

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 10th July, 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, J.E. Charles, C.M. Cowpe,
P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, 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).

Name of Speaker	Application No. and Details	Reason for Speaking
John Burke	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative
George Eralil	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative
Helen George	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative
Shaun Puntan	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys and 2024/00899/CAC - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative
Hannah Reeves	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative
Tom Roberts	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Objectors to the application or their representative

Powys Jones	2024/00846/FUL - Hillcroft, Heol-y-cawl, Dinas Powys	Applicant or their representative
Joe Ayoubkhani	2025/00487/FUL - Land North of Hayes Road, Sully	Applicant or their representative

162 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”.

The Chair also informed the Committee on the current status of the planning application from Lidl, for the Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major (2022/00907/FUL), considered by the Planning Committee on 12th December, 2024. This had now been called in by the Welsh Government for their decision.

163 APOLOGY FOR ABSENCE –

This was received from Councillor Dr. I.J. Johnson.

164 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 12th June, 2025 be approved as a correct record.

165 DECLARATIONS OF INTEREST –

Councillor C.M. Cowpe declared in relation to 2024/00846/FUL – Hillcroft, Heol-y-cawl, Dinas Powys that she had already seen the application as a Member of the Dinas Powys Planning Committee, but would be considering this application at the Vale of Glamorgan Council Planning Committee with fresh eyes and therefore there was no personal or prejudicial interest in this regard.

Councillor N.C. Thomas (Chair) declared that in relation to 2024/00846/FUL – Hillcroft, Heol-y-cawl, Dinas Powys he knew one of the public speakers in a professional capacity, but this was several years ago and only in a limited capacity. Following advice from Legal Services, this did not constitute a personal or prejudicial interest.

Councillor E. Williams declared in relation to 2025/00333/RG3 – Land at Former Eagleswell School, Eagleswell Road, Llantwit Major a prejudicial Interest in that he was a twin hatted member on Llantwit Major Town Council, the Vale of Glamorgan Cabinet as well as the Vale of Glamorgan Planning Committee and therefore had knowledge of the application previously, but has a dispensation from the Vale of Glamorgan Council Standards Committee to speak and vote where issues were raised in respect of the Vale of Glamorgan Council's reshaping services at both Vale of Glamorgan Council and Llantwit Major Town Council meetings, so would be considering the item with fresh eyes. The Councillor therefore remained in the meeting for the item.

166 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED –

- (1) T H A T the passed building regulation applications, as listed in Section (a) of the report, be noted.
- (2) T H A T the rejected building applications, as listed in Section (b) of the report, be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section (c) of the report, be noted.
- (4) T H A T Section 32 of the Building Act, 1984 be implemented in order to serve notices in respect of plans which are three or more years old and that the serving of such notices, as listed in Section (d) of the report, be noted.

167 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED – T H A T the applications as outlined within the report, on pages 9 through 22, under the above delegated powers, be noted.

168 APPEALS (HSD) –

RESOLVED –

- (1) T H A T the Appeals received following the refusal of the Council to grant planning permission, as detailed in Section (a) of the report, be noted.
- (2) T H A T the Enforcement Appeals received, as detailed in Section (b) of the report, be noted.
- (3) T H A T the Planning Appeal Decisions, as detailed in Section (c) of the

report, be noted.

(4) T H A T it be noted that no Enforcement Appeal Decisions had been received at the time of the meeting taking place.

(5) T H A T the statistics relating to appeals for the period April 2025 – March 2026, as detailed in Section (e) of the report, be noted.

169 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 27 through to 29, as determined by the Head of Sustainable Development under delegated powers, be noted.

170 PLANNING APPLICATIONS (HSD) –

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.

2024/00846/FUL

Received on 19 September 2024

(P. 31)

APPLICANT: Mr J McQuade The Retreat, Penyturnpike Road, CF64 4HG

AGENT: Mr Richard Whitaker 43 Plas Saint Andresse, Penarth Haven, Penarth, CF64 1BW

Hillcroft, Heol-y-cawl, Dinas Powys

Proposed subdivision of single dwelling to three dwellings with extensions to rear.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application had been called in for determination by Councillor Cowpe for the following summarised reasons:

- Access road was narrow and parking difficult,
- Access to existing garage would be restricted,
- Neighbours had raised concerns, and
- Impact on wildlife.

Following the matter being addressed at the meeting, a Member put forward a Motion to refuse the officer's recommendations and the application which was duly seconded. Subsequently, a request was made by another Member for a Recorded Vote on the Motion, with the vote having taken place as follows:

Members	For	Against	Abstain
Julie Aviet		√	
Gillian Bruce	√		
Ian Buckley	√		
Christine Cave	√		
Janice Charles	√		
Marianne Cowpe	√		
Pamela Drake		√	
Anthony Ernest			√
Wendy Gilligan		√	
Nic Hodges	√		
Helen Payne		√	
Ian Perry			√
Carys Stallard	√		
Neil Thomas		√	
Eddie Williams		√	
Mark Wilson		√	
TOTAL	7	7	2

Due to the vote being tied, the Chair used his casting vote against the Motion and therefore the Motion was not carried.

Subsequently, a Motion was put forward to approve the officer's recommendations and to approve the application. A request was made for a Recorded Vote on the Motion, with the vote having taken place as follows:

Members	For	Against	Abstain
Julie Aviet	√		
Gillian Bruce		√	

Ian Buckley			√
Christine Cave		√	
Janice Charles		√	
Marianne Cowpe		√	
Pamela Drake	√		
Anthony Ernest			√
Wendy Gilligan	√		
Nic Hodges		√	
Helen Payne	√		
Ian Perry		√	
Carys Stallard		√	
Neil Thomas	√		
Eddie Williams	√		
Mark Wilson	√		
TOTAL	7	7	2

Due to the vote being tied, the Chair used his casting vote for the Motion and therefore the Motion was carried.

Councillor Cowpe wanted it noted that she felt she had not been given the opportunity to come back in, as part of the Committee's discussions and following her previous questions and comments on this matter and wanted to object to this. She had wished to provide additional valid reasons why the application should be refused (following those raised by Councillor Cave and others). The Chair apologised for this oversight and noted her objection but also stated that there had been a lengthy debate on this single application, which had included contributions from the Member concerned, and therefore it was time to move to the vote.

APPROVED subject to the following condition(s):

1. The development shall begin no later than twenty four months 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 unless otherwise required by any other condition relating to this permission:

Hillcroft Location Plan

541-P08 Rev E Proposed Site Plan

541-P09 Rev A Proposed Ground Floor Plan

541-P10 Rev B Proposed First Floor Plan

541-P11 Rev B Proposed Roof Plan

541-P12 Rev E Proposed Elevations (Sheet 01)

541-P13 Rev C Proposed Elevations (Sheet 02)

541-P14 Rev B Proposed Site Sections

541-P15 Rev A Demolitions Ground Floor Plan

541-P16 Rev A Demolitions First Floor Plan

541-P17 Rev A Demolition Roof Plan

541-SK01 Verge Detail Bat Access

Green Infrastructure Statement (By TDA October 2024)

Design and Access Statement and Heritage Impact Assessment Revision B (18th September 2024)

Predevelopment Tree Survey & Assessment (by TDA and dated December 2022)

Tree Constraints Plan (by TDA and dated December 2022)

Preliminary Ecological Appraisal V2 by Acer Ecology (February 2023)

Dusk Emergence Bat Surveys (By Grounded Trees & Ecology conducted August and September 2023)

Letter titled Biodiversity Mitigation & Enhancement Strategy (By Soltys Brewster Ecology and dated 29th August 2024)

Development Viability by CTD Consult November 2024

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. Each dwelling hereby permitted shall be used for a residential dwelling (C3 Use Class) and for no other purpose (including any other purpose in the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

To control the precise nature of the use of the site, and to ensure compliance

with the terms of Policies SP1 (Delivering the Strategy) of the Local Development Plan.

4. Notwithstanding the provisions of schedule 2, Part 1, classes A, B, C, D, E and H and Part 2, class A 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 other than those expressly authorised by this permission.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy MD2 (Design of New Developments) and MD8 (Historical Environment) of the Local Development Plan.

5. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis (level 2) has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason:

As the building is of architectural and cultural significance the specified records are required to mitigate impact in accordance with Policy MD8- Historical Environment of the Local Development Plan.

6. Notwithstanding the submitted details, the following details and samples to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

- i.) stone covering for parking area (including delineation of parking spaces)
- ii.) natural slate and ridge tiles for roofs
- iii) windows, flush fitting rooflights, doors and gates including opening surrounds
- iv) render (including colour)
- v) finishing materials for adjacent garage following demolition of garage on site.
- vi) Details of the proposed dormers at 1:10 scale
- vii) Details of new stone boundary wall (to plot 03) including sample panel.
- viii) Finishing details for elevation of adjacent garage wall following demolition.
- ix) Boundary Treatments
- x) wall adjacent Heol y Cawl at the junction of the access and adjacent property.

The development shall be completed in accordance with the approved details prior to the first occupation of any dwelling hereby approved.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

7. Any part of the bedroom window (room 04) of plot 01 that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation and so retained at all times thereafter.

Reason:

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

8. No part of any flat roof area shall be used as a storage area, balcony, roof garden or similar amenity area.

Reason:

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

9. Notwithstanding the submitted details no development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, to include details of replacement trees. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD8 (Historic Environment)] of the Local Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD8 (Historic Environment)] of the Local Development Plan.

11. Prior to the first beneficial occupation of the development, a Biodiversity Enhancement Strategy addressing enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved strategy and timings set out within and thereafter retained in accordance with the approved details whilst the development remains in existence. The Strategy shall include the following:

- a) Details of any bird/bat box provision
- b) Details of any landscaping features
- c) Details of any additional ecological enhancements

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

12. The parking spaces identified on plan number 541-P08 Rev E Proposed Site Plan shall be allocated to each dwelling in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. A minimum of 2no. spaces shall be provided to each dwelling and spaces number 6 and 7 on the above plan shall be allocated to one of the dwellings (and including another space). Thereafter, the parking shall be adhered to in perpetuity.

Reason:

To ensure each dwelling has an adequate level of off-street parking in accordance with Policy MD2 of the Vale of Glamorgan Local Development Plan.

13. Prior to the first beneficial occupation of each dwelling hereby permitted, the cycle parking identified on plan number 541-P08 Rev E Proposed Site Plan shall have been provided. Thereafter it shall be maintained as such in perpetuity.

Reason:

In the interest of promoting sustainable modes of transport in accordance with Policies MD1-Location of New Development and MD2-Design of New Development of the Local Development Plan.

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

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

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

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy MD7 (Environmental Protection) of the Local Development Plan.

2024/00899/CAC Received on 19 September 2024
(P. 80)

APPLICANT: Mr J McQuade The Retreat, Penyturnpike Road, Dinas Powys, CF64 4HG

AGENT: Mr Richard Whitaker 43 Plas Saint Andresse, Penarth Haven, Penarth, CF64 1BW

Hillcroft, Heol-y-cawl, Dinas Powys

Proposed subdivision of single dwelling to three dwellings with extensions to rear.

APPROVED subject to the following condition(s):

1. The demolition works hereby permitted shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of the Historic Environment (Wales) Act 2023.

2. The demolition works only relate to the garage identified on the following approved plans and documents:

Location Plan
541-P15 Rev A Demolitions Ground Floor Plan.

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.

2025/00033/FUL

Received on 17 April 2025

(P. 96)

APPLICANT: Mr George Martin & Family C/o Agent,

AGENT: Mr Andrew Vaughan-Harries The Planning Studio, Hayston Bridge, Johnston, Haverfordwest, SA62 3HJ

Existing yard, opposite April Cottage, Drope Terrace, Drope, St Georges Super Ely

The provision of one gypsy traveller pitch incorporating one static caravan, one touring caravan and day/utility room, two parking spaces, retention of boundary fencing, installation of private treatment plant and ecological enhancements (partly retrospective).

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application was of a nature that was not covered by the scheme of delegation.

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents unless otherwise required by another condition on this permission:

02e - Existing Location and Block Plans
03e - Overall Site Plan
04d - Site Plan

05a Utility Room Details
 06 Aerial Photograph
 07 Treatment Plant Details
 08a - Foul Drainage and Location of Site Plan Percolation Test Holes

Planning Statement and Justification Report REV A (8th May 2025)
 Appendix A – Supporting letter from Travelling Ahead
 Gypsy, Roma and Traveller Advice and Advocacy Service dated 20th August 2024 - Confidential
 Appendix B – Appeal Decisions
 Appendix C Rev A - Green Infrastructure Statement
 Appendix D - Preliminary Ecological Appraisal

Noise Assessment by inacoustics 31st March 2025
 Site Infiltration Results
 Herringbone Soakaway Size v2 dated 12/06/2025
 Soakaway system for Bespoke Treatment Plant
 Options for Soakaways from Private Treatment Plant
 Brochure Tricel Novo Wastewater Treatment

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. The site shall not be occupied by any persons other than gypsies and travellers as defined by Welsh Government Circular 005/2018 - "Planning for Gypsy, Traveller and Showpeople Sites" or subsequent guidance that supersedes this Circular.

Reason:

The residential use of the site in this rural location would not be permitted unless occupied by a Gypsy or Traveller, and in order to ensure that the site is kept available to meet the needs of other Gypsies or Travellers, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development and MD18-Gypsy and Traveller Accommodation of the Local Development Plan.

3. When the land ceases to be occupied by a gypsy or traveller person, the use shall cease and all caravans, structures, materials and equipment brought on to or erected on the land or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place within 6 calendar months of that date.

Reason:

To reflect the circumstances that justify the grant of planning permission and in accordance with Policies SP10-Built and Natural Environment, MD1-

Location of New Development and MD2-Design of New Development of the Local Development Plan.

4. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, comprising of 1 static caravan and 1 touring caravan shall be stationed on the site at any time. Any caravans positioned on the site shall be capable of being lawfully moved on the public highway, without division into separate parts.

Reason:

To define the scope of the permission and in the interests of visual amenity in accordance with Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan.

5. Within three months of the date of this permission the approved foul drainage system with a soakaway based on the submitted "Herringbone Soakaway Size v2 dated 12/06/2025" shall have been provided on site in accordance with the full details hereby approved.

Thereafter the site shall only be occupied by 6no. people maximum unless alternative details of a foul drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved system shall be provided on site prior to any increase in occupancy and maintained as such in perpetuity.

Reason:

To ensure no detriment to the environment and to comply with the terms of Policy MD7 (Environmental Protection) of the Local Development Plan.

6. No commercial or business activities shall take place on the land, including the storage of materials, nor shall any vehicle over 3.5 tonnes be stationed, parked or stored on the site.

Reason:

In the interests of the character and appearance of the site and conserving the rural character and appearance of the area, in accordance with Policies MG17 and MD1 of the Vale of Glamorgan Local Development Plan.

7. No further ground breaking works shall commence until the Local Planning Authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

8. Notwithstanding the submitted plans and details, within 56 days of the date of this permission, Ecological Mitigation Measures for both construction and operation of the approved development and based on all areas identified in section 5.3 and 5.4 of the submitted Preliminary Ecological Appraisal including a timetable for their implementation shall be submitted to the Local Planning Authority for their approval in writing. The development and further construction works shall thereafter be carried out in accordance with the approved strategy and timings set out within and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and biodiversity and to ensure compliance with Policies SP1 (Delivering the Strategy), MD7 (Environmental Protection) and MD9 (Promoting Biodiversity) of the Local Development Plan.

9. All planting, seeding or turfing comprised in the approved details of landscaping on plans 03e - Overall Site Plan and 04d Site Plan shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

10. The 2m high wooden boarded fence erected on the eastern boundary of the site adjacent the boundary with the A4232 road shall be maintained and retained as such as long as the site is being used as a gypsy/traveller pitch.

Reason:

In the interest of the amenity of the occupiers in accordance with Policy MD2- Design of New Development and MD7-Environmental Protection in the Local

Development Plan.

11. Within 56 days of the date of this permission 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) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination and monitor the site for the presence of gases** which may be present.
- (iii) 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 at (i)
- (iv) 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' (2023), 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.

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

12. Within 72 days of the date of this permission a detailed remediation scheme and verification plan to bring the site 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 scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) 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 in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

13. The remediation scheme approved by condition 12 above must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) 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 in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

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 in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

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 Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

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

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 Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

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

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 in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

18. Within 56 days of the date of permission details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies SP10 (Built and Natural Environment), MD2 (Design of New Development) and MG17 (Special Landscape Area) of the Local Development Plan.

19. The existing means of vehicle access shall maintain the existing vision splays provided.

Reason:

In the interest of highway and public safety in accordance with Policy MD2-Design of New Development of the Local Development Plan.

20. No gates whatsoever shall be located and fitted to open out over the adopted highway (All gates shall open inwards).

Reason:

In the interest of highway / Public Safety and the free flow of traffic along adopted Highway in accordance with Policy MD2-Design of New Development of the Local Development Plan.

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

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

2025/00333/RG3

Received on 10 April 2025

(P. 143)

APPLICANT: Vale of Glamorgan Council Civic Offices, Holton Road, Barry, CF63 4RU

AGENT: Mr Liam Griffiths Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Former Eagleswell School, Eagleswell Road, Llantwit Major

Variation of Condition 8 (Obscure Glazing/Fixed Windows) of Planning Approval 2023/01102/RG3 : Temporary housing accommodation and associated works.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the Head of Sustainable Development had deemed it necessary due to public interest in the original application.

Following the matter being addressed at the meeting, and due to the concerns raised by some Members concerning the application, a vote on officer's recommendations

was undertaken. The vote being carried by the majority of the Committee, the application was

APPROVED subject to the following condition(s):

1. The dwellings and any associated infrastructure associated with the residential use of the site shall be removed from the land in its entirety and the land shall be restored to its former condition on or before 22 July 2029.

Reason:

To ensure that local amenities are safeguarded and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Development).

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

Approved by 2023/01102/RG3:-

2657 00(02)100 Location Plan
 2657 00(03)300 Ancillary Details
 2657 00(03)301 Bin Store Details
 2657 00(03)302 Cycle Store Details
 2657 00(03)400a Site Sections
 2657 00(05)303 Fence Details
 Eag Hom Xx Zz Dr Zz 000017 Home 2b Flat Floor Plan
 Eag Hom Xx Zz Dr Zz 000018 Home Elevations Front And Top
 Eag Hom Xx Zz Dr Zz 000019 Home Elevations Side And Rear
 Wates Hom Xx Zz Dr Zz 000064 Home 3b Flat Floor Plan
 Wates Hom Xx Zz Dr Zz 000074 Home 1b Flat Floor Plan
 Beattie Passive Type 3 Bed Elevation
 Beattie Passive Type D 4 Bed Floor Plan Accessible
 Beattie Passive Type D 4 Bed Floor Plan
 Beattie Passive Type Da 4 Bed Elevation
 Beattie Passive Type Db 4 Bed Accessible Elevation
 Beattie Passive Type Db 4 Bed Elevation
 Beattie Passive Type Db 4 Bed Floor Plan Accessible
 Beattie Passive Type Db 4 Bed Floor Plan
 Beattie Passive Type Ga 3 Bed Floor Plan
 Beattie Passive Type Gb 3 Bed Elevation
 Beattie Passive Type Gb 3 Bed Floor Plan
 Egw Civ Xx Zz Dp C 9007 P3 D4 Estate Roads Refuse Tracking
 Egw Civ Xx Zz Dp C 9013 C1 D4 Highway Setting Out Sheet 1
 Egw Civ Xx Zz Dp C 9015 C1 D4 Surfacing And Kerbing Layout
 Egw Civ Xx Zz Dp C 9101 C1 D4 S278 General Arrangement
 Egw Civ Xx Zz Dp C 9104 C1 D4 Refuse Tracking L
 Topographical Survey
 Underground Services Survey
 Planning Statement

Preliminary Ecological Appraisal
 Reptile Survey Report
 Site Investigation Report
 Tree Constraints Plan
 Tree Survey
 Transport Statement
 Travel Plan
 Design and Access Statement
 Site Investigation Report April 2016
 ESG Desk Study Report January 2016
 EGW-CIV-XX-ZZ-DP-C-9001-C6-D4 - External Works Layout Sheet 1
 EGW-CIV-XX-ZZ-DP-C-9002-C6-D4 - External Works Layout Sheet 2
 EGW-CIV-XX-ZZ-DP-C-9003-C6-D4 - External Works Layout Sheet 3
 2657-00(03)130 - Plot 23 & 12 Section
 2657-00(03)111 - Plot 23 & 12 Site Plan
 Construction Environmental Management Plan
 EGW-CIV-XX-ZZ-DS-C-9004-P3-D4 - Long Sections Sheet 1
 EGW-CIV-XX-ZZ-DS-C-9005-P3-D4 - Long Sections Sheet 2
 EGW-CIV-XX-ZZ-DD-C-9006-C1-D4 - Highway Construction Details
 Lighting Plan
 2657 00(05)115 Boundary Treatments
 EGW-LAN-XX-00-DD-L-100 Landscape Strategy 3 For Construction V19
 EAG-HOM-XX-ZZ-DR-ZZ-000287 Type C01 Elevation Standard
 EAG-HOM-XX-ZZ-DR-ZZ-000457 Type Z01 Elevations
 EAG-HOM-XX-ZZ-DR-ZZ-000290 Type C02 Elevation Standard
 EAG-HOM-XX-ZZ-DR-ZZ-000460 Type Z02 Elevations
 EAG-HOM-XX-ZZ-DR-ZZ-00392 Type AE Elevations Gable
 EAG-HOM-XX-ZZ-DR-ZZ-000284 Type C Elevation Gable

Approved by 2023/01102/1/CD:-

Landscape and Ecological Management Plan (Tir Collective, October 2024, R03)

Approved by 2023/01102/3/CD

Highway condition survey prepared by Asbri Transport dated November 2024

Approved by 2025/00333/RG3:-

2657-00(03)110 Rev A Site Layout S73 WINDOWS, received 19/06/25
 A001 Quick Release Restrictor
 Resident Management Plan rev A, received 24/06/25

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. Prior to beneficial occupation of any respective unit, the fences, trellis and patio screens to serve that unit shall be erected in accordance with plan no. 2657 00(05)115 Boundary Treatments. Once erected, the boundary treatments shall thereafter be retained as such for the duration of occupation of the units.

Reason:

In the interests of privacy and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

4. The parking spaces shall be retained in accordance with drawing no. Egw Civ Xx Zz Dp C 9013 C1 D4 Highway Setting Out Sheet 1 and kept available for parking for as long as the development remains on site.

Reason:

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

5. The highway works including traffic calming measures shall be retained in accordance with the details on drawing no. EGW-CIV-XX-ZZ-DD-C-9006C1-D4 Highway Construction Details and maintained as such for the lifetime of development.

Reason:

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.

6. Notwithstanding the provisions of schedule 2, Part 1, classes 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.

Reason:

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

7. Any part of the rear windows in plots 9-27 that are below 1.7m in height above the level of the floor in the room that it serves shall be:

- 1) Obscurely glazed in relation to plots 9 – 27 in accordance with details approved by application ref. 2023/01102/2/CD;

- 2) Fixed closed in relation to plots 9-12, 19-20 and 22-26 in accordance with details approved by application ref. 2023/01102/2/CD and as marked purple on plan ref 2657-00(03)110 Rev A in relation to plots 13-18, 21 and 27 and;
- 3) Fixed with a quick release restrictor in relation to plots 13-18, 21 and 27 as marked green on plan ref 2657-00(03)110 Rev A in accordance with details ref. A001 Quick Release Restrictor.

The windows shall thereafter be retained at all times in accordance with the approved details.

A sign informing residents about the correct use of quick release restrictors, as detailed in the Resident Management Plan rev A received 24/06/25, shall be placed on each affected window prior to first beneficial occupation of any respective unit on plots 13-18, 21 and 27. The measures set out in the Management Plan shall be complied with whilst the units on plots 13-18, 21 and 27 remain in occupation.

Reason:

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

8. The site landscaping, ecological enhancements and open space areas shall be maintained in accordance with the Landscape and Ecological Management Plan (Tir Collective, October 2024, R03), as approved under ref. 2023/01102/1/CD, for the lifetime of the development.

Reason:

To ensure satisfactory maintenance of the landscaped and amenity areas to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

9. Any trees or plants forming part of the approved landscaping scheme (comprising drawing no. EGW-LAN-XX-00-DD-L-100 'Landscape Strategy 3 For Construction V19' and the Landscape and Ecological Management Plan approved under ref. 2023/01102/1/CD) which within the lifetime of this temporary consent die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure

compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments) of the Local Development Plan.

10. Within one month of the date of this consent, a plan/strategy to manage the removal of the temporary residential units from the site shall be submitted to the Local Planning Authority for approval in writing. The Strategy will detail the plans to relocate the modular units to alternative sites within the 5-year period from the grant of planning permission and should include the commencement of this work at least 18 months prior to the expiry of the planning permission with the 7 plots 21-27 being identified as those to be removed from the site first. The plan will detail the proposed method and numbers of units to be relocated to newly identified sites in batches appropriate to the size of the receiving site. The temporary residential units shall thereafter be removed from the site in accordance with the approved details.

Reason

To ensure that local amenities are safeguarded and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Development).

2025/00487/FUL

Received on 19 May 2025

(P. 164)

APPLICANT: Greenhill Investments (Vale) Limited c/o Agent,

AGENT: Mr Joe Ayoubkhani 14 Neptune Court, Vanguard Way, Cardiff, CF24 5PJ

Land North of Hayes Road, Sully

Proposed industrial unit, access, landscaping, drainage and associated works

APPROVED subject to the following condition(s):

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

Planning, Design, Access & GI Statement dated March 2025

Location Plan 20995-c

Stie Location Plan A101 Rev B received 27 June 2025

Construction Environmental Management Plan, Issue 01, by Vale Consultancy dated 9th May 2025.

20995_700 Rev 02 - Highway General Arrangement

20995_900 Rev 02 - 16.5m HGV Swept Path Analysis

20995_901 Rev 01 - Standard Car Swept Path Analysis

20995_510 Rev 02 Proposed Drainage Plan

Foul Drainage Report prepared by Vale Consultancy

Proposed Ground Floor Plan A103 Rev B

Proposed Mezzanine Floor Plan A104 Rev B

Proposed Roof Plan A105 Rev C

Proposed Elevations – Sheet 1 A106 Reb B

Proposed Elevations – Sheet 2 Rev B

Flood Consequence Assessment by Vale Consultancy 20995-FCA-02 dated 30 June 2025

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. No further development shall take place, until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. 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 (3) 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 to safeguard human health; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination in accordance with Policy MD7 of the adopted Local Development Plan.

3. Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation 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 unacceptable risks to controlled waters and ecological systems in accordance with Policy MD7 of the adopted Local Development Plan.

4. Prior to the occupation of the 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 x 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 and to ensure compliance with Policy MD7 of the adopted Local Development Plan.

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

identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

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

6. 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 pollution to the water environment in accordance with Policy MD7 of the adopted Local Development Plan.

7. 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 Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

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

8. 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.

9. Within one month of this consent a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained, set out measures for their protection throughout the course of development, in addition to details of equipment and layout of communal areas to serve the development and the proposed wayfaring/entrance feature within the site.

Reason:

To safeguard local visual amenities, 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.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

11. Any amenity areas approved as part of the approved landscaping scheme pursuant to condition 9, shall be provided in accordance with the approved details, within 3 months of the first beneficial occupation of the first unit hereby approved and maintained in accordance with the approved details in perpetuity thereafter.

Reason:

To ensure satisfactory maintenance of the landscaped and amenity areas to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

12. Prior to the first beneficial use of the development, a Biodiversity Enhancement Strategy addressing enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved strategy and timings set out within and thereafter retained in accordance with the approved details whilst the development remains in existence. The Strategy shall include the following:
- a) Details of any bird/bat box provision
 - b) Details of any landscaping features
 - c) Details of any additional ecological enhancements

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

13. Notwithstanding the submitted details, a schedule of materials (inclusive of samples and artistic elements) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to beneficial occupation of the unit hereby approved.

Reason:

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

14. The approved access and internal circulation layout, inclusive of 3.5m footway/cycleway to site frontage; vehicular and cycle parking as well as internal circulation spaces shall be laid out in accordance with the approved details, prior to the first beneficial use of the unit hereby approved and shall thereafter be so retained at all times to serve the unit hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway and public safety, and to ensure compliance with the terms of Policies MD1 and MD2 of the Local Development Plan 2011-2026.

15. The development permitted by this planning permission shall only be carried out in accordance with the Flood Consequence Assessment (FCA) produced by Vale Consultancy reference 20995-FCA-02 dated 30 June 2025 including that the finished slab level of the approved industrial units shall be set no lower than 7.25 metres Above Ordnance Datum (AOD) (Newlyn).

Reason:

To reduce the risk of flooding to the proposed development and future occupant, in accordance with the requirements of Policies SP1 and MD1 of the Adopted Local Development Plan 2011-2026 and TAN15- Development and Flood Risk.