

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 15th January, 2026.

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, Dr. I.J. Johnson, H.M. Payne, I.A.N. Perry, C. Stallard and E. Williams.

Also present: Councillors W.A. Hennessy, G. John (Cabinet Member for Leisure, Sport and Wellbeing) and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Mr Paul Thomas	2021/00209/FUL - Land at Sigingstone	Objectors to the application or their representative
Ms Sarah Brewer	2021/00209/FUL - Land at Sigingstone	A representative of a Town or Community Council
Mrs Catherine Blyth	2021/00209/FUL - Land at Sigingstone	The applicant or their representative
Mr James Scarborough	2023/00815/FUL - BSW Holdings Ltd, Units 60-62 Dyffryn Business Park	The applicant or their representative
Mr Dennis Clarke	2024/00959/FUL - Berth 31, Port of Barry, Wimborne Road, Barry *	Objectors to the application or their representative
Mr Lynden Mack	2024/00959/FUL - Berth 31, Port of Barry, Wimborne Road, Barry *	Objectors to the application or their representative
Mr Paul Robertson	2024/00959/FUL - Berth 31, Port of Barry, Wimborne Road, Barry *	Objectors to the application or their representative
Mr Tom Dunn	2024/00959/FUL - Berth 31, Port of Barry, Wimborne Road, Barry *	The applicant or their representative

* This Planning application was deferred at the start of the meeting concerning this item and therefore the registered speakers in attendance did not speak.

569 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”.

570 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 9th October, 2025 be approved as a correct record.

571 DECLARATIONS OF INTEREST –

No declarations of interest were received.

572 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.

573 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 12 through 20, under the above delegated powers, be noted.

574 APPEALS (HSD) –

RESOLVED –

- (1) T H A T the Planning 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 the Enforcement Appeal Decisions, as detailed in Section (d) of the report, be noted.
- (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.

575 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 33 through to 34, as determined by the Head of Sustainable Development under delegated powers, be noted.

(ii) 2025/00007/TREE Boverton Castle –

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because objections had been received following the Tree Preservation Order being made.

RESOLVED – T H A T Tree Preservation Order No. 3 of 2025 relating to Bovertown Castle, Eagleswell Road, Bovertown, Llantwit Major, be confirmed.

Reason for decision

Having regard to the Council's duties under the Equality Act 2010 the proposed imposition of a TPO did not have any significant implications for, or effect on, persons who shared a protected characteristic.

It was considered that the decision complied with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

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

576 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.

2024/00959/FUL Received on 10 December 2024

(P. 47)

APPLICANT: South West Wood Products Limited Clifton Moor, Clifton, Penrith, CA10 2EY

AGENT: Lesley Loane Roundhouse Cottages, Bridge Street, Frome, BA11 1BB

Berth 31, Port of Barry, Wimborne Road, Barry

A change of use to a wood processing facility.

DEFERRED – This application was deferred following a number of written representations having been received as part of the 'Matters Arising' documentation produced in relation to this application and report, which require further consideration by Planning officers for the Vale of Glamorgan Council.

Reason for decision

In order to give Planning officers for the Council adequate time to review and address the various matters arising information and written representations provided in relation to this application and planning report.

2022/00396/FUL Received on 7 May 2025

(P. 66)

APPLICANT: Mrs Lorraine Garrad-Jones Gileston Manor, Gileston Road, Gileston, CF62 4HX

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

Gileston Manor, Gileston Road, Gileston

Application for the dual use of the Manor House (use as guest accommodation and ceremony venue, whilst remaining a permanent residence dwellinghouse) and the expansion of the site area permitted in association with the use of the venue.

WITHDRAWN – following discussions with the applicant to withdraw this application.

Reason for decision

Withdrawn based on the decision by the applicant to do so.

2021/00209/FUL

(P. 87)

Received on 17 February 2021

APPLICANT: Mr and Mrs A W Morgan and Newydd Housing Association c/o Agent
AGENT: Mr Pete Sulley Asbri Planning Ltd., Unit 9, Oak Tree Court, Cardiff Gate
 Business Park, Cardiff, CF23 8RS

Land to the South West of Sigingstone

Proposed residential development of 10 dwellings and associated infrastructure works

Following discussions on this application, and due to there being no unanimity on this, a vote was called. This was requested by Committee Members to be a Recorded Vote, which took place as follows:

Member	For	Against	Abstain
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	√		
Dr. I.J. Johnson		√	
H.M. Payne	√		
I.A.N. Perry		√	
C. Stallard	√		
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	10	7	0

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

RESOLVED – T H A T subject to Welsh Government removing the holding direction the application be

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:

s.7740-P-03 A Suds Details (received 17/02/2021)

AMENDED - 2103-000 Site Survey (received 16/02/2022)

Site Location Plan (received 16/02/2022)

783.01 reva Landscape Proposals 16.06.25 (received 02/07/2025)

783/02 reva Landscape Planting Plan 23/06/2025 (received 02/07/2025)

2103-002ZD site plan.pdf (received 08/10/2025)

2103-010F flat plans + elevations.pdf (received 08/10/2025)

2103-011D house plans (6P4B + 5P3B).pdf (received 08/10/2025)

2103-012D house elevations.pdf (received 08/10/2025)

2103-013G bungalow plan + elevations.pdf (received 08/10/2025)

2103-014A house plans (4P2B).pdf (received 08/10/2025)

2103-015 street elevation.pdf

2103-002ZE site plan.pdf (received 05/12/2025)

Ecological Impact Assessment, Project: Sigingstone, Cowbridge, Vale of Glamorgan, V1, Dated March 2025 by Ecological Services Ltd. – Sections 4 and 5.

Tree Survey, Project: Sigingstone, Cowbridge, Vale of Glamorgan, V1.0, dated July 2020, by Ecological Services Ltd. – Sections 10 and 11.

783.03 Plant Schedules and Specification (received 02/07/2025)

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.

3. This permission relates specifically to the provision of 10 affordable housing units. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provision),

MG4 (Affordable Housing), MD4 (Community Infrastructure and Planning Obligations), and MD10 (Affordable Housing Settlements Outside of Settlement Boundaries) of the Local Development Plan.

4. Notwithstanding the submitted details, prior to their use in the development a schedule of materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first beneficial use of the development.

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.

5. Notwithstanding the submitted plans and details, prior to the beneficial occupation of any unit, full details of the local area of play (LAP) including equipment and details of a schedule of maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The local area of play (LAP) shall be completed in accordance with the approved details prior to beneficial occupation of any of the residential units hereby approved and shall thereafter be maintained in accordance with the approved details.

Reason:

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

6. All means of enclosure associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority and include hedgehog friendly (130 mm square) gaps. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

To safeguard local visual amenities and secure biodiversity enhancement, and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD9 (Promoting Biodiversity) of the Local Development Plan.

7. The biodiversity enhancement measures set out in plan ref:783.01 reva Landscape Proposals 16.06.25 (received 02/07/2025) and 783/02 reva Landscape Planting Plan 23/06/2025 (received 02/07/2025 and document ref: GI Statement June 2025 and 2025 03 Ecological Impact Assessment shall be

carried out in full prior to the first beneficial occupation or use of the development and thereafter retained and maintained 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.

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

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with 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. 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) , MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

10. Notwithstanding the submitted details, no development shall take place, including site clearance, until a site wide dormouse Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- i) An assessment of the impacts of the proposals upon dormice. This should consider direct and indirect impacts and address the construction and operational phases. Clarification of the extent and distribution of existing habitat; habitat lost, habitat to be retained, enhanced, and any habitat to be created; and an assessment of their condition and value for dormice.
- ii) Details of the desired conditions of features (present and to be created) at the site.
- iii) A site clearance strategy which details the protective measures and procedures to be taken to avoid or minimise the impacts of works on dormice.

This should include measures to prevent or reduce incidental capture or killing and actions to be taken in the event dormice are found.

- iv) Details of timing, phasing and duration of construction activities and conservation measures.
- v) Details of short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired condition.

The protection and management plan shall then be completed in accordance with the timings approved by the local planning authority.

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) and MG20 (Nationally Protected Sites and Species)] of the Local Development Plan.

11. No development shall take place until a Great Crested Newt protection plan has been submitted to and approved in writing by the Local Planning Authority. The Great Crested Newt protection plan shall include:

- i) A plan showing Great Crested Newt protection zones;
- ii) Details of development and construction methods within Great Crested Newt protection zones and measures to be taken to minimise the impact of any works; and
- iii) Details of phasing of completion of the protection plan.

The Great Crested Newt protection plan shall be completed in accordance with the approved phasing and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) MG19 (Sites and Species of European Importance) / MG20 (Nationally Protected Sites and Species) of the Local Development Plan.

12. If within a period of 5 years from the date of the planting of any tree proposed as part of the landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree.

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

13. 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.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
 - xiii) a system for the management of complaints from local residents which will incorporate a reporting system.
 - xv) 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.
 - xvi) 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.
 - xvii) Soil management: phasing of the development to minimise exposed ground The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
 - xviii) Preconstruction bat survey is undertaken of tree T9.
 - xix) Details of any generators or piling activities (including timings)

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

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

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 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.

15. 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.

16. 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.

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. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.

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) / MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

19. Prior to the commencement of any works, full engineering details of all traffic arrangements (including carriageways, footways, kerb radii, means of surfacing, materials, crossing points, street lighting, drainage etc.), associated with the means of access to and within the site shall be submitted to and

approved in writing by the LPA. Thereafter, the development shall not be occupied until all works have been undertaken in accordance with the approved details and thereafter the access and associated visibility splays shall be maintained in accordance with the approved details.

Reason: To ensure the internal access within the site is provided and constructed in accordance with the Council's standard details for adoption, in the interests of highway safety, in compliance with the provisions of Policy MD2 of the adopted Development Plan.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

Reason:

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

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 'Delivering the Strategy'; SP3 'Residential Requirement'; SP4 – Affordable Housing Provision; SP9 'Minerals'; SP10 'Built and Natural Environment'; MG1 'Housing Supply in the Vale of Glamorgan'; MG2 'Housing Allocations'; MG4 'Affordable Housing'; MG18 'Green Wedges'; MG19 'Sites and Species of European Importance'; MG20 'Nationally Protected Sites and Species'; MG21 'Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species'; MG22 'Development in Minerals Safeguarding Areas'; MG28 'Public Open Space Allocations'; MD1 'Location of New Development'; MD2 'Design of New Development'; MD3 'Provision for Open Space'; MD4 'Community Infrastructure and Planning Obligations'; MD5 'Development within Settlement Boundaries'; MD6 'Housing Densities'; MD7 'Environmental Protection'; MD8 'Historic Environment'; MD9 'Promoting Biodiversity'; it is considered that the proposals are considered to be acceptable with regard to principle; density; visual and landscape impact; design and layout; highways issues; impact upon residential amenity of residents of existing neighbouring properties; amenity of future occupiers of the site; drainage and flood risk; ecological impacts (including trees and hedgerow); and mineral safeguarding.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

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

2023/00815/FUL

Received on 10 August 2023

(P. 136)

APPLICANT: BSW Holdings Units 60-62, Dyffryn Business Park, Llantwit Major Road, Llandow, CF71 7PY

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

BSW Holdings Ltd., Units 60-62, Dyffryn Business Park, Llantwit Major Road, Llandow

The proposed erection of 1no. building to provide 3no. commercial units with associated parking and other works

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.

RESOLVED – T H A T, subject to a Section 106 Agreement to provide for the following:

- £5,020 for training and development;
- £40,940 towards sustainable transport contributions;
- 1% of build costs towards public art.

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:

BSW732_E - Site Layout and Location Plan (Phase 2)
Bsw726_E Pre1 - Phase 2 - Plan View
Bsw729_C - Phase 2 - Drainage Concept
28646 Hyd Xx Xx Dr C 7000 P02 Drainage Strategy

49275c - Kingfisher lighting
49275/PJ/F Kingfisher Lighting Map
C23034 Atp Dr Tp 004 - Site access general arrangement and visibility plan
C23034 Ts01 Iss4 Transport Statement Compressed
BSW723_H Phase 2 - Corner unit (triple)
BSW731_H Site layout proposal - Phase 2 new road
C23034.TS01 Traffic Survey
Landscape Specification & Management Plan
Detailed Soft Landscape Proposals (Rev B)
BSW742_B - Public Open Space P2
Cechowicz, D. (2025). 'Dyffryn Business Park, Llandow, CF71 7PY Mitigation Method Statement – Great Crested Newt', prepared by Soltys Brewster Ecology, dated 17 April 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.

3. The biodiversity enhancement measures set out in 'Landscape Specification & Management Plan', 'Green Infrastructure Statement' and 'Detailed Soft Landscape Proposals (Rev B)' 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.

4. 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.

5. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

6. Notwithstanding the submitted details shown in plan titled 'BSW742_B - Public Open Space P2' and prior to the commencement of the development, a scheme for the provision and maintenance of on site open space to serve site employees shall be submitted to and approved in writing by the Local Planning Authority, and shall include details of the timing of its provision, furniture, landscaping, and future maintenance. The open space shall be provided in accordance with the approved details and so retained and maintained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies MD2 Design of New Development and MD4 Community Infrastructure and Planning Obligations of the Local Development Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping shown in 'Detailed Soft Landscape Proposals (Rev B)' 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), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

8. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas as shown in plan titled 'Detailed Soft Landscape Proposals (Rev B)' shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason:

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

9. Prior to beneficial occupation of the development, a signage strategy shall be submitted to and approved in writing by the Local planning authority and implemented on site. The strategy shall include new highway signage along the B4270 informing traffic of the business park and the relocation of the signage from the site entrance into the development boundary. All costs associated with the design and implementation of the signage shall be payable by the applicant or developer.

Reason:

In the interest of highway safety and to ensure a satisfactory form of signage 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.

10. The development shall at all times be carried out in accordance with the recommendations and mitigation methods contained within documents titled 'Doc Ref E25131401 - 08 April 2025 Mitigation Method Statement - Great Crested Newts).

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.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 (Delivering the Strategy), SP5 (Employment Requirements), SP10 (Built and Natural Environment), MG9 (Employment Requirements), Policy MG20 (Nationally Protected Sites and Species), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), MD9 (Promoting Biodiversity), MD14 (New Employment Proposals) and MD16 (Protection of Existing Employment Sites and Premises) of the adopted Local Development Plan 2011 – 2026, Future Wales: The National Plan 2040, the relevant chapters of Planning Policy Wales (12th Edition), Technical Advice Note 12 – Design (2016), and the Council's supplementary planning guidance for Biodiversity and Development (2018), Design in the Landscape, Parking Standards (2019), the proposal is considered acceptable with regards to the principle of development, design and visual impact, impact on residential amenity, highway safety and parking provision, ecology, green infrastructure and biodiversity enhancement.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

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