

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 9th October, 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, P. Drake, A.M. Ernest,
W. Gilligan, N.P. Hodges, H.M. Payne, I.A.N. Perry and E. Williams.

Also present: Councillors C.P. Franks, G. John (Cabinet Member for Leisure, Sport and Wellbeing), K.P. Mahoney and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Ms Hanna Mawson	2024/01020/FUL – Land East of Treoes	The applicant or their representative
Mr Lynden Arnold	2025/00493/RG3 – Sully to Cosmeston Active Travel Route	Objectors to the application or their representative

Councillor K.P. Mahoney spoke in relation to Application No. 2025/00493/RG3 – Sully to Cosmeston Active Travel Route, as the local Ward Member.

369 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, with the Head of Sustainable Development, also informed the Committee on the status of the planning application for 2024/00959/FUL, Berth 31, Port of Barry, Wimborne Road, Barry which had been deferred by the Planning Committee at its last meeting on 11th September, 2025. It was explained that following this the applicant / agent had submitted to Planning officers of the Council an amended Dust Management Plan. Planning officers were currently in the process of engaging with consultees, Shared Regulatory Services and Natural Resources Wales in relation to this, as per the usual process around the submission of an amended plan, etc. The concerns raised by the Members of the Committee around this application when it was taken to Committee in September were appreciated, but it was the applicant's prerogative and right to submit the amended document to try and overcome the concerns raised. This amended document was being assessed, and as soon as a perspective and view on the impact of the amended document had been formed, the

deferred application would be brought back to the Planning Committee with these additional details and changes, in order that Members could consider them and whether their concerns had been adequately addressed by the amended plan.

370 APOLOGIES FOR ABSENCE –

These were received from Councillors J.E. Charles, C.M. Cowpe, Dr. I.J. Johnson and C. Stallard.

371 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 11th September, 2025 be approved as a correct record.

372 DECLARATIONS OF INTEREST –

Councillor M.R. Wilson (Vice-Chair) informed the Committee that he had sought advice from the Monitoring Officer concerning Application 2025/00493/RG3 – Sully to Cosmeston Active Travel Route, but had been advised that he had no conflict of interest (personal or prejudicial) through his Council Cabinet role (which did not cover this area) and therefore could stay in the meeting, speak and vote when the application in question was being addressed.

373 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.

374 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.

375 APPEALS (HSD) –

RESOLVED –

(1) T H A T it be noted that no Planning Appeals had been received at the time of the meeting taking place.

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

(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.

376 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 26 through to 28, as determined by the Head of Sustainable Development under delegated powers, be noted.

377 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.

2024/01020/FUL

Received on 30 October 2024

(P. 29)

APPLICANT: Windel Solar 9 Ltd, S10 Blyth Workspace Commissioners Quay, Quay Road, Blyth, NE24 3AG

AGENT: Hanna Mawson Queens House, Queen Street, Manchester, M2 5HT

Land East of Treoes, Bridgend

Development comprising of the construction and operation of a ground mounted solar farm alongside associated infrastructure, with the capacity to deliver up to 9.9MW of renewable energy.

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

Due to there being no unanimity on this application, a vote was called for, as follows:

Members	For	Against	Abstain
TOTAL	9	3	0

Therefore, the officer recommendations were carried. Following the above vote and discussions at the Committee, the application was subsequently

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:

Site Location Plan WIN-SOL-09-DR-01-01-02 Rev 05
 PV Layout FSF WIN-SOL-09-DR-03-01-01 Rev 14
 Landscape Masterplan P23-2943_EN_009_C
 Typical Panel Design P22-2943.400
 Typical Customer Substation P22-2943.402
 Typical CCTV Detail P22-2943.403
 Typical Fence Detail P22-2943.404
 Typical Spare Parts Store P22-2943.405
 Typical DNO Substation P22-2943.406
 Mineral Safeguarding Assessment prepared by mewp dated 20th May 2024
 Noise assessment prepared by LFAcoustics dated October 2024
 Planning Statement ref P22-2943 dated October 2024
 Design and Access Statement prepared by Pegasus Planning
 Archaeological Evaluation Report AAL2023159 dated January 2024
 Economic Benefits Statement ref P22-2943_R003v4_EC_MAN
 Solar Photovoltaic Glint and Glare Study ref 12321A prepared by Pager Power
 Agricultural Land Classification and Considerations dated October 2024 prepared by Kernon

Green Infrastructure Statement P22-2943_EN_011B prepared by Pegasus Group
 Flood Consequence Assessment and Surface Water Drainage Strategy ref P22-2943 prepared by Pegasus Group
 Barn Owl Mitigation ref: BIOC22-113 V2 prepared by Biodiverse Consulting
 Ecological Management Plan ref: BIOC22-113 V5
 Construction Traffic Management Plan ref P22-2943-TR-R01 Rev C
 Heritage Statement P22-2943 prepared by Pegasus Group
 Landscape and Visual Impact Assessment ref P22-2943 prepared by Pegasus Group

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. Within 41 years from the date when electricity is first exported, or within one year of the cessation of the generation of electricity from the site, whichever is sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby permitted shall have been dismantled and removed from the site and the site restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The developer shall notify the Local Planning Authority in writing no later than five working days following the commencement of export of electricity and cessation of power production.

Reason:

In the interests of visual amenity and to ensure compliance with Policies MD1 (Location of New Development), MD2 (Design of New Development) and MG17 (Special Landscape Areas) of the Local Development Plan.

4. No later than 12 months before the end of the 40-year operating period (or within 6 months of the cessation of electricity production) a Decommissioning Environmental Management Plan (DEMP) shall be submitted for the written approval of the LPA. The DEMP shall include details of the following:
 - i) Surveys and assessments to identify the existing ecology and habitat status at the time of decommissioning (including a new ecological impact assessment supported by updated protected species surveys as necessary to establish the habitats present on site, the likelihood of these habitats to support protected species, whether any protected species are present, if present how they may be impacted, and the measures that will be put in place to mitigate impacts);
 - ii) Method Statement detailing the process and extent of removal of surface elements of the photovoltaic solar farm and associated development and any foundations, anchor systems, trackways and subsurface cabling and associated works;

- iii) Proposals for effective recycling and disposal of decommissioned elements;
- iv) Traffic management plan to address likely traffic impacts arising from decommissioning operations;
- v) Measures to ensure environmental protection at the site to cover all decommissioning operations;
- vi) Measures to ensure ecological protection at the site to cover all decommissioning operations informed by the surveys and assessments under i) above;
- vii) Implementation timescales and schedules for all elements of the DEMP;
- viii) Reporting and monitoring responsibilities and delivery mechanisms for all elements of the DEMP; and
- ix) Site restoration measures including landscaping and landscaping management following all decommissioning operations.

The approved details within the DEMP shall thereafter be implemented in accordance with the approved details and timescales.

Reason:

To ensure that upon the expiry of the lifespan of the development, the development is decommissioned and the land restored appropriately, in the interests of visual amenity and ecology and to comply with Policy 18 of Future Wales and LDP Policies MD1 (Location of New Development), MD2 (Design of New Development) and MG17 (Special Landscape Areas).

5. Notwithstanding the submitted details, prior to the commencement of development, further details of passing bays to be utilised or constructed on the identified construction route to the site (as per appendix A of the submitted CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include swept paths for each bay for 12.0m rigid HGV's and construction specifications for the site access passing bay. The bays shall be constructed in accordance with the submitted details prior to any development at the site being commenced.

Reason:

In the interests of highway safety and free flow of traffic along the adjacent highway network, in accordance with Policy MD2 (Design of New Development) of the Local Development Plan.

6. No development or demolition (including vegetation clearance, topsoil strip or other groundworks) shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in strict accordance with the approved details.

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.

7. The archaeological report, as specified and required by condition 6, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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.

8. 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 an updated LEMP, Skylark Mitigation Strategy and Landscaping Strategy setting out:

- i) The intended location, purpose and composition of retained and created vegetation and habitat types, together with a timetable for their implementation, and targets for their establishment to reach an agreed condition for the achievement of their intended purpose;
- ii) Methods of vegetation establishment and targets for coverage;
- iii) Details of the retention and management, for the lifetime of the development, of retained and created vegetation and habitat types including details of remedial action that may be required if targets are not met, or if vegetation dies, or becomes seriously diseased, or vegetation or habitat types are removed or are damaged or destroyed;
- iv) Details of the responsibilities for, and process for the annual reporting of, progress in implementing, establishing and maintaining the LEMP, Skylark Mitigation Strategy and landscaping strategy, including any remedial works, in accordance with agreed targets.
- vi) Details of replacement hedgerow planting, including measures to avoid archaeological resource
- vii) Details of lighting to ensure the maintenance of dark corridors throughout the site

The development shall be undertaken in accordance with the approved details.

Reason:

In the interests of the character and appearance of the area and to ensure biodiversity impacts are mitigated and appropriate enhancement and management is secured, in accordance with LDP Policies SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MD1 (Location of New Development), MD2 (Design of New Development), MD8 (Historic Environment) and MD9 (Promoting Biodiversity).

9. Notwithstanding the submitted details, prior to their installation, details of the position of CCTV equipment, the external finishes of the switchgear and solar transformer containers, all cabling routes and any additional fencing and lighting (to include provision for hedgerows to remain as dark corridors) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason:

In the interests of the character and appearance of the area and to ensure biodiversity impacts are mitigated in accordance with LDP Policies SP10 (Built and Natural Environment), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) and MD9 (Promoting Biodiversity).

10. No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
 - Hours of operation
 - Methods of construction, including any piling
 - Measures to control odour, dust, and other airborne pollutants
 - Noise mitigation measures
 - Details of site lighting
 - Construction methods: details of materials, how waste generated will be managed;
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.

- Traffic Management: details of site deliveries, parking for operatives, plant on site, road sweeping, and wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- a system for the management of complaints from local residents which will incorporate a reporting system.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason:

To ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction and to ensure compliance with the provisions of Policy MD7 (Environmental Protection) and MD9 (Promoting Biodiversity) of the Local Development Plan.

2025/00238/FUL

Received on 31 March 2025

(P. 64)

APPLICANT: Mr Nicky Gannon-Johns, 8 Paget Road, Barry, CF62 5TQ

AGENT: Mr Geraint John, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

8 Paget Road, Barry

Variation of Conditions – Condition 2 (Approved Plans), 6 (Balconies), 7 (Parking Provision) of Planning Permission Ref. 2022/01185/FUL: Proposed change of use and conversion of the first and second floor and extension of The Merrie Friars building (8 and 9, Paget Road, Barry Island) to create six residential units (five additional) at 8 Paget Road, Barry.

This application was initially deferred from the Planning Committee of 11th September, 2025 to allow for approval of the application subject to a schedule of conditions. The application had to be determined by Planning Committee under the Council's approved scheme of delegation because it had been called-in by Councillor S.D. Perkes. The reason provided *“due to the importance of the regeneration area that this development scheme is in. It therefore supports the aims of the regeneration scheme”*.

APPROVED subject to the following condition(s):

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

Location Plan

R702 16 A1 Proposed Ground Floor Plan
 R702 17 A1 Proposed First Floor Plan
 R702 18 A1 Proposed Second Floor Plan
 R702 19 A1 Proposed Roof Plan
 R702 20 A1 Proposed Elevations
 R702 40 A0 Proposed Basement Floor Plans

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 building shall be adapted so as to provide sound insulation against both airborne and impact noise to achieve the following noise levels:

Bedrooms: LAeq, T 30dB(A) with an LAmax fast 45
 Living rooms: LAeq, T 35dB(A)

Following completion of the proposed development and prior the first beneficial occupation of any of the units, a sound test of the premises shall be undertaken by a suitably qualified acoustician and a test report submitted to and approved by the Local Planning Authority. The report shall either demonstrate that sufficient noise insulation is in place or identify the remedial action that is necessary to meet the required noise levels, along with a timetable for their implementation. Should remedial action be deemed to be required and the agreed timetables for their implementation be breached, the occupation of the development shall cease until such time as it is confirmed that the agreed remediation measures have been fully implemented.

Reason:

To safeguard the amenities of the occupiers of the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

3. Notwithstanding the submitted plans and details, no unit shall be occupied until the proposed roof terrace and balconies which serve them have been constructed, are available for the occupiers to use, and 1.8m high obscurely glazed privacy screens (using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration) have been erected along their sides, in accordance with the details that have first been submitted to and approved by

the Local Planning Authority. Once erected, the privacy screens shall also thereafter be retained for the lifetime of the development.

Reason:

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

4. The development shall be carried out in accordance with the Biodiversity Mitigation and Enhancement Strategy approved on 20.02.24 under planning reference 2022/01185/1/CD. The enhancement measures set out within shall also be provided in accordance with the approved timings and, thereafter, retained in perpetuity in accordance with the approved details.

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.

5. No unit shall be occupied until the parking spaces, circulation space, bin store, and cycle store have been laid out within the site in accordance with drawing no 'R702 40 A0 Proposed Basement Floor Plan' and no gate shall be erected across the vehicular access to the rear lane unless it is in accordance with details which have first been submitted to and approved by the Local Planning Authority.

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.

2025/00493/RG3 Received on 27 May 2025

(P. 82)

APPLICANT: Vale of Glamorgan Council, The Alps Depot, Quarry Road, Wenvoe, CF5 6AA

AGENT: Mr Marcus Bayona-Martinez, Hodge House, Suite 4d, 4th Floor, 114 - 116, St Marys Street, Cardiff, CF10 1DY

Sully to Cosmeston Active Travel Route

Works for a shared pedestrian and cycle route (Active Travel Route), earthworks, landscaping and associated works from Sully to Cosmeston.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation as it was of a scale and nature that was not covered by the scheme of delegation. Furthermore, the application had been

called-in for determination by Councillor Mahoney who had raised concerns with the scheme which were set out in the body of the report.

Subsequently, a vote was called for to approve the Council Planning officer's recommendations, which was duly seconded, with the vote to be recorded and having taken place as follows:

Members	For	Against	Abstain
Julie Aviet	√		
Gillian Bruce		√	
Ian Buckley	√		
Christine Cave		√	
Pamela Drake	√		
Anthony Ernest	√		
Wendy Gilligan	√		
Nic Hodges	√		
Helen Payne	√		
Ian Perry	√		
Neil Thomas	√		
Eddie Williams	√		
Mark Wilson	√		
TOTAL	11	2	0

Therefore, the application was approved. Subsequently, the Committee agreed

Deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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

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

10056562 Arc At 010 Dr C 00002 Site Location Plan
 10056562 Arc At 030 Dr C 00001 Fencing & Bollard Construction Details
 10056562 Arc At 072 Dr C 00001 Typical Cross Sections Sheet 1
 10056562 Arc At 072 Dr C 00003 Typical Cross Sections Sheet 2
 10056562 Arc At 110 Dr C 00003 General Arrangement Overview
 10056562 Arc At 110 Dr C 00004 General Arrangement Sheet 1
 10056562-ARC-AT-110-DR-C-00005-General_Arrangement-Sheet_2
 10056562-ARC-AT-110-DR-C-00006-General_Arrangement-Sheet_3
 10056562-ARC-AT-110-DR-C-00007-General_Arrangement-Sheet_4
 10056562 Arc At 110 Dr C 00008 General Arrangement Sheet 5
 10056562 Arc At 110 Dr C 00009 General Arrangement Sheet 6
 10056562-ARC-AT-110-DR-C-00010-General_Arrangement-Sheet_7
 10056562-ARC-AT-110-DR-C-00011-General_Arrangement-Sheet_8
 10056562 Arc At 110 Dr C 00012 General Arrangement Sheet 9
 10056562 Arc At 110 Dr C 00013 General Arrangement Sheet 10
 10056562-ARC-130-AT-DR-CE-00011-Wildlife Sensitive Lighting Plan
 10056562 Arc At 130 Dr C 00001 Proposed Street Lighting Layout Sheet 1
 10056562 Arc At 130 Dr C 00002 P01 Street Lighting Sheet 2
 10056562 Arc At 130 Dr C 00003 P01 Street Lighting Sheet 3
 10056562 Arc At 130 Dr C 00004 Proposed Street Lighting Layout Sheet 4
 10056562 Arc At 130 Dr C 00005 P01 Street Lighting Sheet 5
 10056562 Arc At 130 Dr C 00006 Proposed Street Lighting Layout Sheet 6
 10056562 Arc At 130 Dr C 00007 P01 Street Lighting Sheet 7
 10056562 Arc At 130 Dr C 00008 P01 Street Lighting Sheet 8
 10056562 Arc At 130 Dr C 00009 P01 Street Lighting Sheet 9
 10056562 Arc At 130 Dr C 00010 P01 Street Lighting Sheet10
 10056562 Arc At 300 Dr A 00001 P01.2 Soft Landscape Design (Sheet 1 of 11)
 10056562 Arc At 300 Dr A 00002 Soft Landscape Design Sheet 2 of 11
 10056562 Arc At 300 Dr A 00003 Soft Landscape Design Sheet 3 of 11
 10056562 Arc At 300 Dr A 00004 Soft Landscape Design Sheet 4 of 11
 10056562 Arc At 300 Dr A 00005 P01.2 Soft Landscape Design (Sheet 5 of 11)
 10056562 Arc At 300 Dr A 00006 P01.2 Soft Landscape Design (Sheet 6 of 11)
 10056562 Arc At 300 Dr A 00007 Soft Landscape Design Sheet 7 of 11
 10056562 Arc At 300 Dr A 00008 Soft Landscape Design Sheet 8 of 11
 10056562 Arc At 300 Dr A 00009 P01.2 Soft Landscape Design (Sheet 9 of 11)
 10056562 Arc At 300 Dr A 00010 P01.2 Soft Landscape Design (Sheet 10 of 11)
 10056562 Arc At 300 Dr A 00011 P01.2 Soft Landscape Design (Sheet 11 of 11)
 10056562-ARC-300-AT-TR-EC-00002 Ecological Impact Assessment Rev 2
 10056562-ARC-XX-XXX-TR-ZZ-00002 Design and Access Statement
 10056562-ARC-XX-XXX-TR-ZZ-00001 Planning Statement

10056562-ARC-XXX-AT-TR-HI-00028 Cultural Heritage Desk-Based Assessment of Sully to Cosmeston Active Travel Route
 10056562-ARC-AT-300-RP-E-00002 Badger Survey Report
 10056562-ARC-XX-XXX-RP-E-00004 Ground Level Tree Assessment
 10056562-ARC-XX-XXX-RP-E-00003 Hazel Dormouse Survey Report - Appendix E - Dormouse Conservation Plan – EcIA, Ref: 10056562-ARC-300-AT-TR-EC-00002, Rev 02, prepared by Arcadis, dated April 2025.
 10056562-ARC-EGN-ZZ-LVA-RP-00001 Landscape And Visual Impact Assessment
 Sully - Cosmeston ATR Drainage Strategy & FCA - 10056562-ARC-050-AT-DR-CE-00002-Flood Consequences Assessment
 10056562-ARC-XX-300-TR-LV-00001 Green Infrastructure Statement
 10056562 Arc Xx 110 Dr C 00003 Saint Mary's Well Bay Road Ramp
 10056562 Arc Xx 050 Rp C 0001 Sully Cosmeston Drainage Strategy (1)
 Huw Davies (case officer) email to NRW (15/07/25)

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. Notwithstanding the submitted details, 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 and location of any bird and bat box provision
 - c) Details and location of any additional ecological enhancements (habitat piles etc)

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.

4. No development or demolition (including vegetation clearance, topsoil strip or other groundworks) shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in strict accordance with the approved details.

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.

5. The archaeological report, as specified and required by condition 4, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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

6. 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) Locations where vegetation clearance shall be supervised by a suitable qualified ecologist,
 - ii) Avoidance and mitigation measures to avoid potential killing or injury of dormice during works,
 - iii) Tree felling and pruning methods to avoid potential killing or injury of bats,
 - iv) Actions to be taken if a dormouse and/or bats, or dormouse nest, are found during works, and
 - v) Timing of vegetation management works, to avoid impacts on dormouse breeding season or hibernation period.
 - vi) loading and unloading of plant and materials;
 - vii) storage of plant and materials used in constructing the development;
 - viii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - ix) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
 - x) a scheme for storing/recycling/disposing of waste resulting from demolition and construction works.
 - xi) hours of construction;
 - xii) measures to reduce dust, noise and light spill

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 / Policies SP1

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

7. Prior to the first beneficial use of the footpath/cycle lane, details of the proposed fencing along the boundary with the Baruch site (identified on plan ref:10056562 Arc At 110 Dr C 00009 General Arrangement Sheet 6) shall be submitted to and agreed by the Local Planning Authority. The details should include its siting, height and appearance. The fence, as agreed, shall be erected prior to beneficial use of the development hereby approved and thereafter be retained in perpetuity.

Reason:

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

8. Prior to the commencement of any site clearance, tree removal, construction works or development shown on plan references 'Figure 6 and 7 of the Tree Retention/Removal Strategy provided by Tr33 services', a revised Arboricultural Impact Assessment and tree strategy for that particular phase of the route, shall be submitted to and approved in writing by the Local Planning Authority. This should include:

- a) details of the number and nature of works to trees (including removal, pruning or other tree work)
- b) confirmation and details of replacement planting to be at a planted at a ratio of 3:1

The works shall thereafter be carried out in accordance with the approved details.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments), MD8 (Historic Environment) of the Local Development Plan.

9. The development shall at all times be carried out in accordance with the recommendations and mitigation methods contained within documents titled 'Ecological Impact Assessment, Sully to Cosmeston ATR, Document Ref: 10056562-ARC-300-AT-TR-EC-00002, Revision: 02, prepared by Arcadis, dated April 2025, Hazel Dormouse Survey Report, Sully to Cosmeston ATR, Document Ref: 10056562-ARC-XX-XXX-RP-E-00003, Revision: 01, prepared by Arcadis, dated December 2023. - Appendix E - Dormouse Conservation Plan – EclA, Ref: 10056562-ARC-300-AT-TR-EC-00002, Rev 02, prepared by Arcadis, dated April 2025, Street Lighting Sheets 1-10, 10056562-ARC-AT-130-DR-C-00001-00010, P01, prepared by Arcadis, dated October 2024. , in

addition to Email from Huw Davies to South East Planning NRW, at 15/07/2025 at 11:18.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European Importance) & MD9 - Promoting Biodiversity of the Local Development Plan & the Council's adopted Supplementary Planning Guidance on Biodiversity.

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), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

11. The lighting layout shall be provided in accordance with the approved details as shown on '10056562-ARC-130-AT-DR-CE-00011-Wildlife Sensitive Lighting Plan (sheets 1 - 10)' prior to the beneficial use of the development hereby approved and retained as such thereafter. The lighting in the area annotated as 'extent of wildlife sensitive lighting' on the approved plans shall be turned off between 00:00-05:00, to reduce impacts to light-sensitive species (e.g. dormice and bats).

Reason:

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

12. 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 Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

13. Any topsoil [natural or manufactured], or subsoil, aggregates (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 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 policy MD7 of the Vale of Glamorgan Local Development Plan.

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

Reason:

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

15. No surface water and/or land drainage shall be allowed to connect directly or indirectly either directly or indirectly, into the public sewerage network.

Reason:

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

2025/00597/FUL Received on 17 June 2025
(P. 122)

APPLICANT: Mr Jacob George, 5 Meadow View Court, Sully, Penarth, CF64 5AY

AGENT: Dr Somas Kandiah, 58B Clearwater Way, Lakeside, Cardiff, CF23 6DJ

Christ Church Presbyterian, Tynewydd Road, Barry

Proposed change of use to retail, restaurant and staff accommodation with first floor rear extension with internal and external alterations

The application was required to be determined by Planning Committee because the application had been called in by Councillor Dr. I.J. Johnson, for the reason “*This is a change of use of a historic Barry building in a central location and committee should be apprised of the implications of this upon the town centre and surrounding area, and be able to consider the positive and negative impacts of this change*”.

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:

100 Location Plan
101 D Proposed Site Plan
102 D Proposed Ground Floor
103 C Proposed First Floor
104 C Proposed Front Elevation
105 A Proposed South East Elevation
106 B Proposed North West Elevation
107 C Proposed Rear Elevation
Proposed Mechanical Ventilation for Canopy Extraction
Fan Details
Filter Details
Silencer Details

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. A full schedule and samples of the materials to be used in the construction of the development hereby approved, including the proposed gate and the wall and pillar to be reinstated, 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 its first beneficial use.

Reason:

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

4. Notwithstanding the submitted plans and prior to their use in the development hereby approved, further plans and sections of the proposed windows (including sectional details at scale 1:20), doors and eaves/rainwater goods shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

5. Notwithstanding the submitted details, a scheme of hard and soft landscaping 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), identify those to be retained, set out measures for their protection throughout the course of development and a method statement, and provide a schedule of proposed planting together with a method statement for their initial care and establishment.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), and MD2 (Design of New Developments) of the Local Development Plan.

6. 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), SP10 (Built and Natural Environment) and MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the submitted details, no development shall take place until a bat mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) Confirmation that access will be available to a licensed and qualified bat handler.
- ii) Details of how all contractors are made aware of the potential for bats to be present (a toolbox talk or similar)
- iii) Steps to be undertaken if a bat or roost is discovered during the works
- iv) Details of a bat roost box to be installed early on in the works (at a height of more than three metres), which could be used to relocate discovered bats.

The development shall then proceed in accordance with the measures in the approved Bat Mitigation Strategy.

Reason:

In the interests of ecology 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.

8. The biodiversity enhancement measures set out in plan ref: 107 shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

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.

9. Before the use hereby approved commences, the equipment to control the emission of fumes and odour from the premises shall be installed fully in accordance with approved details contained in Condition 2. All equipment

installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues, unless superseded by details required and approved by the Local Planning Authority under Condition 10.

Reason

To ensure that the amenities of neighbouring occupiers are safeguarded and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. No plant or machinery other than expressly authorised by this permission shall be installed on the site unless details have first been submitted to and approved by the Local Planning Authority. All plant and machinery shall operate to achieve an overall rating level figure no higher than no higher than -5db LAeq during the daytime and -5dB LAeq during the night compared to existing background levels, measured at the boundary of the nearest residential property (Newlands Street), and the resulting noise shall contain no tonal element. Post installation testing shall also be carried out within 6 weeks of the first operation of any plant and machinery, including the mechanical extraction system, and details of the test results shall be submitted to the Local Planning Authority in writing within 14 days of the test date, together with any details of mitigation should the units not achieve the required overall rating figure(s) stated above. If the rating levels exceed those specified above, the plant and machinery shall cease operation until the mitigation has been approved and implemented. Any such approved mitigation measures shall be retained in perpetuity.

Reason:

To ensure that residential amenity is protected, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan

11. The use hereby permitted shall not be open to customers outside of the following hours:

08:00 to 22:00 on Monday to Saturday
09:00 to 21:00 on Sunday

Reason:

To ensure that residential amenities are protected, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

12. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason:

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

13. Prior to the commencement of development, a Deliveries Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include a requirement for deliveries to avoid peak times, and identify safe and convenient places to park in order to unload.

Reason:

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