minutes of a Hybrid reconvened meeting held on 16th January, 2025.

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

The Meeting recording is available [here](#).

Present: Councillor N.C. Thomas (Chair); Councillor M.R. Wilson (Vice-Chair);
Councillors: J. Aviet, G. Bruce, I.R. Buckley, C.A. Cave, C.E.A. Champion,
C.M. Cowpe, P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, Dr. I.J. Johnson,
H.M. Payne, I.A.N. Perry, C. Stallard and E. Williams.

Also present: Councillor R. Sivagnanam (Cabinet Member for Community
Engagement, Equalities and Regulatory Services).

758 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

759 DECLARATIONS OF INTEREST –

No declarations of interest were received.

760 REPORT OF THE APPOINTED EXTERNAL CONSULTANT LAND: AT MODEL FARM, PORT ROAD, RHOOSE –

The report was presented to update Members on the appeal status and the submission of new evidence which related specifically to the Council's previously agreed putative reasons for refusal of the hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.

A comprehensive summary of the Council's dealings with the application to date was provided to Planning Committee Members within the Part I (public) report papers presented.

In considering the report, the Committee entered into Part II (private session) to

receive and discuss confidential legal advice. It subsequently returned to Part I (public session) in order to vote on the matter and subsequently

RESOLVED –

(1) T H A T Reason for Refusal 1 has been superseded by the submission of new ecological evidence that was not before the Council at the time when it resolved its putative reasons for refusal and so is withdrawn.

(2) T H A T upon revisiting the weighing of the harm to heritage assets against the benefits in light of the new evidence, the Council also withdraws putative Reason for Refusal 2.

Reason for decisions

(1&2) To confirm the position of the Vale of Glamorgan Council Planning Committee in respect of the appeal, prior to submission of a response to Planning and Environment Decisions Wales (PEDW) by 20th January, 2025.

761 MATTER WHICH THE CHAIR HAD DECIDED WAS URGENT –

RESOLVED – T H A T the following matter which the Chair had decided was urgent for the reason given beneath the minute heading be considered.

762 MINUTES OF THE MEETING HELD ON 12TH DECEMBER, 2025
AND EXPANDED REASON(S) FOR THE DECISION ON THE LIDL APPLICATION
(AT THE MEETING ON 12TH DECEMBER) –

(Urgent by reason of the need to update Members on the proposed amendment / expansion of the reasons given for the decision made regarding planning application 2022/00907/FUL. This is in order to elaborate on the reasons given by Members for approving this application, to ensure full clarity and transparency on the decision making process regarding this, and for Members' consideration and approval of the proposed update.)

RESOLVED – T H A T the proposed clarification of the reasons given for the decision made regarding planning application 2022/00907/FUL be agreed.

Reason for decision

To provide a written record of the reasons given by Members for approving the application, to ensure full clarity and transparency on the decision-making process regarding the application, prior to Members' consideration and approval for accuracy of the 12th December, 2024 meeting minutes at the next ordinary meeting of the Committee.