Agenda Item No. 4

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **19 MARCH 2026**
REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

Decision Codes:

A	Accepted
AC	Approved Conditionally
AW	Accepted (Welsh Water)
R	Refused

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2025/0252/BN	A	16, Arcot Street, Penarth. CF64 1ET	Single storey extension to 2nd floor
2025/0452/BR	AC	CAVC, Advance Technology Centre (ATC), Cardiff Airport, Rhoose	Three connected buildings with the 3 storey superblock building including an entrance atrium which leads to the workshop areas, sports wellbeing, dining / coffee shop with the engineering and construction buildings on the ground floor. The upper floors include the general teaching areas, lecture theatre, learning support centre and labs. Externally the facility will have two court multi-use games area and a large carp park area

2025/0453/BR	AC	CAVC, Barry Waterfront Campus (BWC), Barry Waterfront	Three storey main building which connects hospitality, hair and beauty areas on the ground floor through a central atrium. With wellbeing, art, general teaching classrooms, health care, learning support centre, labs, ICT room on the upper floors. External works are to include full landscaping works and carpark
2025/0648/BR	AC	5-6, Paget Road, Barry. CF62 5TQ	Proposed work to ground floor and first floor including renovation of bar and dance / function space, new staircase at ground floor in existing amusement arcade to provide access to first floor and installation of internal roller shutters, replacement fire escape to rear including extension to first floor platform to provide seating area
2026/0008/BR	AC	Vantage, Penarth Heights, Penarth	Proposed remedial works are based on the FRAEW Reports provided by the Fire Engineer Hydrock/Stantec which are appended to this application along with the Architectural Drawings. Internal works are summarised within the FRAEW Reports only. Installation of horizontal and vertical cavity barriers by invasive means. Balcony decking / soffit systems will be replaced with with materials achieving Euroclass A2-s1, d0 or better.

2026/0009/BR	AC	The Pinnacle, Penarth Heights, Penarth	HRB - Proposed remedial works are based on the FRAEW Reports provided by the Fire Engineer Hydrock/Stantec which are appended to this application along with the Architectural Drawings. internal works are summarised within the FRAEW Reports only. External Façade remedials include; replacement and/or supplementary WBS Stone Wool Insulated Render System (The Pinnacle/Horizon) and installation of horizontal and vertical cavity barriers by invasive means. Balcony decking / soffit systems will be replaced with with materials achieving Euroclass A2-s1, d0 or better.
2026/0010/BR	AC	The Horizon, Penarth Heights, Penarth	Proposed remedial works are based on the FRAEW Reports provided by the Fire Engineer Hydrock/Stantec which are appended to this application along with the Architectural Drawings. internal works are summarised within the FRAEW Reports only. External Façade remedials include; replacement and/or supplementary WBS Stone Wool Insulated Render System (The Pinnacle/Horizon) and installation of horizontal and vertical cavity barriers by invasive means. Balcony decking / soffit systems will be replaced with with materials achieving Euroclass A2-s1, d0 or better.

2026/0025/BR	AC	Fingerpost Farm, Llancarfan . CF62 3AD	New Building - Construction of Single Storey Equine Veterinary building
2026/0026/BR	AC	20, Murch Crescent, Dinas Powys. CF64 4RF	Single storey rear extension, incorporating new lean to roof existing.
2026/0030/BR	AC	Dynevor, Town Mill Road, Cowbridge. CF71 7BE	Demolish existing sun room & re build single storey rear extension
2026/0039/BR	AC	62, Fairfield Rise, Llantwit Major. CF61 2XG	Single storey extension to rear, internal alterations and loft conversion with dormer
2026/0040/BR	AC	West Winds, Sigingstone Lane, Llanmaes. CF61 2XR	Construction of a rear extension and internal alterations
2026/0041/BN	A	53, St. Pauls Avenue, Barry. CF62 8HU	Installation of Thermabead Carbonsaver Bead cavity wall insulation to external walls
2026/0042/BN	A	27, Woodland Road, Barry. CF63 4EF	Installation of Thermabead Carbonsaver Bead cavity wall insulation to external walls
2026/0043/BN	A	33, Coleridge Avenue, Penarth. CF64 2SP	Installation of Thermabead Carbonsaver Bead cavity wall insulation to external walls
2026/0044/BN	A W	7, Great Thomas Close, Rhoose. CF62 3HT	Remove existing conservatory and replace with conservatory and utility room
2026/0045/BN	A W	Fferm Goch House, Llangan. CF35 5DR	Conversion of existing building and extension to new dwelling
2026/0047/BN	A	43, The Parade, Barry. CF62 6SF	Re roof
2026/0048/BN	A	18, Victoria Road, Penarth. CF64 3EF	Re roof

2026/0049/BN	A	1, Cwrt Y Vil Road, Penerth. CF64 3HN	Re roof
2026/0050/BN	A	10, St. Annes Avenue, Penarth. CF64 3PG	Dormer, single storey less than 10m2 and internal alterations
2026/0051/BN	A	28, West Walk, Barry. CF62 8BY	Re roof
2026/0052/BN	A	106, Greenacres, Barry. CF63 2PN	Re roof
2026/0053/BN	A	89, Westward Rise, Barry. CF62 6PQ	Removal of internal wall, knock through with one steel beam and new internal door
2026/0054/BN	A W	31, Whitcliffe Drive, Penarth. CF64 5RY	Two storey front extension
2026/0055/BR	AC	9, Maes Lindys, Rhoose. CF62 3LN	Proposed 2 storey side extension to provide annex and additional bedroom
2026/0056/BN	A	48, The Verlands, Cowbridge. CF72 7BY	Minor internal alterations, incorporating ground floor shower room and utility off existing garage. Removal of internal loadbearing partition wall between room and kitchen
2026/0057/BN	A	Little West Barn, Wick. CF71 7QP	Refurbishment of Ancillary Accommodation including re-roofing, installation and replacement of Velux windows, installation of inline solar panels, replacement of wall and ceiling insulation, internal alterations (stud walls),
2026/0058/BR	AC	91, Lakin Drive, Barry. CF62 8AJ	Internal alterations to ground floor and loft conversion with dormer.
2026/0059/BN	A	40, Redlands Road, Penarth. CF64 2WH	Knock Through

2026/0060/BN	A	Bonvilston Hall, Bonvilston. CF5 6TQ	Construction of a single storey contemporary glazed orangery extension to the rear
2026/0061/BN	A	12, Park Avenue, Barry. CF62 7RL	Installation of RSJ between the two downstairs reception rooms
2026/0062/BN	A W	72, Bron Awelon, Barry. CF62 6PT	Conversion of attached garage to habitable room
2026/0063/BN	A	Tregegin, Bridge Road, Llanblethian. CF71 7JG	Relocation of stairs, installation of corresponding steel beams.
2026/0064/BR	AC	1, Milton Close, Llantwit Major. CF61 1WX	Single storey rear extension
2026/0065/BN	A	8, High Street, Penarth. CF64 1EZ	Removal of internal walls and installing steels beams
2026/0066/BN	A	15, Glastonbury Road, Sully. CF64 5PZ	Construction of new doorway
2026/0067/BN	A	34, Spencer Drive, Llandough, Penarth. CF64 2LR	Removing a load bearing wall and installing steel RSJ,
2026/0068/BN	A	68, Porth Y Castell, Barry. CF62 6QE	Knock through between kitchen and dining room
2026/0070/BN	A W	20, Nailsea Court, Sully. CF64 5SQ	Take down existing upvc building and replace with a single storey extension on existing footprint
2026/0071/BN	A	13, Plas St. Andresse, Penarth. CF64 1BW	Steel and glass balcony
2026/0072/BN	A	Pen Y Bryn, Penmark. CF62 3BP	Single storey extension

2026/0074/BR	AC	Llantwit Major Town Hall, Llantwit Major. CF61 1SB	A new internal platform lift to the upper function space level including amendments to the existing stage on the first floor. Removal of the existing partition wall between the existing staircase and access way to the current kitchen. Relocation of the kitchen space. A new disabled WC on the ground floor
2026/0075/BN	A	8, Wrinstone Drive, Wenvoe. CF5 6FG	Loft conversion
2026/0076/BN	A	3, Ketteringham Close, Sully. CF64 5JW	New WC and drainage alterations
2026/0077/BN	A	21, Clement Place, Barry. CF62 6SN	Replace existing flat roof made of glass to a warm deck flat roof
2026/0078/BN	A	2, Wimbourne Close, Llantwit Major. CF61 1QW	Knock through between dining room and lounge. Supply and fit RSJ including pad stones.
2026/0079/BR	AC	Maes Y Crydd, Peterston Super Ely. CF5 6NE	Replacing of single storey extension with a two storey extension along with internal reconfiguration of property including replacing and moving walls
2026/0080/BN	A	85, Harding Close, Llantwit Major. CF61 1GX	Single storey rear extension
2026/0081/BR	AC	33, Coleridge Avenue, Penarth. CF64 2SQ	Single storey rear extension, WC to ground floor & en-suite to first floor
2026/0082/BN	A	38, Porth Y Castell, Barry. CF62 6QD	Knock through and installation of one steel beam

2026/0083/BN	A	31, Archer Road, Penarth. CF64 3HL	Alterations and refurbishment to existing building / dwelling (works to include 2 exterior access ramps, new accessible shower room and accommodation for 2 carers - domestic use)
2026/0084/BN	A	7, Lon Cefn Mably, Rhoose, CF62 3DY	Two rooms into one and installation of steel beam, extending existing double patio door opening and installing steel beam
2026/0085/BN	A	27, John Batchelor Way, Penarth. CF64 1SD	Balcony to the first floor at the rear
2026/0086/BR	AC	66, Clos Yr Wylan, Barry Island. CF62 5DB	2 storey side extension to provide workshop at ground floor & sitting room / office at first floor (domestic use)
2026/0087/BN	A	128, Fontygary Road, Rhoose. CF62 3DU	Extension to enlarge the bedroom
2026/0088/BN	A	45, Hannah Street, Barry. CF63 1DH	Re Roof
2026/0089/BN	A	4, Berkley Drive, Penarth. CF64 3DW	Internal alterations to existing dwelling
2026/0090/BN	A W	The Croft, Ffordd Yr Eglwys, Peterston Super Ely. CF5 6LH	New dormer bungalow in the front garden
2026/0092/BN	A	Oakdene, Highlight Lane, Barry. CF62 8AA	New build bungalow
2026/0093/BN	A	Beechwood, Wick Road, Ewenny. CF5 5BL	Garage conversion to kitchen and living space with UFH. Also knocking a small doorway from the main house bedroom into the garage. Insulating garage roof

2026/0094/BN	A	4, Beach Road, Penarth. CF64 1JX	Internal alterations to include: Removal of 2 internal walls to make open plan kitchen / living room. Make 3 new doorways for bedroom, en-suite & wardrobe & widening existing doorway
2026/0095/BN	A	2, Cambourne Close, Barry. CF62 8AL	Remove existing conservatory and construct a single storey extension
2026/0096/BN	A	8, Archer Road, Penarth. CF64 3LS	Single storey rear / side extension and internal alterations to ground floor to open up kitchen/dining and living area
2026/0097/BN	A	40, West Farm Road, Ogmore By Sea. CF32 0PU	Single storey extension to rear only
2026/0100/BN	A	30, Dunraven Close, Cowbridge. CF71 7FG	Part conversion of existing detached garage into home office only (domestic use)
2026/0101/BN	A W	5, Love Lane, Cowbridge . CF71 7JQ	Rear single storey extension and internal alterations to Ground floor
2026/0103/BN	A	49, St. Davids Crescent, Penarth. CF64 3NA	Loft Conversion
2026/0104/BN	A	113, Court Road, Barry. CF63 1ET	Removal of chimney breast wall and installation of 2 supporting steel beams to ground floor ceiling to extend kitchen space by combining 2 rooms into 1. Removal of old kitchen and installation of new kitchen. Installation of underfloor heating

2026/0105/BN	A	3, Fairleigh, Michaelston Le Pit, Dinas Powys. CF64 4HN	Domestic internal alterations comprising of installation of bathroom extractor fan. Renewal of ceiling and plaster finishes. Renewal of internal doors. Replacement of balustrading / newels. Installation of loft insulation & minor bathroom sanitary renewals
2026/0106/BN	A	19, Talyfan Close, Cowbridge. CF71 7HT	Roof replacement
2026/0108/BN	A	Saers Farm, St. Mary Church, Cowbridge. CF71 7LT	Double storey extension
2026/0111/BN	A	14, Llanmaes Road, Llantwit Major. CF32 2XD	Remove loft accommodation /dormer and constructing a new larger dormer to create 2 bedrooms and a bathroom. Demolish existing side conservatory and constructing a new side extension of the same size. This will allow for an internal knock -through and provide space for an enlarged kitchen.
2026/0115/BN	A	Cosmeston Park Cafe, Cosmeston Lakes Country Park, Penarth	Replacement fire door from cafe dining area into the kitchen

(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2026/0069/BN	R	REFUSED - 26, Cedar Road, St. Athan. CF62 4JT	REFUSED - Conversion of 3 flats into 1 dwelling
2026/0073/BN	R	REFUSED - 28, Fairfield Road, Penarth. CF64 2SL	REFUSED - Structural alteration to kitchen
2026/0099/BN	R	REFUSED - 5, Channel Close, Rhoose. CF62 3EH	REFUSED - First floor extension only

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2026/0013/AI	A	1, Plas Glen Rosa, Penarth. CF64 1TS	Removal of internal wall, installation of French doors to garden and window to outside downstairs and installation of Juliet balcony Amended 04/03/2026 - Garage conversion, removal of internal wall, installation of French doors to garden and window to outside downstairs and installation of Juliet balcony
2026/0014/AI	A	The Paddocks, Penllyn, Cowbridge. CF71 7RQ	Convert dormer bungalow to two storey house, new front porch, single storey rear extension, internal alterations including structural works, new windows and doors, thermal upgrades and new garage with first floor accommodation
2026/0015/AI	A	Meadows End, Llangan. CF35 5DW	Single storey extension
2026/0016/AI	A	Ruthin Lodge, Sigingstone, Cowbridge. CF71 7LP	Front and rear dormer extensions to existing first floor bedrooms and internal structural alterations (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0017/AI	A	92, Wordsworth Avenue, Penarth. CF64 2RP	Formation of structural opening to accommodate the installation of a lift

2026/0018/AI	A	19, Wick Road, Ewenny. CF35 5BL	Single storey side extension, part single / part two storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0019/AI	A	47, Burdons Close, Wenvoe. CF5 6FE	Garage conversion to create habitable space (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0020/AI	A	14, Dannog Y Coed, Barry. CF63 1HF	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0021/AI	A	Spring House, Bonvilston. CF5 6TS	Construction of detached garage (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0022/AI	A	73, Cae Newydd, St. Nicholas. CF5 6FJ	New build rear extension with a supalite lightweight roofing system
2026/0023/AI	A	36, Boverton Brook, Llantwit Major. CF61 1YH	Single storey side / rear extension and first floor rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0025/AI	A	21, The Parade, Barry. CF62 6SE	Single storey rear extension and internal / external alterations (works to

			incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0026/AI	A	Silverdene, Trehedyn Lane, Peterston Super Ely. CF5 6LG	Two storey extension
2026/0027/AI	A	26, Wye Close, Barry. CF62 7TF	Single storey rear extension
2026/0028/AI	A	Maes Y Felin Farm, Dyffryn. CF5 6SU	Internal and external alterations (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0029/AI	A	44, Castle Wood Road, Sully, Penarth. CF64 5WP	Formation of structural opening to accommodate the installation of a lift
2026/0030/AI	A	6, Hastings Place, Penarth. CF64 2TD	Hip to gable rear dormer loft conversion
2026/0031/AI	A	137, Plymouth Road, Penarth. CF64 5DG	Proposed two storey and single storey extension with associated works
2026/0032/AI	A	14, St. Brannocks Close, Barry. CF62 7NH	Upgrading insulation to timber frame external walls, new plaster boarding, replacement roof and associated works
2026/0033/AI	A	Holly's Barn, East Aberthaw. CF62 3DD	Proposed internal alterations
2026/0034/AI	A	Pen Y Draith, Broughton. CF71 7QR	New warm type roof to existing conservatory (works to incorporate

			material alterations to structure, controlled services, fittings and thermal elements)
2026/0035/AI	A	25, Mountjoy Avenue, Penarth. CF64 2SY	Loft conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0037/AI	A	2, Ger Y Llan, St. Nicholas. CF5 6SY	Replace glass conservatory with supalite insulated system

(d) Section 32 Building Act, 1984

It is proposed to implement the above section of the Building Act with a view to remove from the filing system, building regulation plans relating to work which has not commenced. This section of the Building Act makes provision for the Local Authority to serve notice in respect of plans which are three or more years old. Where such notices have been served (when the proposal has not commenced), it means that the plans are of no further effect and can be destroyed.

It is proposed to serve notices in respect of the following Building Regulations applications.

Agenda Item No. 5

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **19 MARCH 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved
C - Unclear if permitted (PN)
EB EIA (Scoping) Further information required
EN EIA (Screening) Not Required
F - Prior approval required (PN)
H - Allowed : Agricultural Condition Imposed : Appeals
J - Determined by NAfW
L - Approved AND refused (LAW)
P - Permittal (OBS - no objections)
R - Refused
O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement
B - No observations (OBS)
E Split Decision
G - Approved the further information following "F" above (PN)
N - Non Permittal (OBS - objections)
NMA – Non Material Amendments
Q - Referred to Secretary of State for Wales (HAZ)
S - Special observations (OBS)
U - Undetermined
RE - Refused (Enforcement Unit Attention)
V - Variation of condition(s) approved

2018/00240/4/NMA	A	Land at Darren Farm, North West Cowbridge	Non Material Amendment - an amendment to the roof tile details previously approved under discharge of condition application 2018/00240/2/CD (External Materials) as required by Condition 2 of application 2018/00240/RES - Phase 2 of the development consisting of 306 new homes, new public open space, landscaping and highways infrastructure

2023/01263/1/CD	A	Rear of Oakdene, Highlight Lane, Barry	Discharge of Conditions 6. (tree and hedge protection details), 7. (foundation design) and 16.(drainage scheme) for planning ref 2023/01263/FUL- New build bungalow in rear garden of existing property
2024/00801/3/CD	A	Premier Inn, Hood Road, Barry	Discharge of Condition 6.(Dwr Cymru - Potable Water) for planning ref 2024/00801/FUL - Proposed extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works at Premier Inn, Hood Road, Barry
2024/01020/2/CD	A	Land East of Treoes, Bridgend	Discharge of Condition 6. Watching Brief. for planning ref 2024/01020/FUL - 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. at Land East of Treoes, Bridgend

2025/00280/2/CD	A	58 High Street, Cowbridge	Discharge of Conditions 12.(Details of Materials and Fittings) 14.(Details of fixing extension and structural works) for planning ref 2025/00280/LBC - Refurbishment of Grade 2 listed property and demolition of later additions and replacement contemporary extension.
2025/00296/1/CD	A	Court Farm, Penllyn Village, Penllyn	Discharge of Condition 3.(Biodiversity Enhancement Details). for planning ref 2025/00296/FUL - Proposed removal of agricultural tie from the two cottages at Court Farm (as imposed by permission ref. 1989/01418/FUL) transfer to Walnut Cottages 1 and 2, Penllyn, and the reinstatement of Court Farmhouse as a single dwelling. at Court Farm and Walnut Cottage, Penllyn
2025/00443/FUL	A	3, Voss Park Close, Llantwit Major	Proposed 2 storey extension to side of dwelling and alterations to the granny annexe
2025/00455/LBC	A	Llanblethian House, Church Road, Llanblethian, Cowbridge	Renewing, replacing and repairing existing windows and doors and retention of amendments to porch, windows and rear elevation.

2025/00469/1/CD	A	St Richard Gwyn Rc High School, Argae Lane, St Andrews Major	Discharge of Condition 17 (Archaeology) of Planning Permission 2025/00469/RG3: Variation of Condition 2023/00285/RG3 - Condition 2 -Proposed replacement St. Richard Gwyn Catholic High School including access, parking, landscape works, formal and informal recreation space, and demolition of the existing school
2025/00503/FUL	A	Unit 1, Thompson Street, Barry	Proposed change of use of existing Retail Unit from Use Class A1 to Use Class D1 to provide Day Care Facility.
2025/00510/LBC	A	West Farm, West Street, Llantwit Major	LBC for replacement of porch, roof covering, guttering and works to chimney.
2025/00519/FUL	A	Lloyds Bank Plc, 33 High Street, Cowbridge	Change of use for conversion of upper floors into residential use, including new front and rear access points
2025/00520/LBC	A	33 Lloyds Bank Plc, High Street, Cowbridge	LBC for conversion of upper floors into residential use including new front and rear access points
2025/00574/FUL	R	Tunnelside Yard, Snell Yard, Alps Quarry Road, Wenvoe	Proposed change of use from agricultural land to caravan site for touring caravans & motorhomes (no static caravans).

2025/00646/1/CD	A	177 Plymouth Road, Penarth	Discharge of Condition 3.(Landscaping Scheme) for planning ref 2025/00646/FUL - Demolition of existing dwelling and new replacement dwelling at 177 Plymouth Road, Penarth.
2025/00662/RG3	A	6 Castle Green, St Georges Super Ely	Demolition of existing property and the construction of new timber framed property
2025/00673/FUL	A	92-94 Holton Road, Barry	Residential Development to convert commercial shop premises into 7No. Flats and 2No. Studio Apartments across basement, ground, first, second floors and roof level, including 3 new rear dormers, with 2No. commercial units across basement and ground floor levels.
2025/00701/FUL	A	5 Porlock Close, Ogmore By Sea	Proposed garden pond and pergola to rear garden
2025/00726/FUL	A	Flat 7, Osbourne House, 7 Clive Crescent, Penarth	Alterations to two existing roof dormer window and refit kitchen
2025/00786/FUL	A	The Paddock, Pen-y-turnpike Road, Dinas Powys	Demolition of original dwelling on site and construction of replacement dwelling and associated landscaping and works

2025/00842/FUL	A	Caerau Football Club, Cwrt-Yr-Ala Road, Cardiff	Construction of a new 3G synthetic football pitch including new fencing, gabion retaining walls, changing facilities, spectator stand, extensions to existing stands, food container and other alterations.
2025/00874/FUL	A	10 High Street, Barry	Change of use from A1 to mixed use to include hairdresser, nail technician, contrast therapy, massage therapy and community room
2025/00882/FUL	A	Tara, 4 Maes-y-felin, Llandow	Installation of 10 x type solar panel PV -Modules with rooftop mounting system for pitched roofs. Installation of Foxess EP5H 5.18KWH Battery storage on external wall.
2025/00897/1/CD	A	Bay 2 & 6 The Promenade, Barry Island, Friars Road, Barry	Discharge of Condition 3 (Ecological Enhancement) of Planning Approval 2025/00897/LBC: Excavation of promenade and bay 2 & 6 to lay water pipe and reinstatement / installation of showers.
2025/00909/FUL	A	Bell House, Tredodridge, Cowbridge	Proposed dormer loft conversion single storey side extension (conservatory) front elevation remodelling, finishes to match existing
2025/00967/FUL	A	Sherwood, Groesfaen Lane, Peterston Super Ely	Retention of stone existing stone retaining wall to road, new drive access & hardstanding. Hedgerow to be planted upon completion.

2025/00970/1/CD	A	Porthkerry Country Park, Porthkerry Park, Barry	Discharge of Condition 4.(CEMP) for planning ref 2025/00970/RG3 - Construct a new, durable footpath surface along the full length of the existing route, to enhance accessibility and usability
2025/01009/FUL	A	Hawkes Bespoke, 12A Royal Buildings, Penarth	Erect security gates to retail unit
2025/01047/FUL	A	44 Millbrook Road, Dinas Powys	Proposed single storey side extension to provide WC & Utility area.
2025/01049/FUL	A	120 South Road, Sully	Proposed ancillary accommodation via a converted existing single storey, detached garage, for use as additional living space. All finishes to match existing.
2025/01072/LAW	A	West Winds, Broughton Road, Wick, Cowbridge	Single storey rear extension and changes to fenestration
2025/01073/FUL	A	1 Hawthorn Close, Dinas Powys	Proposed new modular outbuilding to side of property to be used as manager's office
2025/01084/FUL	A	13 Main Avenue, Peterston Super Ely	Demolition of single storey section at the rear of the property and replacement with new two storey extension with Juliet balcony and balcony to front elevation

2025/01087/FUL	A	11 Hazel Grove, Dinas Powys	Proposed internal alterations with single extension to form new open plan family room, master bedroom & dressing room (plus ensuite facilities), ancillary garden building and outdoor heated swimming pool
2025/01089/FUL	A	3 The Glades, Penarth	Double storey side extension
2025/01098/FUL	A	Jasna, 40 Westbourne Road, Penarth	Internal remodel and external alterations to existing property
2025/01105/FUL	A	33 Coleridge Avenue, Penarth	Construction of single storey rear extension and associated works
2025/01108/FUL	A	33 Laburnum Way, Penarth	Ground floor kitchen extension in place of conservatory & first floor bedroom extension to rear of property; associated alterations.
2025/01114/FUL	A	Bonvilston Hall, Bonvilston	Construction of a single storey contemporary glazed orangery extension to the rear of a double storey detached residential property.

2025/01119/1/CD	A	Bro Tathan West, St Athan, Barry	Details of the method of demolition pursuant to prior notification ref 2025/01119/PND - The proposed scope of works involves the systematic soft strip, demolition and removal of structural foundations and ground-bearing slabs associated with nine buildings located within the Bro Tathan West development zone. This includes five landside structures and four airside structures, each varying in scale and operational history. With the aim of the project being to create developable land to prospective occupiers of the site.
2025/01122/LAW	A	Westra Fawr Farm, Westra, Dinas Powys	Loft conversion with dormer to the rear roof and rooflights to the front. Enclose the ground floor stairway to first floor.
2025/01123/FUL	A	9 Wishful House, Cornerswell Road, Penarth	Proposed new opening hours from 11:30am to 10:30pm, Monday to Sunday.
2025/01126/LBC	A	Penarth Pier, Esplanade, Penarth	internal alteration works proposed at the Penarth Pier Pavilion to provide a new refrigeration room, infill an existing aperture through the first floor structure and provide a new metal security shutter over a café point of sale
2025/01138/FUL	A	17 St Ambrose Close, Dinas Powys	Demolish existing garage and replace with two storey side extension. Single storey rear extension

2025/01155/LAW	A	28, Coldbrook Road East, Barry	Change of use of existing building approved as permitted development in 2008. Now used as an Airbnb rental property.
2025/01169/FUL	A	The Dales, Little Brynhill Lane, Barry	Demolition of existing side extension and replacement with two storey side extension. Front and rear dormers. Modernisation and alterations to existing dwelling
2025/01176/FUL	A	30 South Road, Sully	Proposed amendment to consented side extension and new loft extension
2025/01178/FUL	A	Sully Sailing Club, Smithies Avenue, Sully	Extension and alterations to create additional changing facilities. Addition of first floor social and viewing space, with balcony.
2025/01179/FUL	A	27 Robinswood Crescent, Penarth	Two storey side/rear extension. Porch increased in size along with balcony above. New solar panels to front and rear. New air source heat pump. New replacement greenhouse. (Revision to previously approved application 2025/00639/FUL)
2025/01182/FUL	A	20 Boverton Brook, Llantwit Major	First floor side extension, garage conversion and single storey rear extension, and widening of the driveway.
2025/01183/LAW	A	Congree, Cross Common Road, Dinas Powys	Alterations to existing dormer

2025/01184/LAW	A	Bolston House, Bonvilston	Partial removal of existing wall within the Bonvilston Conservation Area
2025/01191/FUL	A	Waverley, The Downs, St Nicholas	Proposed two storey rear extension, new porch, loft conversion with new roof to match existing height with new Velux's. Partial demolition and reconstruction of side and rear elevations, walls to be rebuilt to original level. Demolition of existing garage /store and rebuilt as garage and store room.
2025/01195/FUL	A	31 Bedlington Terrace, Barry	Proposed single-storey front and side extension
2025/01204/FUL	A	102 Broad Street, Barry	Proposed two storey rear extension in place of single storey extension
2025/01215/FUL	A	Meadows End, Unnamed Road Through Llangan Village, Llangan	Proposed single storey rear extension of existing dwelling
2025/01217/FUL	A	42 Matthew Road, Rhoose	Ground floor side & rear extension
2025/01218/LBC	A	Great House, Llandow	Retention of alterations to building fabric
2025/01220/FUL	A	5 Heol Yr Ysgol, St Brides Major, Bridgend	Demolition of rear lean-to structure. Extension of existing rear raised area to form balcony along existing french doors. Proposed garage extension and conversion to provide a Utility room with associate internal alterations

2025/01222/FUL	A	45 Castle Avenue, Penarth	Demolish existing detached outbuilding structure. Proposed part two storey, part single storey rear extensions with fenestration alterations on side and rear elevations, all with associated external works
2025/01225/FUL	A	96 Lavernock Road, Penarth	Proposed garage conversion, side extension over converted garage, entrance porch, single/two storey rear extension, and loft conversion complete with dormer and Juliet balcony to rear.
2025/01227/FUL	A	24 Glastonbury Road, Sully	Replacement of existing detached single storey detached garage.
2025/01233/FUL	A	20 Plas Glen Rosa, Penarth	Proposed single storey rear extension adjoining the existing house
2025/01236/FUL	A	Forest Retreat, Graig Penllyn, Nr Cowbridge	New build house
2025/01239/FUL	A	50 Heol Y Sianel, Rhoose	Retrospective planning application for an orangery to the rear of the dwelling and a therapy shed in the garden.
2025/01241/LAW	A	The Paddock, Picketston House, Picketston, St Athan	Erect a mobile field shelter
2025/01242/FUL	A	68 Stanwell Road, Penarth	New 2no conservation style roof windows to south west roof slope (side elevation)
2025/01244/FUL	A	129 Port Road East, Barry	Alteration to existing front facade to add bay window extension within the front garden of the property.

2025/01245/FUL	A	Ewenny Quarry, St Brides Road, Ewenny	Variation of Condition 31 of Planing Permission ref. 2019/00654/FUL to remove/vary the requirement to submit a scheme of restoration after a period of inactivity of 24 months
2025/01247/ADV	A	Lloyds Tsb Bank, 140B Holton Road, Barry	External signage
2025/01248/FUL	A	CCFC Training Centre, opposite Hensol Villas, Hensol	Application for removal of or vary a condition. Reference 2014/00042/FUL - Condition 2 - Plan Specifications - Construction of a two storey football centre with parking
2025/01252/LAW	R	38, Rhodfa Felin, Barry	Convert the existing internal garage into a habitable room within the dwelling. The removal of the existing garage door and construction of a new external wall with window/door openings designed to be in keeping with the character of the property.
2025/01255/FUL	A	Cedar Parc, Cowbridge Road, St Nicholas	Single and two storey extensions to the sides and rear with external and internal material alterations, including balconies to the rear and the addition of PV roof panels.
2025/01256/FUL	A	64, Castle Avenue, Penarth	Proposed entrance porch

2025/01264/LAW	A	14, Llanmaes Road, Llantwit Major	Removing the current loft accommodation/dormer and constructing a new, larger dormer to create two bedrooms and a bathroom. Also includes demolishing the existing side conservatory and constructing a new side extension of the same size. This will allow for an internal knock-through and provide space for an enlarged kitchen.
2025/01269/FUL	A	15 Cedar Way, Penarth	Single storey rear extension with external alterations to the property.
2025/01270/FUL	A	11, Millbrook Heights, Dinas Powys	Demolition of an existing balcony in rear garden. Construction of a new steel balcony with glass balustrades.
2025/01277/FUL	A	3 Charles Place, Barry	Single storey rear extension
2025/01278/FUL	R	Pantwilkin Stables, Unit 6, Aberthin	Retrospective change of use to dog groomers (sui generis) and associated works
2025/01280/FUL	A	Units 18-21, Pantwilkin Stables, Aberthin	Retrospective change of use of Units 18-21 for the extension of the existing animal physio and rehabilitation centre (Sui Generis) and associated works
2025/01284/FUL	A	Barn 3, Pantwilkin Stables, Aberthin	Retrospective change of use to saddlery assembly and fitting business (Sui Generis) and associated works

2025/01285/FUL	R	Sheep Barn, Pant Wilkin Estate, Cowbridge	Retention of barn and change of use to equine isolation unit and associated works
2025/01290/FUL	A	Coed Deryn, St Nicholas Village, St Nicholas	New two storey front hipped extension and open porch, removal of front enclosed porch, rear chimney and hipped roof, new single storey rear extension with flat roof and rooflight
2025/01298/FUL	A	Min-y-Don, 50, South Road, Sully	Single Storey rear and side extension
2025/01301/FUL	A	Penmark Farm, Tredogan Road, Penmark	Erection of a steel portal framed building to cover an existing open manure store
2025/01307/FUL	A	62 Cornwall Rise, Barry	Variation of Condition 2 (Approved Plans) of Planning Permission 2024/01166/FUL: Proposed rear conservatory extension and associated works
2026/00012/FUL	A	4 Vennwood Close, Wenvoe	Ground floor rear extension
2026/00019/LAW	A	9 Maes Slowes Leyes, Rhoose	Loft conversion with rear dormer
2026/00022/LAW	R	14 Haven Walk, Barry	Rear conservatory extension

2026/00034/FUL	A	39, Bramble Avenue, Barry	Demolition of existing store to front elevation and the construction of a single storey lounge extension and porch to the front elevation in lieu with integral toilet facilities to side elevation
2026/00037/LAW	A	31 Maes Y Gwenyn, Rhoose	Rear dormer loft conversion, clad in dark grey to match the existing roof colour.
2026/00047/PND	F	Slon Farm, Off Hazelwood Road, Ogmore by Sea	Safe demolition & removal of all materials from the site & will be carried out by a recognised contractor. Site to be left in a safe and secure condition the secure fencing surrounding the site
2026/00051/LAW	A	76 Cog Road, Sully	Retrospective application for rear single storey flat roof extension (2 no. lantern roof lights.)
2026/00066/PNA	A	Caercady Farm House, Watery Lane, Welsh St Donats	New barn/ farm store
2026/00129/LAW	A	Chalcot Cottage, Trerhyngyll	Application for existing use for residential garden/curtilage and existing driveway and garage/parking.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 19 MARCH 2026

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

3. APPEALS

(a) Planning Appeals Received

LPA Reference No:	2025/01185/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04889-W0P0X7
Appellant:	Mr Richard Coleman
Location:	**37 Tennyson Road, Penarth, CF64 2RY**
Proposal:	Proposed first floor side extension to extend Bedroom 3
Start Date:	23 February 2026

(b) Enforcement Appeals Received

None.

(c) Planning Appeal Decisions

LPA Reference No:	2024/00350/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04386-L1B3Q3
Appellant:	Barons Court Ltd
Location:	**Barons Court, Penarth Road, Penarth, CF64 1ND**
Proposal:	Demolition of existing dwellings. New 24 room aparthotel (C1 hotel use) adjacent to Barons Court Restaurant
Decision:	Dismissed
Date:	3 February 2026
Inspector:	J Tudor
Council Determination:	Delegated

Summary
The main issues were considered to be the effect of the proposed development on the setting of Barons Court (a listed building), the character and appearance of the area and whether sufficient information had been provided regarding effects on protected species. The proposal was to demolish the existing building that contained flats and to erect a 24-room aparthotel over five storeys.

Significance of the listed building and its setting
The Inspector identified that Barons Court was designated as an important late-

medieval hall-house, dating from the late 15th or early 16th century, with its significance derived from its evidential, historic, aesthetic, and communal values, including as a key landmark between Penarth and Cardiff.

Whilst the appellant had submitted a Heritage Impact Assessment (January 2024) ('HIA'), the Inspector disagreed with its conclusions and considered that the appeal site provided some visual space within the setting of the listed building, which enabled it to continue to be understood and appreciated, notwithstanding the car park and presence of a two-storey residential building. Although the setting of the listed building had changed over time and been compromised to an extent by the surrounding highway infrastructure, it continued to make a positive contribution to the significance of Barons Court.

Effects on the setting of the listed building
Whilst the appellant's HIA suggested that the proposed development would cause little if any harm, the Inspector considered that the proposed five storey aparthotel would be significantly greater in scale, form, height and mass in comparison with the adjacent listed building. The proposed aparthotel would therefore appear dominant in the surrounding landscape, competing with and dwarfing the listed building, and have a detrimental effect on its historic character and significance.

In addition, the modern form, design and materials of the proposed building, with its yellow stock facing brick, seamed copper cladding and fenestration, failed to reference and would be unsympathetic to the historic and architectural character of the adjacent listed building and affect its setting. Overall, it was concluded that the proposed five-storey development would appear incongruous in juxtaposition with the listed building and detract materially from its setting, which would harm its significance. Therefore, the development would be contrary to policies SP10, MD2, MD5 and MD8 of the LDP.

Character and appearance
The Council had expressed concern that, even without the presence of the listed building, the proposed development would cause harm to the character and appearance of the site and area. However, given the overall context, the Inspector did not consider that the proposed development would have a significant adverse effect on the character and appearance of the site or the surrounding area and therefore, it would not be contrary to the LDP policies cited by the Council.

Protected species
It was identified that a further Bat and Nesting Bird Survey Report (June 2025) had been provided during the course of the appeal, which concluded that there would be no negative direct or indirect impacts on bats or birds. Overall, the Inspector was therefore satisfied that sufficient evidence had been provided to conclude that the proposed development would not have an adverse effect on protected species.

Other Matters
It was identified that within their grounds of appeal, the appellant had suggested a financial relationship between the proposed development and the listed building, stating that it had the potential to help to fund the repair and

maintenance of the listed building. However, the appellant had not indicated that the proposal was for 'enabling development,' and the Council had also advised that the proposed scheme was not considered as such.

The Inspector identified that the proposal would not meet the relevant criteria for allowing enabling development as there would be material harm to the setting and heritage value of the historic asset and there would be no formal, secure or enforceable financial linkage between the proposed development and achieving any alleged heritage objective. They therefore disagreed with the appellant and considered that the relevant criteria would apply to a separate development proposal on an adjacent site, rather than actual works to a listed building which were intended to sustain it, or to meet an overriding public policy objective or need.

Conclusion
Whilst it was concluded that there were no material adverse effects on the character and appearance of the area, or to protected species, the significant harm identified to the setting of the listed building was decisive and the appeal was therefore dismissed.

LPA Reference No:	2024/01023/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04514-K6M8V0
Appellant:	Greggs PLC
Location:	**Greggs, 3, The Precinct, Boverton Road, Llantwit Major, CF61 1XA**
Proposal:	Variation of Condition 4 (Opening Hours) of Planning Permission 2020/01506/FUL: Two storey extension to existing retail units for commercial development for mixed use to include A1, A2, A3 and B1 at L M Sportsplace Ltd., 2, The Precinct, Boverton Road, Llantwit Major
Decision:	Allowed
Date:	13 February 2026
Inspector:	G Hall
Council Determination:	Delegated

Summary

Background and Main Issue
The appeal sought to vary Condition 4 of 2020/01506/FUL to allow opening hours from 06:30 to 21:00. The main issue identified was the effect of the proposed opening hours on the living conditions of neighbouring occupiers, with particular regard to noise and disturbance.

The appeal site comprised a ground-floor corner unit within the Poundfield Shopping Centre and formed part of a wider commercial parade comprising a range of uses, including a building society, pharmacy, cafés, takeaways and retail units. Residential properties were located on the opposite side of Boverton Road facing towards the commercial units, including the appeal site.

The application was not accompanied by a Noise Impact Assessment (NIA), however a NIA was submitted with the appeal, and the appellant explained that deliveries are normally undertaken between 20:00 and 22:00 via a rear shared service lane, located away from nearby residential properties. The NIA had measured noise levels at nearby properties and concluded that the proposal would result in a low level of impact and would not require additional mitigation. The Council had confirmed (following revised comments received from its Environmental Health Officer), that its reason for refusal would be overcome, subject to the imposition of a condition controlling the timing and location of deliveries.

It was noted that Condition 4 attached to the original consent, focused specifically on customers. Whilst activity associated with the use would be more noticeable during quieter periods, including the early morning, the evidence indicated that noise from customers, vehicles and plant would remain below background levels and be limited in frequency and duration. Having regard to the site's commercial context and the reasonable expectations of neighbouring occupiers, the Inspector was satisfied that the proposed opening time of 06:30 would not result in any material harm to living conditions.

The Council had suggested that the extension to opening hours should be accompanied by a condition restricting deliveries to the rear of the premises between 07:00 and 22:00. The Inspector considered that given the proximity of residential properties, a condition limiting deliveries to the rear service lane would be necessary to safeguard residential living conditions, however a restriction on delivery times would not be required.

It was therefore concluded that the proposed opening hours would not give rise to unacceptable harm to the living conditions of neighbouring occupiers, with particular regard to noise and disturbance. The appeal was therefore allowed, and planning permission was granted subject to a schedule of conditions, including one restricting the opening of the A3 use to customers to 06:30 to 21:00 and deliveries being restricted to the rear service lane.

Comment
No Noise Impact Assessment (NIA) was submitted at the time the application was determined, resulting in an objection from the Council's Shared Regulatory Service (Environmental Health) to the proposed early opening hours (06:30), given the proximity of the site to residential properties. It was considered however, that the NIA submitted with the appeal was a material consideration that should be taken into account in its determination. Following revised comments from the Environmental Health Officer, it was confirmed that subject to a condition restricting deliveries to the rear, there would be no evidence to raise an objection on noise grounds, and the concerns raised in the Council's reason for refusal would be overcome.

LPA Reference No:	2024/00079/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04481-L9Q6M1
Appellant:	Mr Gareth Thomas

Location:	**Badgers Hollow, Craig Penllyn, CF71 7RT**
Proposal:	Variation of Conditions 1 & 3 of Planning Approval 2008/01524/FUL: Retrospective consent for revised scheme for a single detached dwelling
Decision:	Dismissed
Date:	13 February 2026
Inspector:	G Hall
Council Determination:	Delegated

Summary

The main issue was the effect of removing or varying the disputed conditions on highway safety. The proposal related to a shared access to the appeal property and Chestnut Tree Cottage, which was surfaced in block paving with the turning head defined only by changes in paving colour and without physical barriers. The appellant sought to amend Conditions 1 and 3 to allow a reduction in the length of the turning head.

The Council considered that the proposed alteration to the approved turning head would reduce manoeuvring space to an extent that would create potential conflict with boundary walls and vegetation, increasing the likelihood that vehicles would need to reverse or turn within the public highway and cause an unacceptable risk to highway safety.

The appellant had contended that the Council's refusal was unfounded and that the submitted plans and vehicle tracking diagrams, supported by site measurements, photographs, and expert advice, demonstrated that the shortened turning head would still allow vehicles to manoeuvre safely, without conflict with boundaries or vegetation.

The neighbouring occupier was concerned that the proposed reduction in the turning head would make parking and turning more difficult and potentially hazardous and could lead to conflict between parties should vehicles or visitors overrun the reduced turning area.

The Inspector identified that during the site visit, they had accessed the appeal site by car and had undertaken several manoeuvres in order to understand both the existing and proposed arrangements. As a result, they were not persuaded that the existing forecourt provided a generous or easily navigable manoeuvring environment. The turning head sat close to low stone boundary walls on either side of the access, and the forecourt sloped noticeably up from the lane. It was considered that these factors created a constrained space that afforded little margin for error, particularly for drivers unfamiliar with the access or using larger vehicles. They were therefore not satisfied that reducing the length of the turning head would leave sufficient space for drivers to turn within the site with confidence and would make an already constrained arrangement more difficult to use safely.

Whilst the lane was lightly trafficked and vehicle speeds likely to be low, the access lay on a sharp bend, and the carriageway was particularly narrow. In these circumstances, the consequences of vehicles needing to pause, reverse, or encroach into the highway in order to complete turning manoeuvres would

be more acute. The Inspector considered that the proposed reduction in the turning head would materially increase the likelihood that some drivers would either avoid fully entering the site or would need to undertake manoeuvres that extended into the public highway. Such outcomes would give rise to an unacceptable risk to highway safety and therefore removing the disputed conditions would result in an unacceptable impact on highway safety, contrary to LDP Policy MD2 and the guidance set out in the SPG.

Other Matters
The Inspector considered an earlier planning application (2023/00027/FUL), which sought to alter and widen the existing access to create two separate drives. Whilst the Council had raised no objection to the proposed reduction in the length of the turning head that formed part of this scheme, it was identified that the earlier scheme and current proposal differed materially in several respects and the Inspector did not consider the Council's previous response on that scheme to be determinative in assessing the appeal proposal.

Conclusion
It was therefore concluded that the appeal should be dismissed.

Costs Decision
The appellant also submitted an application for an award of costs, contending that the proposal was identical to an earlier scheme to which the Highway Authority raised no objection, and that no material change in circumstances justified a different outcome. They contended that their reduced turning head would operate safely and the Council had failed to provide any technical counter evidence and had relied instead on speculative and subjective assertions, with no basis to refuse the application.

The Inspector confirmed that an application for costs was not an opportunity to re-run the merits of the decision. The Council's decision to refuse the appeal scheme was not inconsistent with its consideration of the highway arrangements in the earlier proposal and its assessment of the applicant's evidence, was clearly set out in the officer report. The Council had applied planning judgement and evaluated the submitted material, and their conclusions were consistent with those of the Inspector. There was no evidence to confirm that procedural delays had resulted in unnecessary or wasted expense in the appeal process or that the Council had behaved unreasonably. The Inspector confirmed that where a planning application has been refused in accordance with relevant development plan policy and no material considerations indicate that permission should have been granted, there was generally no basis for an award of costs. It was therefore concluded that unreasonable behaviour, resulting in unnecessary or wasted expense had not been demonstrated and the application for an award of costs was refused.

LPA Reference No:	2024/01111/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04594-S7M7Y6
Appellant:	Mr and Mrs Dorian Davies
Location:	**Ty'r Wennol, Llantwit Road, St Athan**

Proposal:	Reroofing and extending of existing kitchen. New porch to side of property
Decision:	Dismissed
Date:	19 February 2026
Inspector:	Helen Smith
Council Determination:	Delegated

Summary
The main issue was considered to be the effect of the proposed development on the character and appearance of the existing building and the locality, having particular regard to its identification as a locally listed building (County Treasure). The appeal property formed part of a group of buildings which comprised the former West Orchard Farm complex and was considered to positively contribute to the character and appearance of the locality.

The proposal would extend the existing single storey projection on the rear elevation, which owing to its modest scale and low profile traditional catslide roof, was visually subservient to the main building and did not significantly detract from its architectural or historical character and appearance. In this case, the proposed extension would almost double the length of the rear projection and would extend significantly beyond the rear elevation of the main part of the building and have a tall, pitched roof. This would result in a large-scale and bulky addition and would visually dominate the rear of the building and detract from the attractive side stone gable end wall of the building and its simple linear roof form.

Whilst the proposed development would have a similar appearance to the existing rear projection on the adjoining barn, its height, scale, and bulk would be far greater and would not create a symmetry with the adjoining building. As much of the proposal's unsympathetic scale and bulk would be apparent when viewed from the street, the proposed development would be disproportionate and unsympathetic to the building's simple and agricultural character and would fail to preserve or enhance the locally listed building and its setting. This would have an unacceptable impact on the character and appearance of the building and its surroundings.

It was therefore concluded that the proposal would have a significant harmful effect on the character and appearance of the existing building and the locality, contrary to criteria 2 of policy MD8 and would also fail to comply with the objectives of policies MD2 and MD5 of the LDP.

Conclusion
It was therefore concluded that the appeal should be dismissed.

(d) Enforcement Appeal Decisions

LPA Reference No:	ENF/2025/0147
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04570-C5T1N7
Appellant:	TANC Estates Ltd

Location:	**Land at Unit 10, Lower Greenway Farm, Bonvilston, CF5 6TR.**
Proposal:	Without planning permission, the material change of use of unit 10, Lower Greenway Farm, Bonvilston, from agriculture to a B2 use (general industrial), for the manufacturing of concrete and stone products.
Decision:	Withdrawn
Date:	13 February 2026
Inspector:	N/A
Council Determination:	Delegated

Comment

Following the issuing of an enforcement notice on 20th August 2025 in respect of the land at Unit 10, a retrospective planning application was submitted for the change of use of the premises to a general industrial use (B2 Use Class) to enable its existing use, by a specialist stonemasonry company to continue (2025/00938/FUL). The application was approved, subject to a number of conditions controlling its use, and the enforcement notice was therefore withdrawn on 11th February 2026.

(e) April 2025 – March 2026 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	**Allowed**	**Total**	
Planning Appeals (to measure performance)	**W**	21	7	28	1
	H	-	-	-	-
	PI	-	-	-	2
Planning Total		(75%)	(25%)	28	3
Committee Determination		2	-	-	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	1
Enforcement Appeals	**W**	1	-	1	3
	H	-	-	-	-
	PI		-	-	-
Enforcement Total		1	-	1	3
All Appeals	**W**	22	7	29	7
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		(76%)	(24%)	29	7

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist- Tel: 01446 704690

Officers Consulted:

HEAD OF SUSTAINABLE DEVELOPMENT

Agenda Item No. 7(i)

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **19 MARCH 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved R - Refused
E Split Decision

2025/01076/TPO	A	Marie Curie Hospice, Bridgeman Road, Penarth	Work to Tree covered by TPO No.06 of 2021: Atlas Blue Cedar - Proposed works include the removal of one low branch which is now blocking the path and surrounding area
2025/01254/TCA	A	11 Westgate, Cowbridge	Removal of overhanging branches from a Sycamore tree located next door in Clare Lodge.
2026/00014/TPO	A	St. Cattwg Church, Llanmaes,	Work to Tree covered by TPO No.01 of 1977:Cuprocyparis leylandii - Cut back approx. 10 branches as overgrowing adjoining land, following inspection by VOG Tree Officer- Phillip John
2026/00028/TCA	A	Westcross House, Church Street, Llysworney	Removal of Eucalyptus and Sycamore from rear garden.

2026/00044/TCA	A	St Cattwg's Church, Llancarfan	Removal of 1 x multi stemmed hazel, 1x dead elder, 1x common alder, 1 x self seeded ash on grave, 1x elm. Growth to be removed from 1x hazel previously coppiced. 2x hazel in car park to be removed.
2026/00045/TCA	A	Mint Cottage, Church Street, Llysworney	4x Contoneasters reduced by 20% and shaped

2025/00004/TREE Received on 23 December 2025

APPLICANT: Laura Parrack 75 Lewis Road, CF64 2LX.
AGENT:

Reservoir Wood, between Lewis Road, Llandough and Pen y Turnpike Road.

Request to apply a TPO to the area of woodland between Lewis Road, Llandough and Pen y Turnpike Road, also known as Reservoir Wood.

REASON FOR COMMITTEE DETERMINATION

This matter is reported to Planning committee under the Council's approved scheme of delegation because objections have been received, following the serving of a Tree Preservation Order (TPO).

EXECUTIVE SUMMARY

The site relates to Reservoir Wood; a Broadleaf woodland located between Pen-Y-Turnpike, Leckwith Road and Llandough Hospital. The site is located within the Cwrt-yr-Ala Basin Special Landscape Area (SLA) and category 2 mineral safeguarding zone for limestone and has also been identified as a Site of Importance for Nature Conservation (SINC) in the Vale of Glamorgan Adopted Local Development Plan 2011 – 2026.

A request was made to the Council by a resident of Lewis Road to consider whether the woodland would be suitable for a Tree Preservation Order. The request stated that due to the woodlands status as a Restored Ancient Woodland and the presence of a number of trees which are considered to be of a pleasant form, as well as the ecological and amenity value of the site, the resident considered the site suitable for a TPO.

Officers from the Councils Planning and Neighbourhood Services departments visited the site and concluded that due to the amenity value of the woodland for nearby residents, its contribution to the character of the SLA, the visibility of the woodland from a number of publicly accessible areas, and its healthy status as a naturally regenerative woodland, a Tree Preservation Order would be appropriate and necessary. On this basis Tree Preservation Order (No. 4 of 2025) was served on the 23rd of December 2025.

Letters were sent to the landowners and neighbours of the site who were given 28 days to comment on the TPO. The planning authority has received 15 letters of support from residents of Llandough and one letter of objection from a landowner of part of the woodland. Whilst an objection has been raised to the TPO, it is considered that none of the issues raised by the objector provide sufficient justification to override the reasons in favour of confirmation of the TPO. Therefore, it is recommended that the TPO is confirmed without modification.

SITE AND CONTEXT

This application relates to Reservoir Wood, a Broadleaf woodland located adjacent to the settlement boundary of Llandough and to the north of Llandough Hospital. The site is located within the Cwrt-yr-Ala Basin Special Landscape Area (SLA) and category 2 mineral safeguarding zone for limestone and has also been identified as a Site of Importance for Nature Conservation (SINC) in the Vale of Glamorgan Adopted Local Development Plan 2011 – 2026.

The woodland is also publicly accessible from a number of points, with Public Rights Of Ways P1/4/2, P1/4/3 and P1/5/1 running across the southern portion of the site providing access between Lewis Road and Pen Y Turnpike.

As well as its location within the SLA, mineral safeguarding zone and its designation as a SINC, the western half of the woodland has also been identified as an area of restored Ancient Woodland. Planning Policy Wales 12 defines Ancient Woodlands as irreplaceable natural resources which have significant landscape, biodiversity and cultural value.

An outline of the woodland can be seen below:

DESCRIPTION

A request has been made by a resident from a nearby property to place the woodland under a Tree Preservation Order.

The request has been made by the resident due to the presence of many mature trees which are of appealing forms, as well as the diverse biodiversity of the woodland which includes a diverse array of wildflowers, ferns, mosses fungi and other wildlife. The species of trees identified within the woodland include: *oak (Quercus spp.), sycamore (Acer pseudoplatanus), poplar (Populus spp.), ash (Fraxinus excelsior), alder (Alnus glutinosa), hawthorn (Crataegus monogyna), and elm (Ulmus spp.).*

The extent of the woodland can be clearly identified by Leckwith Road to the north, the playing fields to the east, Llandough Hospital to the south and a clear break in the woodland to the west due to the presence of pylons. Additionally, a 10-metre buffer zone has been included to provide adequate clearance between the TPO and the pylons.

Views of woodland from within the dismissed candidate site towards the woodland

Views of woodland from playing fields located between Lewis Road and Greenway Close

Photographs taken within the woodland during site visit

PLANNING HISTORY

There is no relevant planning history for this site.

CONSULTATIONS

The Councils Arboricultural Manager was consulted and following a site visit provided the comments below:

"These formal comments provide justification for the imposition of a Provisional Tree Preservation Order (TPO) specifically on the existing trees within the deciduous woodland identified as Reservoir Wood. This assessment is based on a site visit conducted on Friday, 16th May 2025, and focuses on the observed characteristics of the tree population within this British ancient rainforest fragment.

During the site visit on 16th May 2025, a diverse range of tree species and age classes were observed within Reservoir Wood. This included a diverse range of tree specimens, from young to mature individuals, including oak (Quercus spp.), sycamore (Acer pseudoplatanus), poplar (Populus spp.), ash (Fraxinus excelsior), alder (Alnus glutinosa), hawthorn (Crataegus monogyna), and elm (Ulmus spp.). An understory layer featuring hazel (Corylus avellana) was also present. The variety of species contributes significantly to the structural and compositional diversity of the woodland. Notably, the presence of trees at various stages of maturity indicates ongoing natural regeneration and a healthy, dynamic ecosystem.

Based on the observed characteristics of the existing tree population within this deciduous woodland, the imposition of a Provisional Tree Preservation Order is strongly justified for the following reasons:

Visual Amenity and Public Benefit: The woodland's location at the end of a public road and adjacent to a public footpath ensures that the existing trees are readily visible and contribute significantly to the visual amenity of the area. The presence of mature trees enhances the landscape character and provides a valuable green space accessible to the public through the woodland paths. A TPO would help to retain this public benefit and landscape value.

Contribution to Biodiversity: The diverse range of tree species present, including oak, sycamore, poplar, ash, alder, hawthorn, and elm, provides a variety of habitats and food sources that support a wide array of associated flora and fauna. Each tree species contributes uniquely to the overall biodiversity of the woodland ecosystem. Protecting these existing trees is crucial for maintaining this ecological richness.

Structural and Age Diversity: The observed range of tree ages, from young to mature, creates a complex vertical and horizontal structure within the woodland. This structural diversity provides a multitude of niches for different species and contributes to the overall stability and resilience of the woodland ecosystem.

Ecological Value as Part of an Ancient Rainforest: While the TPO focuses on the trees themselves, it is crucial to acknowledge that these trees are integral components of a British ancient rainforest ecosystem. Their age, size, and species contribute to the unique microclimate, soil conditions, and overall ecological integrity of this rare habitat. Protecting these existing trees is a fundamental step in preserving the broader ecological value of this woodland.

Precautionary Principle for a Sensitive Ecosystem: Given the age and ecological sensitivity of this woodland, and the potential for irreversible harm from the inappropriate felling or management of its trees, a precautionary approach is warranted. A Provisional TPO on the existing trees would provide immediate protection.

Conclusion:
The observed diversity of species and age classes within the existing tree population, its contribution to biodiversity and structural complexity, its visual amenity and public benefit, and its integral role within a sensitive ancient ecosystem, provide a strong justification for the imposition of a Provisional Tree Preservation Order."

The local ward member, Councillor Carroll was consulted and responded with support for the request and stated the following:

"The site in question consists of natural woodland. Protecting this state is of crucial importance. The trees on the site should be protected from felling, and as the ward member I consider the principle of a TPO to be eminently sensible."

The ward member for Dinas Powys, Councillor Franks was also consulted and responded with support for the request and stated the following:

"A short note to express my support for the TPO. This is an attractive woodland on the fringe of Llandough. The woodland is much valued by local residents. The tree haves much amenity value".

REPRESENTATIONS

The neighbouring properties were notified on the 23rd of December with 15 letters of support for the Order were received and one letter of objection being received.

The letters of support noted general support for the protection of trees as well as the following reasons:

- Preservation of an important area of amenity and natural space
- Reduces flood risk by holding water during periods of prolonged rainfall
- Biodiversity value due to habitat provision, ecological connectivity and resilience in line with national policy objectives.
- Coherent group of trees make a demonstratable and enduring contribution to public realm and setting of Llandough
- Maintains landscape character of the SLA
- Performs important green infrastructure functions including carbon sequestration, air quality regulation and surface water interception.
-
- Provide certainty, ensure appropriate arboricultural management, and enable proper assessment of any future proposals affecting the woodland.
- Provides significant public benefits through the provision of space for recreational use

The letter of objection received raised the following points against the TPO:

- There is no evidence of any imminent threat to trees in the woodland other than biotic factors.
- The woodland requires management to remove a high volume of dead, dying and dangerous ash. The landowner is required to do this due to the Occupiers Liability Act 1957/84 and the Highways Act. Whilst dead, dying and dangerous trees are exempt of a TPO and felling licences, they are still part of the overall woodland that would be protected. This means any work in the woodland that could damage any part of healthy trees could give rise to a TPO offence, such as wilful damage, and

therefore bring the possibility of prosecution. The decision whether to TPO the woodland should only come after hazard tree management has been carried out.

- It appears that there may be wayleaves across the woodland site. If this is the case, a TPO would conflict with these significantly should there be a need to access the woodland for management work.

- TPOs are generally not an appropriate tool for woodlands requiring extensive ongoing management, as they can place unnecessary restrictions on thinning regimes and other essential management operations.

- Any perceived “threat” from development would be dealt with by the planning process itself. A TPO should not be served on this basis.

- In this context, the expediency of the Order is unclear, given that management discussions are already in place for the woodland area.

- The overall public amenity is low for this woodland in a visual sense from external areas. The B4267 has a small section visible, it is also visible from Lewis Road and Llandough Hospital to some degree but that is it. Where the woodland adjoins the highway, this is a fast-moving road with no safe stopping points or pedestrian access, meaning opportunities for public appreciation of the woodland are extremely limited. These factors further reduce the extent to which the woodland can reasonably be said to provide public amenity

- The presence of paths within the woodland necessitates ongoing management by the landowner. A confirmed TPO would make such management disproportionately difficult. Furthermore, the documentation provided does not adequately demonstrate how the woodland meets the amenity test required for confirmation of a Tree Preservation Order. In the absence of a structured assessment, it is unclear how the amenity value relied upon by the Council has been established.

- The Regulation 3 notice appears to lack certain required information. Full compliance with the statutory requirements is essential to ensure the validity and enforceability of a Tree Preservation Order, and any deficiency is therefore a material consideration when determining whether the Order should be confirmed. Furthermore, the application of a blanket woodland designation represents a broad and indiscriminate approach that does not strike an appropriate balance between statutory protection and the facilitation of reasonable, responsible woodland management.

REPORT

Planning Policies and Guidance

Local Development Plan:

The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:
POLICY SP1 – Delivering the Strategy
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:
POLICY MG17 – Special Landscape Areas
POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

Managing Development Policies:
POLICY MD7 - Environmental Protection
POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.
- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

  - Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

"As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being."

Policy 15 – National Forest

- Supports tree planting as part of new development proposals.

"Woodlands provide a wide range of benefits for society, from abating carbon emissions and reducing flood risk in sensitive locations, to being increasingly important as community resources and providing places for active recreation, education and lifelong learning."

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places

"Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places."

- Promoting Healthier Places

3.20 "The planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options and seeking environmental and physical improvements, particularly in the built environment."

3.23 "Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces."

- Sustainable Management of Natural Resources

"The key features of the SMNR (Sustainable Management of Natural Resources) approach to which the planning system can contribute are:

• improving the resilience of ecosystems and ecological networks;

• halting and reversing the loss of biodiversity;
• maintaining and enhancing green infrastructure based on seeking multiple ecosystem benefits and solutions;"

Chapter 4 - Active and Social Places

- Recreational Spaces

4.5.3 "Formal and informal open green spaces should be protected from development, particularly in urban areas where they fulfil multiple purposes. As well as enhancing quality of life, they contribute to biodiversity, the conservation of the historic environment, nature and landscape, better air quality, the protection of groundwater and as places of tranquillity."

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)

6.4.37 "Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking."

6.4.43 "Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value."

6.4.44 "The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally-specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs)."

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 10 – Tree Preservation Orders (1997)

5. "The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of a tree of trees without consent of the local planning authority."

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Biodiversity and Development (2018)
- Trees, Woodlands, Hedgerows and Development (2025)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Tree Evaluation Method for Preservation Orders (TEMPO).

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The principal issue to consider as part of this request for a Tree Preservation Order (TPO) is whether Reservoir Wood merits protection with a TPO and to take into account all duly made objections and representations before deciding whether to confirm the TPO.

Assessment

Reservoir Wood is compromised of a myriad of trees which vary in species, age, health and form with the primary species identified being: oak (Quercus spp.), sycamore (Acer pseudoplatanus), poplar (Populus spp.), ash (Fraxinus excelsior), alder (Alnus glutinosa), hawthorn (Crataegus monogyna), and elm (Ulmus spp.).

Whilst some Ash trees were identified as suffering from various stages of Chlara Fraxinea (Ash Dieback) and some Elm trees were identified as suffering from Dutch Elm Disease, several Ash and Elm trees also appeared to be healthy and at varying stages of maturity. Therefore, as the woodland appeared to generally be in overall good condition and showed signs of ongoing natural regeneration through the presence of trees at varying stages of maturity, it is considered that Reservoir Wood appears to be in good physiological condition following the site visit conducted in May 2025.

Furthermore, there is an active perceived threat to the woodland as the south western area of the woodland, below the track, had been put forward as a candidate site for market housing development in the Replacement Local Development Plan (RLDP). Whilst the Stage 2 Candidate Site contained a small proportion of the area of protected woodland, it was not deemed suitable as it did not relate to the existing built form and would present a sporadic development into the countryside as well as it comprising a SINC and area of high biodiversity value. Following this, the site was resubmitted as an affordable housing led scheme however, this did not change the suitability assessment of the site.

Whilst the site was not deemed suitable for further consideration for development in the Replacement Local Development Plan (RLDP), it is nonetheless considered that the area remains in the longer term, at risk from future development.

In terms of visibility, this report notes that the objection received claims that views of the woodland from the public realm are limited to views from the B4267, Lewis Road and Llandough Hospital, to some degree.

However, it is considered that Reservoir Wood is located in a highly visible location due to its position adjacent to the settlement of Llandough. More specifically, views of the woodland are afforded from Leckwith Road to the north; Lewis Road, Greenway Close and the playing fields located to the east; Llandough Hospital to the south; and Pen Y Turnpike to the west, as shown above.

Furthermore, the woodland (highlighted in red above) is publicly accessible from a number of paths located within the playing fields; at the end of Lewis Road via PROW P1/4/2; and PROWs P1/4/4, and P1/5/1 from Pen Y Turnpike (as shown above in purple and pecked green lines).

The wood is relatively dense and due to the natural regeneration of the woodland, there is significant group cohesion at varying levels of the canopy, with the mature and veteran trees contributing greatly towards the amenity value of the woodland when viewed from various points across Llandough and Pen Y Turnpike.

Additionally, due to its scale and siting in an elevated position above the settlement of Llandough, the woodland is considered to form a prominent feature of the landscape of the area and creates a significant delineation between the urban character of Llandough and the rural character of the Cwrt-yr-Ala Basin SLA to the east. Therefore, any alterations or impacts to the woodland as a result of future development may potentially have a significant impact on the clear delineation between the urban and rural character of the eastern and western sides of the woodland.

Furthermore, as noted above, the woodland is publicly accessible from various points around the boundary of the site and there are a number of footpaths within the woodland which due to its siting adjacent to Llandough, create an easily accessible area of informal public green space. As outlined above, both Future Wales and Planning Policy Wales highlight the importance of having locally accessible green spaces and the positive impact this has on the amenity of urban environments, the quality of life of residents in the area and the importance of these green spaces in preserving and enhancing the biodiversity of the area.

Finally, a Tree Evaluation Method for Preservation Orders (TEMPO) assessment has also been undertaken which, having identified that the woodland is in good condition and has a high retention span over 100 years, as well as the woodland being clearly visible from public viewpoints and providing identifiable habitat importance due to its status as a SINC and categorisation as Ancient Woodland, the TEMPO assessment states that Reservoir Wood definitely merits a Tree Preservation Order.

SURVEY DATA SHEET & DECISION GUIDE

Surveyor:	Martynas Koveckis	**Date:**	21-Aug-25
		Application:	2025/00004/TREE
Tree details			
TPO ref:	N/A	**Tree/Group No.**	N/A
Location:	Reservoir Wood	**Owner:**	

Part 1:	**Amenity Assessment**	
a)	Condition and suitability for a TPO	Good
b)	Retention span (in years) and suitability for a TPO	100 +
c)	Relative public visibility & suitability for TPO	Large trees, or medium trees clearly visible to the public
d)	Other Factors	Trees with identifiable historic, commemorative or habitat
Part 2:	**Expediency Assessment**	Perceived threat to tree
Part 3:	**Decision**	**Definitely merits TPO**
Notes:		

Other Matters raised by objector

It is noted that the objection states that due to the presence of biotic illnesses within the woodland, management is required in order to comply with the Occupiers Liability Act 157/84 and the Highways Act. Whilst this is noted, it is not considered that the imposition of a TPO on the woodland would prevent these works being carried out, where they were considered to be necessary. It is accepted that as a woodland TPO covers a significant number of trees, there will be a variation of structure and age diversity of the woodland and some works may be necessary to undertake remedial measures. Whilst any works to cut, prune or fell tree(s) would require the submission and approval of a TPO application to be made to the LPA, this would be assessed on its merits (Arboricultural grounds).

Similarly, the objection states that the woodland requires ongoing management, and that the serving of a TPO would make such management disproportionately difficult. However, as stated above, a TPO does not prevent the works to these trees, rather it simply requires the submission of details and justification of the work to be submitted to and agreed by the LPA prior to the work being carried out.

It is considered that none of the issues raised by the objector provide sufficient justification to override the reasons in favour of confirmation of the TPO.

Having regard to the above, officers recommend that the woodland TPO be confirmed, without modification.

REASON FOR RECOMMENDATION

The decision to recommend the confirmation of a Tree Preservation Order has been taken in accordance with Section 198 of the Town and Country Planning Act 1990 (as amended), which empowers the local planning authority to make provision for the preservation of trees or woodlands.

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.

RECOMMENDATION

Confirm Tree Preservation Order without modification

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Agenda Item No. 8

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **19 MARCH 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

8. GENERAL PLANNING MATTERS

2025/01008/RG3 - LAND EAST OF DUNRAVEN CLOSE (THE FORMER CONSTRUCTION COMPOUND), COWBRIDGE

2025/01008/RG3 Received on 13 January 2026

APPLICANT: Kelly Williams Ffordd Y Mileniwm, Barry, CF63 4RT
AGENT: Mr Liam Hopkins Westgate House, 11 Womanby Street, Cardiff, CF10 1AF

Land East of Dunraven Close (the former construction compound associated with Phase 1 of the Clare Garden Village scheme), Cowbridge

Proposed new school - Ysgol Iolo Morganwg

REASON FOR COMMITTEE DETERMINATION

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

EXECUTIVE SUMMARY

The site covers an approximate area of 2 ha and is located within Phase 1 of the Clare Garden Housing Development delivered by Taylor Wimpey. The north edge of the site is abutted by the dwellings and flats located on Clisson Close and the eastern boundary is formed by the rear gardens of the dwellings in Darren Close. To the south, the site fronts Llantwit Major Road and to the west the site fronts Dunraven Close.

This application seeks full planning permission for a new Welsh-medium primary school at Clare Garden Village, Cowbridge, on land allocated for education use under LDP Policies MG6(4) and MG2(20). Although the earlier outline permission has expired, the principle of a school on this site remains established and necessary to meet growing Welsh-medium demand identified in the Council's Welsh in Education Strategic Plan (2022–2032).

The proposed school building is positioned along the western boundary to optimise site layout, accessibility, and outdoor learning spaces. The design, scale and materials are considered appropriate for the residential context, with acceptable visual impacts from nearby viewpoints. Boundary planting and hedgerow enhancements will soften long-term views. Access will be via Dunraven Close, providing 33 staff/visitor parking spaces and internal bus circulation. Parent drop-off will occur on-street as per the existing school. The Highway Authority raises no objection subject to a Travel Plan, Construction Traffic Management Plan, pre and post development highway conditions surveys.

The school building is well-separated from nearby homes, with no unacceptable impacts on privacy, outlook. Subject to conditions to include a revised scheme of enclosures (acoustic fencing) around the MUGA, will not unacceptably impact on nearby residents in terms of noise and disturbance. Outdoor play areas and the MUGA will not be floodlit. Construction impacts will be managed through a CEMP.

Ecology surveys confirm low existing biodiversity value and the scheme provides significant green-infrastructure enhancements, including hedgerow retention, new tree planting, meadows, rain gardens and a sensory garden. A Biodiversity Strategy, LEMP and Lighting Strategy will be secured by condition.

Some 12 letters of representation have been raised raising a number of concerns, but principally in relation to traffic congestion with particular reference to the lack of provision for pupil drop off by car.

Overall, the proposal complies with relevant LDP policies, meets an identified educational need, and is acceptable subject to the recommended conditions.

SITE AND CONTEXT

The site covers an approximate area of 2 ha and is located within Phase 1 of the Clare Garden Housing Development delivered by Taylor Wimpey. The north edge of the site is abutted by the dwellings and flats located on Clisson Close, delivered by Taylor Wimpey. To the east, the site boundary is formed by the rear gardens of the dwellings in Darren Close. To the south, the site fronts Llantwit Major Road and to the west the site fronts Dunraven Close, but directly fronts onto a linear area open space with cycleway footway provision and an equipped children's play area. More generally, there are open fields to the south of Llantwit Major Road, which rise to provide vantage points over Clare Garden Village and the wider Cowbridge settlement. To the north is the wider Clare Garden Village residential development and beyond is the A48.

The site is accessible from a series of residential roads that have been delivered as part of the Garden Village. Direct access to the site is provided from Dunraven Close where the access junction into the site has already been constructed. Dunraven Close connects to the B4270 and Llantwit Major Road, which provide direct access to Cowbridge Town Centre.

The site has been cleared for the school development and prior to this, the site was utilised as a developers compound with temporary construction access from Llantwit Major Road.

The site falls within an area safeguarded for mineral (Limestone 2 including dolomite).

DESCRIPTION OF DEVELOPMENT

This is a Regulation 3 planning application for the development of the site for a new school (Ysgol Iolo Morganwg) which will provide two-form Welsh medium primary school education. The school will be a 2FE primary school (420 pupils) along with a Full Time Equivalent (FTE) nursery of 48. In terms of staff, it has been noted that there will be 15 FTE teachers, seven FTE Teaching Assistance (TA) and nine FTE nursery staff plus other support staff.

The school building would be located in the west of the site and would be oriented on a broadly northwest / southeast alignment, where the staff parking and drop off areas would be located in the north west corner of the site. A two pitch MUGA is shown to be located in the north east corner and an informal sports pitch to the east. Essential school plant is proposed to be located northeast of the school building.

The landscape proposal for the scheme serves to deliver the sustainable drainage strategy for the site, providing for biodiversity enhancement and also creating a series of outdoor informal play and education spaces. Notable features include the re-provision of a hedgerow along the site's southern boundary, new tree planting, landscape mounds, sensory paths for play and learning, and an amphitheatre and a teacher's lounge.

The school would be a broadly linear two storey building, to the western edge of the site. The maximum two storey part would be some 24 metres wide and a depth of approximately 80 metres. The building would have two asymmetrical roofs with a higher west facing roof plane with an eaves height of 8.2m and ridge height of 12.1m. The east facing roof plane will have a slightly lower eaves height of 7.6 metres. A single storey mono pitch projection to the east face measures 20m in width by a depth of circa 11.5 metres.

The building would be finished in a mix of materials, where the primary materials

for the building are proposed to be running light buff brick and brown profiled sheet cladding, with green coloured spandrel panels detailing around windows. The roof will be standing seam and windows and doors will have grey aluminium frames. The northern elevation will have school signage and double height feature glazing of the entrance and an area of bonded brick detailing. The southern elevation will have school signage as well as double height glazing. Aluminium canopies are proposed along part of the building's western and eastern elevations. Solar panels are proposed on the west facing roof plane.

West Facade

East Facade

Coloured North Facade

Elevation 4 - Coloured South Facade

Key

- **General Teaching** — Reception, KS1, & KS2
- **Immersion Unit** — To support Welsh language integration
- **Staff** — Including admin provision
- **Storage**
- **Supporting Programme (e.g. WCs)**
- **Nursery** — General Teaching Provision
- **Learning Resource** — To support general teaching provision
- **Halls & Studio** — For assembly, dining, & sports
- **Kitchen / Plant**
- **Circulation**

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- **General Teaching** — Reception, KS1, & KS2
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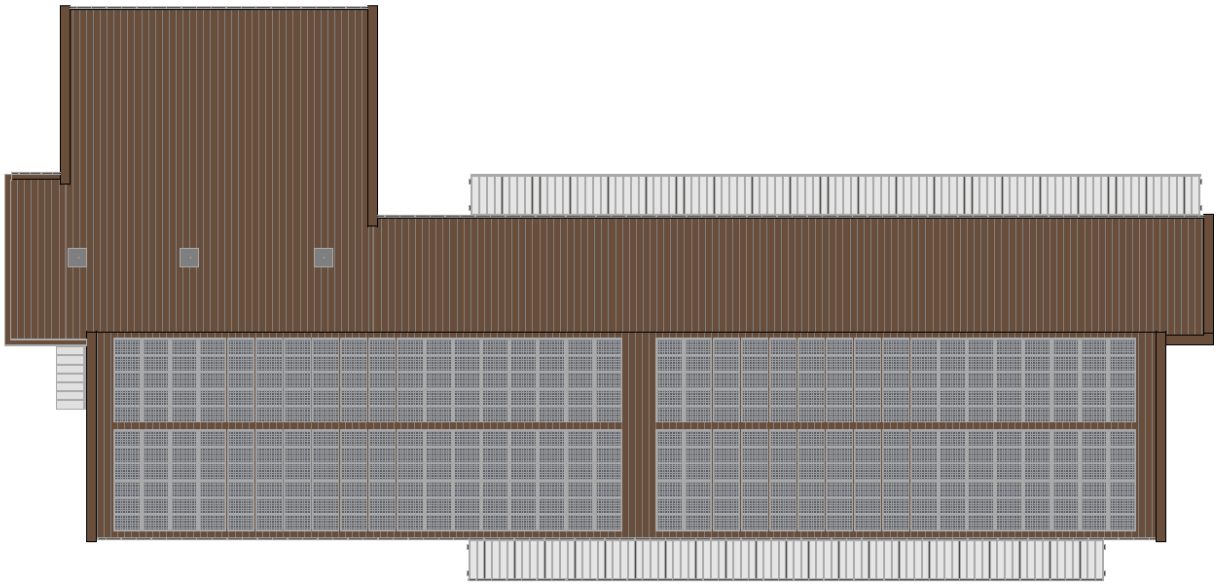


The proposed school would be accessed from its northwest corner, via the existing access from Dunraven Close. This will provide access to the school building entrance, staff parking area and a drop-off area for organised school transport. Based on the anticipated operation of the school, the drop-off area has been designed for use by mini-buses/ coaches. Private vehicle drop-off and pick-up will not take place on the school grounds.

PLANNING HISTORY

2001/00826/OUT, Address: Land between the A48 and Llantwit Major Road, Cowbridge, Proposal: Residential development and associated public open space, to include the provision of a link road between the A48 and Llantwit Major Road, Decision: Refused,

2002/01194/OUT, Address: Land between A48 and Llantwit Major Road (Darren Farm), Cowbridge, Proposal: Residential development and associated public space to include the provision of a link road between the A48 and Llantwit Major Road, Decision: Withdrawn,

2002/01617/OUT, Address: Land between the A48 and Llantwit Major Road, Cowbridge, Proposal: Residential development and associated public open space to include the provision of a link road between the A48 and Llantwit Major Road, Decision: Appeal Dismissed,

2014/01505/OUT, Address: Land at North West Cowbridge, Proposal: Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475, Decision: Approved 14/07/2026.

CONSULTATIONS

Cowbridge with Llanblethian Town Council were consulted on 6 November 2025 and no comments have been received to date.

Councils Highway Development Team were consulted and in summary have raised no objection subject to securing four conditions in relation to a Travel Plan, Construction Traffic Management Plan, a pre and construction highway condition surveys.

Councils Public Rights of Way Officer were consulted and no comments have been received to date.

Councils Drainage Section were consulted and have stated that the site is located within Rivers and Sea Flood Zone 1 which is not considered to be at risk to fluvial and coastal / tidal flooding. The NRW Flood Map for Planning (TAN15 2025) shows this site to be in Surface Water and Small Watercourses Flood Zone 1, indicating a low risk of surface water flooding.

A SAB application has been received for this proposed development and approved as per SAB/FUL/2025/030. The approved design aligns with the drainage strategy that has been submitted for this Planning Application (YIM-STN-XX-XX-RP-C-000001).

A Flood Consequences Assessment (333701534-STN-XX-XX-RP-WENV-0001-P02) has been undertaken for this proposed development which – deriving from the NRW Flood Map for Planning – identifies the site as being at a low risk of surface water and small watercourses flooding. No objection is raised to the outcome of this FCA and a SAB informative is requested.

Council's Ecology Officer was consulted and following a review of the Green Infrastructure Statement; Reptile Mitigation Strategy and Preliminary Ecological Appraisal, has in summary, raised no objection subject to securing three conditions, in relation to a Lighting Strategy, Habitat Management Plan and a Biodiversity Strategy.

Council's Landscape Section were consulted and no comments have been received to date.

Council's Strategic Property Estates Team were consulted and no comments have been received to date.

Shared Regulatory Services (Pollution Control) were consulted and in summary initially raised concern with regard to the external plant in terms of both residential amenity and the operation of the school and the concerns raised in relation to the assessment, modelling, use and siting of the MUGAs.

Following the submission of additional details and points of clarification, no concerns have been raised in respect of the proposed ASHPs, Battery Storage, substation etc. The concerns raised in relation to the assessment, modelling, use and siting of the MUGAs have also in the main been addressed. However, the following is advised;

1. *That the acoustic barrier be extended to include the southern boundary, thereby shielding the gardens and rear facades on Darren Close (NSR3) and the 'informal play area' to the south of the site that it is presumed may also be utilised for outdoor teaching activities.*

2. *That the proposed height, and subsequent noise calculations and predictions, must be confirmed as are they for a barrier at 2.4m, as presumed as this is the figure in the NIA. Or is the Boundary Treatment Plan, with a barrier at 2.8m correct and the proposed barrier height?*

3. *It is essential that 'shock absorbing mitigation measures' are put in place with regard to the MUGA pitches as advised above.*

4. *It is advised that the provsion and use of a Noise Mangement Plan be the subject of a condition/s.*

5. *As advised previously, see above, it is advised that the MUGAs should not be lit/ illuminated.*

6. *Nor should the MUGAs be hired out at anytime or utilised by the school post 19:00.*

7. *Whether use of the MUGAs, by the school during holidays and weekends, is to be permited should be clarified by the Planning Officer.*

Shared Regulatory Services (**Contaminated Land, Air & Water Quality)** were consulted and responded to state, in summary, that the application included a detailed contamination assessment that has not identified any contaminants of concern. However, as part of the site was used as a construction compound for the adjacent development, the potential for contamination cannot be ruled out and the 'unforeseen contamination' condition is requested. Moreover, should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of conditions and informative statement.

Natural Resources Wales were consulted and have stated that they have no objection to the proposed development as submitted and provide the following advice.

Protected Species - We note that the Preliminary Ecological Appraisal by Ecological Service Ltd. (April 2024) has identified European protected species are unlikely to be using the application site. We would therefore have no comments to make in respect of European protected species. We would recommend the planning authority discuss the need to secure further measures/ avoidance measures with their internal ecological advisor.

Protected Sites - The proposed development site is located approximately 1.6km from Cors Aberthin Site of Special Scientific Interest (SSSI). Based on the information provided, we would consider the proposed development is not likely to damage the features for which the SSSI is of special interest.

Other Matters - The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

Following re-consultation NRW have reviewed the additional information submitted and have no further comments to make on this application and we refer you to their previous advice.

Dwr Cymru Welsh Water were consulted and have stated that the proposed development site is located in the catchment of a public sewerage system which drains to Cowbridge Wastewater Treatment Works (WwTW) and having considered the impact of foul flows generated by the proposed development concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, the development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems. In this instance, DCWW offer no objection to proposals for disposal of surface water flows into a highway drain, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

DCWW have requested that a condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets

The Chief Fire Officer was consulted and has responded raising no objection and refers to standing advice and the need for adequate water supplies and access for emergency firefighting appliances.

The Executive Director of Public Health (Cardiff and Vale University Health Board) has raised comments on the application as summarised below:

• Consideration should be given to the size of and the use of the playing field and MUGA to enable use outside of school hours for the wider community.
• The Transport statement and travel plan should consider the current and future Active Travel Network Maps for the vicinity.
• A higher cycling/scooter modal target should be set
• Consider increasing the current target of 14% of children walking to school.
• Additional provision should be made for cycling/scooter stands given cycling parking standards and the expressed wishes of current pupils.
• The action plan in the Travel Plan should be updated to ensure parents and pupils are engaged in planning walking/cycling/scooting trips to the school prior to first occupation, so that modal shift is embedded from day one.
• The application should show much more ambition in increasing walking/cycling/scooting/bus travel mode share, setting higher targets for these modes and reducing the target modal share for private car.

South Wales Police were consulted and no comments have been received to date.

Fields in Trust Cymru were consulted and no comments have been received to date.

Open Spaces Society were consulted and no comments have been received to date.

Cowbridge Ward Members were consulted on 6 November 2025 and no comments have been received to date.

REPRESENTATIONS

The neighbouring properties were consulted on 6 November 2025 and several site notices were also displayed on 14 November 2025. The application was also advertised in the press on 13 November 2025. Neighbouring properties were also reconsulted no 14 January 2026, following the receipt of additional information / amended plans.

To date some 12 letters of representation have been received, and whilst some do not object to the principle of a school, many do object as set out below (as summarised) :

- Original plans for the school were only for a small single storey building which would have been more acceptable
- Other potential sites around Cowbridge could be found that would not impinge on local residents quality of life as much as this proposal
- Location of the new school is on the edge of Cowbridge, not in the centre which is likely to increase the number of cars parked
- Poor use of land and negative impact on community wellbeing
- Hedgerow which surrounds the site should all be retained in its current state
- Concerns about increased traffic and parking on the surrounding residential roads

- The need for an in depth survey of the current numbers of cars that park around the current school
- Children or parents will only occasionally cycle up the Llantwit Major Rd. due to its steepness
- During very wet and windy weather this location will deter people walking, compared to the current school located in the centre of Cowbridge
- Dunraven Close would become very congested very quickly as it is not a wide road with drop offs and unsuitable for large volumes of traffic and parking
- No stopping zones to be established on Dunraven Close to prevent large queues of parked traffic
- The need for parking controls and enforcement to protect Dunraven Close and surrounding streets
- Llantwit Major Road is a busy road with cars travelling well above the 20mph speed limit (which is in the process of increasing to 30mph)
- Concern that traffic will build up along Llantwit Major Road as a result of increased vehicle activity and on-street parking.
- Parent drop off areas should be within school grounds or on Llantwit Major Road
- The submitted report has glossed over the impact of anything up to 100 cars trying to park within a 15 minute window
- Consideration has not been given to access for accident and emergency vehicles to enter the car park and access the school building
- A large number of bicycle storage spaces should be provided
- Traffic and school travel management plan needs to address peak arrival and departure times
- Safe pedestrian routes and crossing facilities for children and families are needed
- MUGA should avoid nuisance and minimising impacts on wildlife
- The new building itself will contribute to air pollution and light pollution
- Traffic using the school will increase the air pollution and noise
- Unavoidable inconvenience during the building stages
- The effect on the wildlife will be immeasurable
- No acoustic survey included in submission. The acoustic impact on neighbouring properties needs to be confirmed prior to a decision.
- Boundary of application side overlaps residential property in Darren Close

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:
POLICY SP1 – Delivering the Strategy
POLICY SP9 – Minerals
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG2 – Housing Allocations
POLICY MG6 – Provision of Educational Facilities
POLICY MG20 – Nationally Protected Sites and Species
POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development
POLICY MD2 - Design of New Development
POLICY MD5 - Development within Settlement Boundaries
POLICY MD7 - Environmental Protection
POLICY MD8 - Historic Environment
POLICY MD9 - Promoting Biodiversity

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places
- Sustainable Management of Natural Resources
- Previously Developed Land

Chapter 4 - Active and Social Places

- Transport
- Community Facilities
- Recreational Spaces

Chapter 5 - Productive and Enterprising Places

- Energy (reduce energy demand and use of energy efficiency, renewable and low carbon energy, energy minerals)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2025)
- Technical Advice Note 16 - Sport, Recreation and Open Space (2009)
- Technical Advice Note 18 –Transport (2007)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Parking Standards (2019)
- Travel Plan (2018)
- Trees, Woodlands, Hedgerows and Development (2025)

Other relevant evidence or policy guidance:

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

Background and the principle of development

A proposed new school is allocated on this land by Policy MG6- Provision of Educational Facilities, of the Local Development Plan, as follows :

4. A new primary school at land to the north and West of Darren close Cowbridge (2.ha)

The site forms part of a wider mixed-use allocation for housing under LDP Policy MG2 (20) (Housing Allocations).

The site's planning history details how the wider Clare Garden Village has developed in line with the mixed use housing allocation, where planning permission ref. 2014/01505/OUT was approved for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/ cycleways landscaping and associated engineering works and outline permission with all matters reserved other than access for a mixed use residential led development for 475 units.

The outline planning application described the school site as "a minimum 2 hectare reserve site for a primary school with playing fields (Use Class D1), car parking, landscaping works and public realm"

Extract of approved Illustrative Masterplan submitted with 2014/01505/OUT

In respect of the assessment of the principle of the development of a school, as part of the mixed used development, the Committee Report for planning application ref. 2014/01505/OUT stated :

DLDP Policy MG 6(4) identifies the need for this site to make provision for a new primary school to serve the Cowbridge catchment area in light of the evidence in the LDP Educational Facilities Background Paper (2013) which concluded that the existing primary schools in Cowbridge are not capable of expansion to the extent required to accommodate forecast growth during the LDP period. Whilst the proposal would not strictly accord with UDP Policy ENV 1 which seeks to protect the countryside, in the context set out above, as part of a large-scale housing development, the delivery of a school on site is to be welcomed and is considered necessary to ensure that the housing development complies with UDP Policy HOUS 8(vi) by making adequate provision for education facilities to meet the needs of the future occupiers.

The land for the school was secured by S106 legal agreement tied to the outline planning permission and the legal agreement required the school land to be transferred by the residential developer upon the occupation of 150 dwellings and transferred with appropriate access and means of enclosure provided, with services provided to the boundary.

Within the outline planning permission for the Clare Garden Village development, little detail was provided on the school, however some parameters were set. This included a proposed build zone for the school building and proposed maximum heights across the site. In that permission, the build zone was located in the northern part of the development site with a suggested maximum height of 12 metres, where beyond the build zone, a maximum height of 4 metres was proposed.

The site covering the outline planning permission has been completed for Phase 1 of the development for 169 dwellings (2017/00841/RES) which relates to the southern part of the site and the land bordering the proposed school and Phase 2 of the development consisting of 306 dwellings, to the north is ongoing (2018/00240/RES).

Site in relation to wider ongoing development at Clare Garden Village

However, a reserved matters application for the school was not submitted within the required timeframe to comply with the terms (conditions) of the outline planning permission. Therefore, the proposed new school has been submitted as a new standalone

planning application. Whilst this current application can no longer strictly rely on the principle being approved by outline planning permission, the fact that the site is allocated for a new primary school under policy MG 6(4), which itself falls within the wider mixed use allocation for the site, within the settlement boundary for Cowbridge, (defined as a Service Centre Settlement) means the principle of a school has already been considered acceptable. As the principle of a school on this site has previously been established, this application in effect only seeks approval for the layout, design and details of the school.

The Council's Education Department have advised in the submissions that the school site was secured through the Section 106 agreement and at the time of its identification, approximately ten years ago, the site was intended to accommodate a one-form entry English-medium primary school. However, since then, it is stated that the education landscape has evolved significantly, driven by Welsh Government policy and the requirement for all local authorities to deliver against their Welsh in Education Strategic Plans (WESP).

The proposals now reflect the Council's commitments under the Welsh in Education Strategic Plan 2022–2032 and supports the long-term objective of meeting growing demand for Welsh-medium education. This aligns with the Welsh Government's ambitious Cymraeg 2050 target of achieving one million Welsh speakers by 2050.

Over the past decade, the Council has experienced a sustained increase in demand for Welsh-medium primary school places in the Cowbridge area, with projections indicating that this demand will continue. The proposed development provides a sustainable, long-term solution to meet this growth.

It is stated that the new site is located less than one mile from the existing school, ensuring continuity for families and minimising inconvenience for current parents and pupils. The existing school site does not offer sufficient capacity to accommodate further expansion, and the Clare Gardens site represents the only viable option to enable growth in Welsh-medium provision within Cowbridge while limiting disruption to the wider community.

The application, therefore, should not involve an assessment of whether it is appropriate to re-locate the existing Ysgol Iolo Morganwg School, located in Broadway in the centre of Cowbridge to the application site, or whether this site represents an acceptable location for

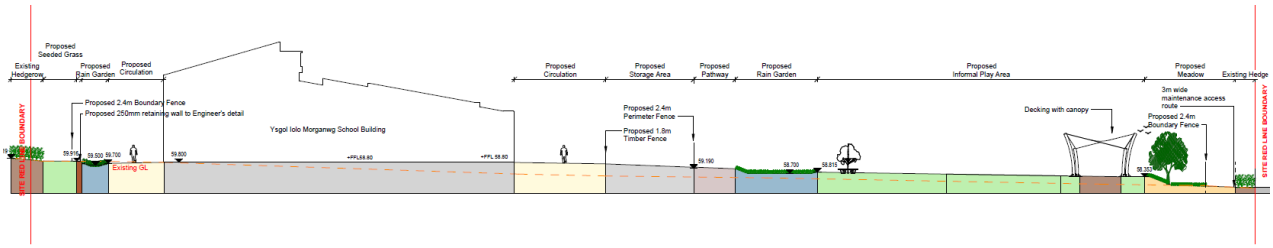
a new school. Those matters have been determined previously by the Council's Cabinet and the principle of a new school by the allocation of the site in the Local Development Plan.

Design, layout and visual impact

In relation to the site itself, the site falls significantly from Dunraven Close on the west side to the boundaries of the residential properties along Darren Close on the east side and Clisson Close to the north. There is as much as 6.0m of fall from the high point to the site boundaries.

In relation to levels, and in assessing the acceptability of siting and scale of the development, the agent was asked to provide clarification/justification on how levels have been dealt with. This being on the basisthat the levels to the north, in the location of the proposed car park are shown to be increased by approx. 1-1.1m above the existing levels, given the additional impacts a higher site will have in terms of visual impact on residential amenity.

In response the consultant has stated that when proposing levels, the needs of the development must be considered which includes factoring in how a building and large relatively flat areas such as a sports pitch, hard play areas, MUGA, and parking can be delivered. As such it is stated that to work with the existing levels and achieve tie ins at the boundaries, terracing of the site is required. This means levels must come up from the boundary to provide satisfactory level surfaces for the sports pitch and MUGA and then rise again to provide the building and other areas before tying into the boundary on the opposite side. This is be seen in the East to West existing and proposed sections drawing.



East to West section drawing

It is also advised that there were other important factors for this particular site that also had to be considered as part of the proposed levels design. This includes tying the vehicular access into the existing junction and to achieve a gravity foul drainage connection for the site, the building has to be set at a certain level in order that the drainage can serve the building and convey flows via gravity to an existing connection.

In light of the above it is understood why the levels have been set as proposed having regard to existing site constraints, boundaries and infrastructure tie ins.

Visualization from entrance

When compared to the siting that was shown in the indicative masterplan of the outline planning permission, whilst that plan no longer carries any weight, the key change is that the building is now to be located along the western boundary of the site as opposed to the northern extent of the site. This decision has been made to respond to the detailed design and consideration of the site, which was not undertaken when the outline planning application was prepared. It is advised that the Education Authority must deliver an education facility that meets the relevant design standards for a school in respect of usable educational areas and spaces (in the building and outdoor spaces). By locating the building in the western extent of the site, this can be fully achieved, with the building highly accessible and the outdoor learning and play spaces also being highly usable and accessible for students. The location also ensures that the school building entrance is now highly legible, and the school building is located further from residential properties to the north and east, further protecting residential amenity.

Another slight variation is that the maximum height of the proposed school building is now 12.143m (at ridge height). This is fractionally higher than the height assumed in the outline permission (12m) but helps the functionality of the building and the energy performance.

Although the proposals would introduce a new form of built development, its general form, massing and design would reflect the function of the building and whilst visible from near and more distance viewpoints, the school will be read and viewed against the surrounding residential development within this part of the settlement.

The closest more sensitive wider public views would be when travelling along Llantwit Major Road, however the proposal seeks to establish a hedgerow along the site boundary with this road which in time will assist in screening much of the site. Moreover, the school will also be set back some 38m from the boundary with this main road and as such, this siting would reduce is reduce its prominence from the road.

Visualization from Llantwit Major Road

The school will be widely visible when entering the residential estate along Dunraven Close where the building will be set back some 9-10 from the front boundary and viewed as falling within the surrounding residential development. It is considered that the scale of the school is appropriate, and whilst prominent within the wider site would not appear incongruous in its context.

The DAS acknowledges that the immediate context surrounding the school site is fairly varied. For Ysgol Iolo Morganwg it is stated that the materials identified in the local context have been reimagined, with modern alternatives proposed. The proposed external materials palette focusses on the use of buff brickwork and metal cladding, with a combination of earth tones which take inspiration from both the natural materials and landscapes surrounding the site. Brick is considered to be a suitable modern day alternative to stone, which thoroughly considers the school's robustness requirements. It is noted that brick requires little maintenance compared to other materials, and has high impact resistance, therefore there is a desire for it to be the main material where it could be subject to impact such as elevations facing external pupil areas, especially at the ground floor. The design team proposed a buff brick in combination with a light colour mortar, to achieve an overall finish that suits the local character.

The brick base will be supplemented by other materials, such as metal cladding for the roof and the hall block, used for both wall and roof profiles, which helps limit the proposed material palette and is a contemporary alternative to grey tiles / slate. It is stated that the range of colour options available will be reviewed in combination with brick samples, to ensure complementary tones are selected which complement the natural colour palette present within the Cowbridge area. Overall, the materials and finishes proposed, given the intended use for a school are considered acceptable in principle and full details and samples will be required by way of condition (**Condition 3 refers**).

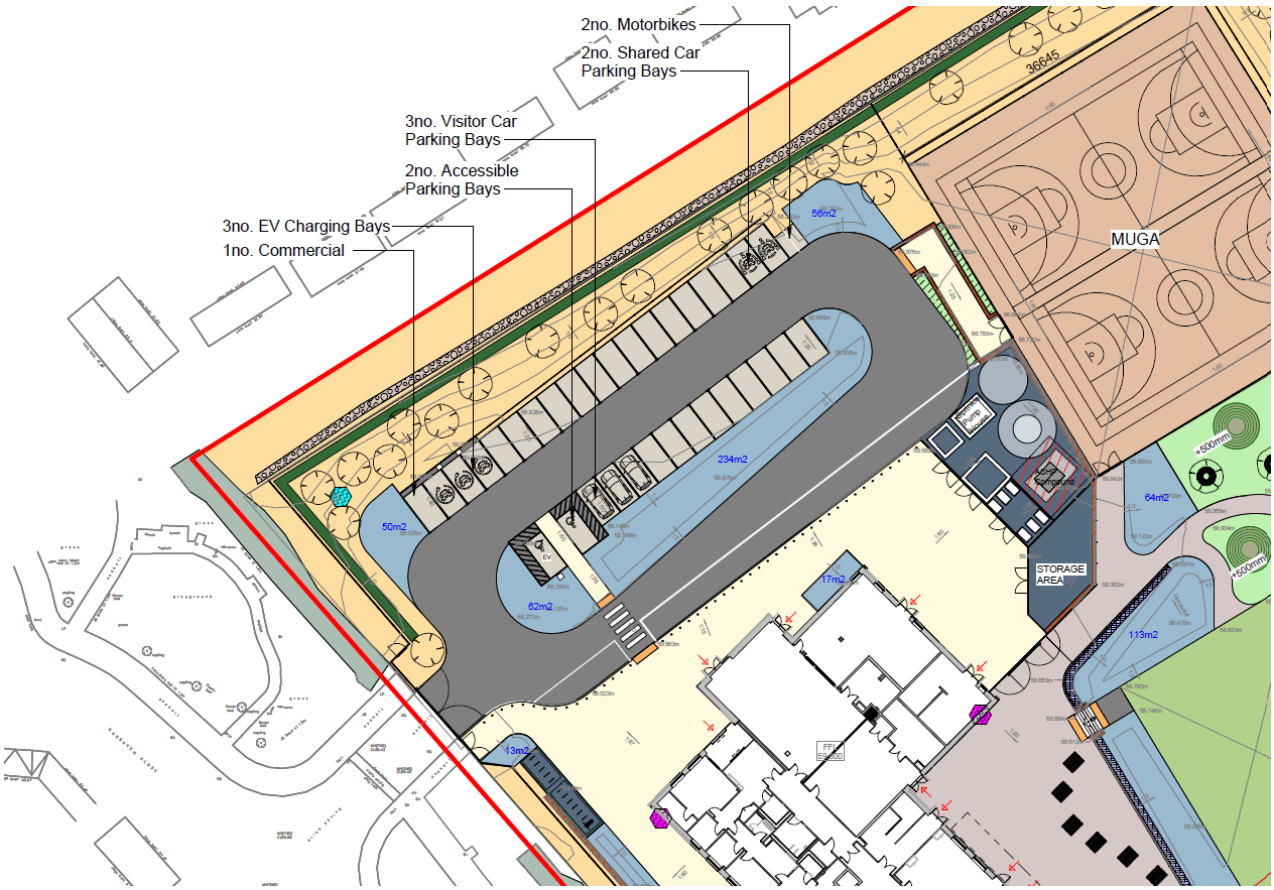
It is noted that the whole of the site will be enclosed by a 2.4m high weld mesh fence, although the fence is shown to be set in from the northern and eastern boundaries. Whilst this will enclose the site, it is understood that this is an operational and security requirement for the school. However, the fence is of a lightweight open weave design and will allow views through and will not result in an oppressive means of enclosure when viewed from both within the site and from any public external viewpoints.

In terms of more distance viewpoints as noted above, due to the topography of the site the land rises from medium to more distant viewpoints to both the north and south. The school would be visible from the Grade 2 Listed Penllyn Castle, albeit it will be some 1450m away and from the Scheduled Ancient Monument of Caer Dynnaf hillfort located on higher ground to south (approximately some 250m away). Whilst the proposal will result in a slight change to aesthetic value of the Caer Dynnaf hillfort, as the school site will be visible within its setting and the school will be notable in respect of its height above the roofscapes of the surrounding residential development, it will still be viewed from these heritage assets as being part of the wider setting of the built form of the settlement of Cowbridge. To the west is St Brynach's Church, a Grade 2* Listed Building, some 420m from the proposed school, however the effect on the setting of this listed building is considered limited noting the intervening residential development.

In summary, it is considered that the building is of an appropriate size/siting and it has a pleasant modern and unassuming design. It would sit comfortably in this context and would add positively to the wider built environment, in accordance with Policies SP1 and MD2 of the LDP.

Highways

In terms of access, the new school will be accessed via the existing stub access which leads to the site frontage from Dunraven Close to the north west of the site, in the form of a standard bell mouth measuring around 7.0m in width. Gates at the access will be set back to ensure large vehicles can wait without obstructing the road.



Extract of proposed access and parking and drop off areas

Access for pedestrians and cyclists will be via the same access point, through a separate gate to the south of the vehicle entrance. This entrance will link to the footways on Dunraven Close via a footway on the access road and provide access through the linear area of open space to Llantwit Major Road. Once inside the site, this access will connect directly to the plaza in front of the main school building where there is provision for cycle parking. It is stated in the Transport Statement that is not proposed to have a separate pedestrian gate, to the south for example, as this could present a safeguarding concern.

The proposed development will be served by a total of 33 car parking spaces within the site. Of these, three will be provided with Electric Vehicle (EV) charging points, two will be marked as shared electric charging bays, two accessible bays (one with EV charging) and three visitor parking bays, as well as a bay for the parking of two motorcycles. A separate area is also proposed adjacent to the access for 12 Sheffield stands, to provide a total of 24 cycle parking spaces.

In terms of accessing the site, the Transport Statement (TS) states that the school will not permit any dropping off or picking up of pupils within the proposed school site, with all such activity taking place on street, as per the current school. The layout of the car park will however ensure efficient routing of vehicles, particularly buses, who will be allowed on site at the start and end of the day.

Buses will be able to enter the school and route in a clockwise direction around the oval shaped car park to reach the six marked out drop off / pickup spaces adjacent to the school building. Furthermore, as necessary, it is stated that the proposed layout will allow for additional drop-off / pick-up space, with buses being able to stack around the car park, which will be carefully managed by the school to ensure the safe movement of pupils. It is

noted that children who currently travel by bus are escorted in turn from the existing hall to the bus in question.

The TS also states that the school may occasionally require a coach for pupil trips, but that this will not be a regular occurrence and therefore it is proposed that coaches will use the bus layby located to the south on Llantwit Major Road and staff will escort pupils to and from the coach.

The application has been supported by a Draft Travel Plan which follows current guidance for the preparation of School Travel Plans. The main aim of this Travel Plan is to set out the means by which sustainable transport to the site will be encouraged and to eliminate the barriers keeping staff and pupils from travelling by active modes (walking and cycling). It is intended to encompass the principal objectives and components of the Transport Implementation Strategy as required by guidance detailed in TAN 18.

Following assessment of the application by the Council's Highway Engineer it is stated that the site has always been proposed for a new school and whilst the original indication was that it would be an English Medium school, a Welsh Medium school should not have a negative impact on the highway authority, although this may alter modal figures for trips as the proposal presents a different catchment. They note that children resident over 2 miles away will be eligible for free school transport.

The highway engineer notes that the 33 spaces will cater for 15 FTE teachers, seven FTE teaching assistants and nine FTE nursery staff, but not ancillary staff such as kitchen staff or cleaners, but that the anticipation is that a Travel Plan will encourage staff to car share or use more sustainable modes of transport.

The lack of parent pick up and drop off within the site was the subject of discussions with the Highway Authority and a detailed parking survey was provided for the existing school, to gain an idea of the current vehicles travelling to/from the existing school. The survey indicated that approximately 60 vehicles were observed picking up or dropping off children to the existing school, so an estimation of the new school which is doubling in size would be that 120 vehicles could be travelling to the site in the AM and PM school times. The highway engineer is of the opinion that this may not be completely accurate due to the relocation of the new school, so the exact numbers of vehicle trips to the new school could increase or decrease depending on where pupils reside, however a rough estimate of 120 vehicle is considered generally robust.

The highway engineer has stated that 120 vehicles arriving in the surrounding residential street may have an impact on the adjoining residential development. The education department has informed the highway authority that upon opening of the new site, the school will not be at full capacity and will take a number of years to build up to full capacity. Therefore, whilst the school is increasing in capacity each year, the traffic situation should be monitored and pupil modal trip information regularly updated as part of the Travel Plan. It is also likely the school will have provision for breakfast clubs and potentially after school clubs etc. which will further aide in reducing peak time traffic and congestion in and around the residential streets.

The Highway Authority has advised that they feel it necessary to implement a Traffic Regulation Order 'TRO' for no waiting & no loading within the vicinity of the neighbouring streets (timed restrictions) with exact locations to be agreed as part of the TRO process to

ensure that highway safety hazards are minimised and free flow of traffic is maintained. This would be a matter between the Highway Authority and the Education Department.

In respect of bus pick up and drop off bays within the school boundary, the Highway Authority has advised that it cannot determine the exact number or type of vehicles which will be travelling to school, but the Highway Authority has insisted on a worst case scenario and therefore the space provided on site is considered suitable for a number of large coaches to arrive at the site. Swept paths have been provided for a 15m coach to be able to enter the site and leave in forward gear and stacking has been confirmed within the site for seven large coaches. The school will be responsible to ensure that the school transport inside the site can be safely accessed by pupils and pupils should only access the buses when they are parked at the bus bays and high access kerbs. Any buses waiting or stacking behind will need to wait until it can access the bays before pupils board. These internal arrangements will be the responsibility of the school to manage.

Cycle parking is being provided within the school grounds which will include scooter parking and the plans indicate that the area will be sheltered and this should be implemented and will be secured by condition (**Condition 8 refers**), which shall also include the layout of the parking and bus drop off areas, prior to the school being brought into beneficial use.

The construction phase of the development would likely cause some disruption for nearby residents although the Phase 2 Taylor Wimpey development is under construction. A robust Construction Traffic Management Plan will need to be provided for approval to ensure impacts of construction and its traffic are minimised during the construction phase particularly on the surround road network.

In light of the above, the Highway Authority has raised no objection subject to the following conditions :

1. Travel Plan (**Condition 7 refers**) to include but not be limited to measures to encourage and educate a modal shift away from the private car to travel to school for staff and pupils and their parents/guardians; a travel survey to be undertaken not more than six months upon opening of the new primary school/nursery and the results to be provided on an annual basis reviewing the effectiveness of the travel plan and shall include any necessary amendments to the travel plan or additional measures to be implemented.

2. Construction Traffic Management Plan (**Condition 6 refers**) to include deliveries only outside am & pm school pick / drop off times; access/haulage route; compound layout including parking for construction vehicles, where no vehicles are to park along Dunraven Close, Llantwit Major Road and neighbouring streets; loading and unloading areas for plant and materials, measures to control water, mud and debris entering the highway; suitable boundary treatments to protect pupils and staff and any signage or traffic management required as part of the development.

3. A pre construction highway condition survey (**Condition 21 refers**) fronting the site along Dunraven Close to be agreed by the Highways Network Manager and a second condition survey (**Condition 22 refers**) on the completion of the development shall be undertaken at the developers expense of the agreed extents or at a time which the Highway Authority instructs, where any defects identified with

the second condition survey that the highway authority considers necessary as a direct result of the works shall be rectified at the developers expense.

The comments made by Public Health (Cardiff and Vale University Health Board) are noted in respect of how the Travel Plan can be revised to take into account the current and future Active Travel Network Maps for the vicinity. In particular, they have requested higher modal targets for cycling/scooter, walking to school as well as additional provision should be made for cycling/scooter stands. It has also been identified that the Travel Plan should be updated to ensure parents and pupils are engaged in planning walking / cycling / scooting trips to the school prior to first occupation, so that modal shift is embedded from day one. In summary the comments seek to ensure that the application should show much more ambition in increasing walking / cycling / scooting / bus travel mode share, setting higher targets for these modes and reducing the target modal share for private car.

These comments are noted and following review by the agent, it has agreed that these requirements can form part of a suitably worded Travel Plan (**Condition 7 refers**).

Impact on residential amenity

The proposed school building would be some 41m away from the nearest dwellings to the west, located in Dunraven Close, some 58 away from the nearest dwellings (rear elevations) to the north in Clisson Close and 85 away from the nearest dwellings (rear elevations) in Darren Close. Whilst it is accepted that the gardens serving these dwellings do back onto the application site in the case of the houses to the north and east, the siting of the school building itself is such that its massing would not unacceptably impact on the outlook of the occupiers of these nearby residential dwellings. Similarly given the separation distance, the use as a school and any views from the windows over the two floors would not impact on the privacy of any these neighbouring occupiers.

Consideration also has to be given to noise and disturbance as a result of the operation of the school from associated plant and machinery and from activities within the external play areas which are in closer proximity to housing, particularly in respect of the impacts on the dwellings and occupiers of Clisson Close and Darren Close.

Following initial consultation with the Shared Regulatory Services (Pollution Control) concern was initially raised with regard to the external plant, in terms of both residential amenity and the operation of the school and the concerns raised in relation to the assessment, modelling, use and siting of the MUGAs.

In respect of the Air Source Heat Pump/s (ASHP), Battery Storage and possible substation, Section 6 of the Plant Noise Impact Assessment evaluates the external/ environmental noise levels as well as kitchen ventilation/ extraction system with regard in the main to the existing residents, but also the proposed occupiers of the school.

Section 6.4 of the same assessment details the resulting modelled noise levels across the site, noting both the school and residential dwellings in the vicinity, with table 6.5 detailing the outcome, in terms of decibel levels, due to the proposed external plant at the referenced nearest residential neighbours, deemed NSR 1,2 and 3 (NSR- noise sensitive receivers). In light of the noise modelling and British Standards, BS4142, assessment at 6.7 of the PNIA at section 6.7 an *Acoustic Mitigation Strategy* is detailed which includes acoustic screening as detailed at section 6.7.1 below.

6.7.1 Acoustic Screening

Our assessment shows acoustic screening will be required, as outlined below.

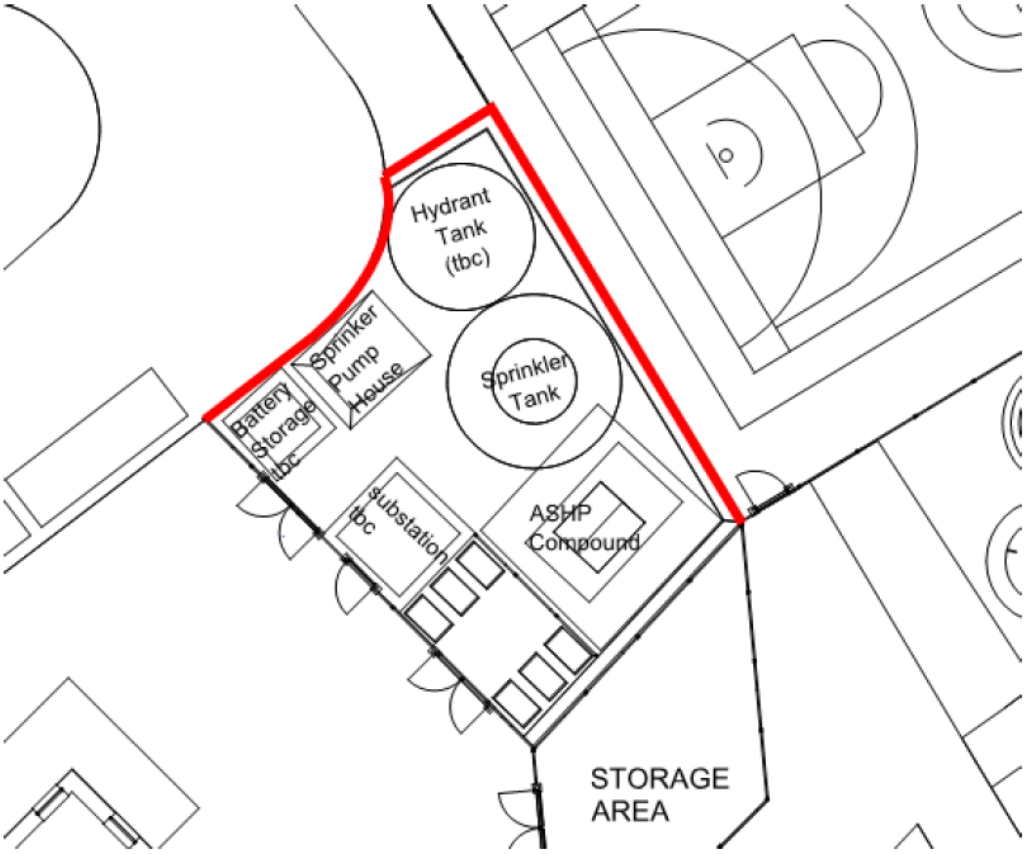


Figure 6.4: Proposed acoustic screen (red)

Based on the submitted specification of the 2.4m high acoustic screen the Pollution Control Officer no longer has concerns in relation to the proposed ASHPs, Battery Storage, substation etc. However this would be subject to the acoustic screening being implemented prior to any of the plant and equipment being brought into use, which shall be secured as part of the wider scheme for enclosures (**Condition 9 refers**).

In respect of the proposed Multi Use Games Area (MUGA), concerns were raised by the Pollution Control Officer noting that the proposed MUGA site was shown in close vicinity, likely within 10 metres, to the residential accommodation on Darren Close and Clisson Close.

Due to the close vicinity of the Noise Sensitive Receptors (NSRs), being residential dwellings, the applicant proposes within the MUGA Noise Impact Assessment, (MUGA Assessment), that an acoustic fence/ noise barrier be erected, as detailed at section 6.3 Mitigation Strategy (extract below).

6.3 Mitigation Strategy

MACH suggests an acoustic screening to be installed along the north and east boundaries of the MUGA pitch, as outlined in red below.

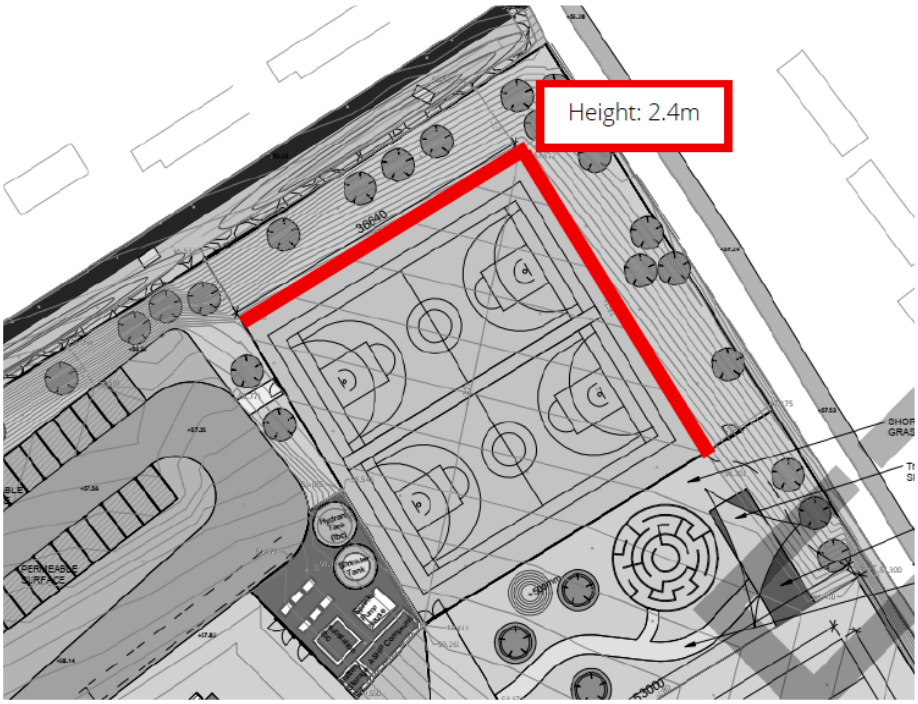


Figure 6.2: Predicted max noise levels around the MUGA with mitigation

Based on the submitted specification of the 2.4m high acoustic screen the Pollution Control Officer has advised that the erection of the acoustic screen/ noise barrier would see modelled noise levels reduced by between 4dB(A) at NSR2, Clisson Close, and 5dB(A) at NSR3, Darren Close. With the report concluding, at section 6.5.1, pg. 15 stating :

As shown in Table 6.2, providing that the recommended mitigation strategies are incorporated, the cumulative predicted LAeq,16hour, is between 53 and 54 dB at the locations presented. These values remain within the Low Observable Adverse Effect Level region and based on guidance provided by BS8233:2014, it is considered that such noise levels will result in reasonable internal living conditions.

The Pollution Control Officer has advised that following a re-evaluation, a number of gardens, in yellow (extract of plan below) would be within the 50-<55 category and although in the 'serious annoyance' category, it is not exceeded as in levels above 55dB(A);

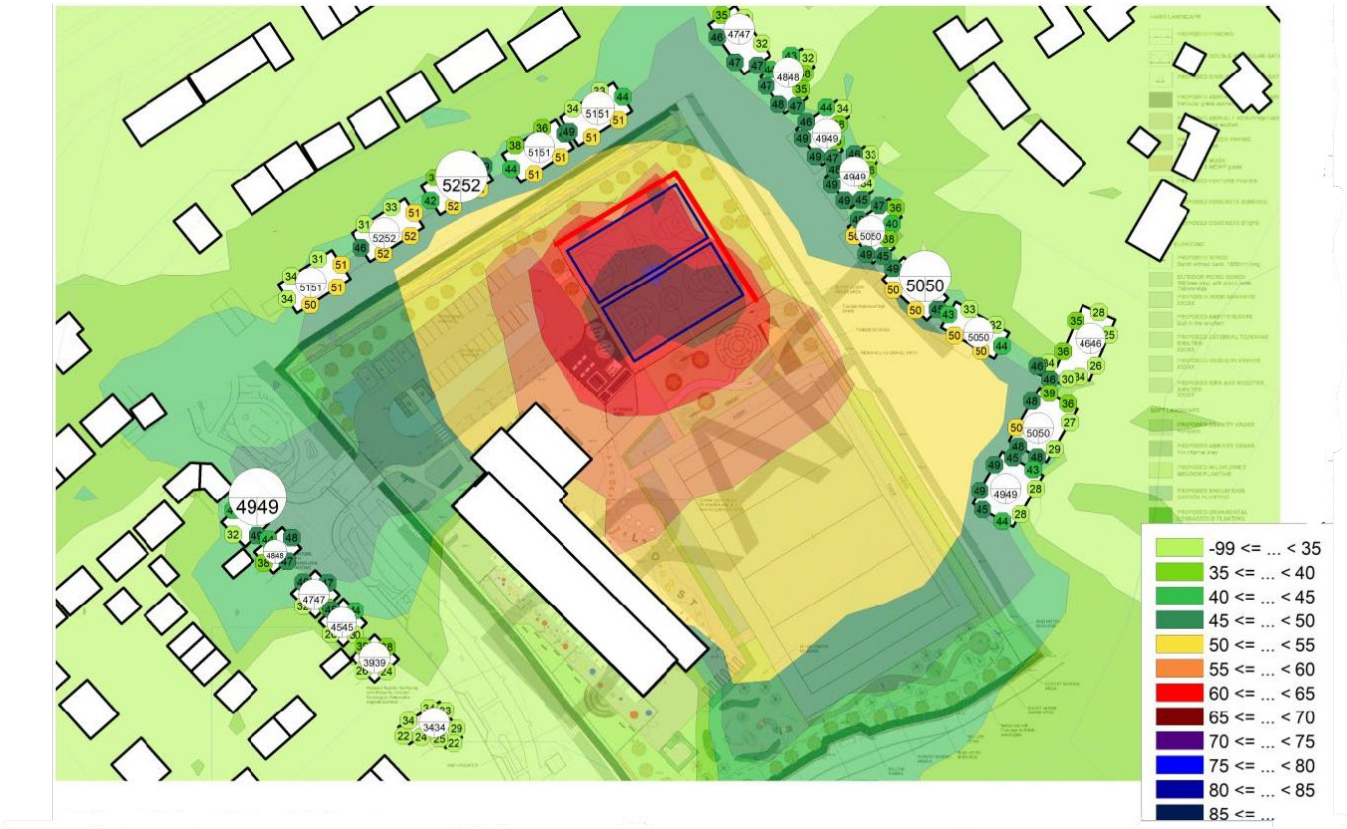


Figure 6.3 - predicted noise contribution from the proposed MUGA when active, including mitigation measures.

The Pollution Control Officer has advised that the acoustic barrier could be extended to include the southern boundary, thereby shielding the gardens and rear facades on Darren Close (NSR3) as well as the 'informal play area' to the south of the site, that it is presumed may also be utilised for outdoor teaching activities.

In addition, with regard to the acoustic screen to the MUGA, it is noted that the Boundary Treatment Plan details the Acoustic Fencing to 2 sides of MUGA site, to North and East, at a specified height of 2.8m, which differs from the MUGA NIA which states that the acoustic barrier is at 2.4m. Given that the higher (2.8m) acoustic fence would result in additional noise mitigation, over that modelled at 2.4m, it is considered appropriate to secure the higher acoustic fence around the MUGA (to the north, east and south). Moreover, the rebound panels around all four side of the MUGA shall be include 'shock absorbing mitigation measures' to ensure that any 'rebound panels' reduce noise, the details of which will have to be submitted.

Following informal discussions with the Education Department, who in accepting the above requirements, consider that there is an opportunity to combine the enclosures around the MUGA as a single unit rather than the acoustic fence being stepped out 1m from the inner weld mesh fence and rebound panels. This can be secured by way of a revised scheme for the enclosure of the MUGA in line with the above requirements which can be secured by condition (**Conditions 9 and 10 refer**).

With regard to the concerns raised in respect of instructor, user and spectator noise, the Pollution Control Officer considers that this can be controlled through a User Noise Management Plan, which shall be secured by condition (**Condition 12 refers**). In addition, whilst it is noted that the MUGA will not be hired out to third parties, in line with the comments from the Pollution Control Officer it shall not be utilised by the school post 19:00 and not illuminated. It is noted that the supporting information states that there will be no floodlighting / lighting of the MUGAs and pitches and any lighting would require planning permission. As such the limitation in terms of the use of the MUGAs shall be secured by condition, (**Condition 11 refers**) in the interest of the amenities of nearby residential occupiers.

The application is supported by a Proposed Electrical External Services Layout plan which details a schedule of lighting within the site which is limited to the staff parking area and drop off areas and external lighting on the school.

A Construction Environmental Management Plan condition is also recommended, to minimise impacts during the construction phase (**Condition 5 refers**).

In summary, whilst there will be a level of noise emanating from the site when operational, particularly as a consequence of break times and outdoor sport, subject to the above conditions, this would not be to a level which would unacceptably impact upon residential amenity (given the nature/level of the noise and the operational daytime hours of the school), and is acceptable in accordance with policies MD2 and MD7 of the LDP.

Drainage

Dwr Cymru Welsh Water were consulted and in summary have stated that foul flows generated by the proposed development can be accommodated within the public sewerage system. Turning to surface water drainage, DCWW have stated that the development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems. In this instance, DCWW offer no objection to proposals for disposal of surface water flows into a highway drain, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

DCWW have requested that a condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets which shall be secured by (**Condition 20 and Informative 3 refer)**

The Councils Drainage Section were consulted and have stated that the site is not considered to be at risk to fluvial and coastal / tidal flooding and that the NRW Flood Map for Planning (TAN15 2025) shows this site to be in Surface Water and Small Watercourses Flood Zone 1, indicating a low risk of surface water flooding.

It is noted that a SAB application has been received for this proposed development and has been approved as per SAB/FUL/2025/030 and that the approved design aligns with the drainage strategy that has been submitted for this Planning Application (YIM-STN-XX-XX-RP-C-000001). A Flood Consequences Assessment (333701534-STN-XX-XX-RP-WENV-0001-P02) has also been undertaken for this proposed development which, deriving from the NRW Flood Map for Planning identifies the site as being at a low risk of surface water and small watercourses flooding. No objection is raised to the outcome of this FCA.

Minerals

Policy SP9 seeks to ensure a continuous supply of minerals by safeguarding known resources from permanent development that would unnecessarily sterilise them or hinder their future extraction. In addition, policy MG22 states that new development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

1. Any reserves of minerals can be economically extracted prior to the commencement of the development;

2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or

3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or

4. The resource in question is of poor quality / quantity

Given the proposed scale of the development and its proximity to surrounding residential properties within the settlement of Cowbridge, it is considered that the proposal would not result in a significant impact on the possible working of the resource and any extraction would have an unacceptable impact on residential amenity. The proposal therefore complies with policies SP9 and MG22 of the LDP.

Green Infrastructure and Ecology

Policy MD9 of the LDP states:

New development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

1. The need for the development clearly outweighs the biodiversity value of the site; and
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.

Planning Policy Wales Edition 12 provides the key legislative and national planning policy context for GI Statements. The Local Development Plan (LDP) and Supplementary Planning Guidance (SPG) for the Vale of Glamorgan Council provide the policies regarding biodiversity.

The existing ecological value of the site area has been considered through a Preliminary Ecological Assessment undertaken by Ecological Services Limited in April 2024 and states that there is no requirement for further protected species surveys to be undertaken. The application has also been supported by a Reptile Mitigation Strategy.

It is noted that Natural Resources Wales (NRW) have advised that European protected species are unlikely to be using the application site. Whilst NRW note that the proposed development site is located approximately 1.6km from Cors Aberthin Site of Special Scientific Interest (SSSI), based on the information provided, they do not consider the proposed development is likely to damage the features for which the SSSI is of special interest.

The Council's Ecologist considers that the Reptile Mitigation Strategy to be adequate to protect reptiles during the construction works,

The application has been supported by a Green Infrastructure Statement (GIS) which states that green infrastructure has been incorporated to provide a positive multi-functional outcome and also demonstrate how the Step-Wise approach has been applied to ecological considerations. The Statement reviews the key outcomes of the proposed GI considerations with regard to the ecosystem concepts of: biodiversity value; ecosystem resilience; and ecosystem services. Together, these enable the scheme to evidence best practice and provide comparable considerations to other frameworks, including the Building with Nature Standards.

The site was previously cleared and utilised as a works compound and parking area and comprises of semi-improved grassland, short perennial vegetation, mature hedgerows along the western and eastern site boundaries and bare ground and is considered to be of local biodiversity value. The site does not have direct habitat connectivity to adjacent natural areas, but there are on fields and woodland areas to the south of site. The landscape baseline of the site and its prior use as a construction compound mean that it currently has a limited ecosystem function. It is considered to be limited to supporting soils, nutrient cycling, and sustaining some space for wildlife, albeit limited based on the appraisal undertaken.

In respect of the Mitigation Hierarchy Summary, the hedgerows located along the western and eastern site boundaries are to be avoided as part of the development proposals, with connectivity between the two hedgerows enhanced with new hedgerow planting. The GIS states that it is not possible to avoid the use of the semi-improved grassland given the nature of the development proposed and also the site of the land allocated for education use. Minimisation has been followed by ensuring that the GI clearance is focussed on the semi-improved grassland and not the hedgerows that frame the site's western and eastern boundaries. As part of the development, there is an opportunity to retain soils located on the site as part of site-won materials and reuse to minimise impacts on the site's soil resources. Some disturbance has, however, already taken place when the site was utilised as a construction compound. A landscape-led approach is proposed to deliver appropriate mitigation. As referenced above, it is proposed to connect the retained hedgerows.

Turning to Enhancements, the Ecological Preliminary Assessment identifies little presence of fauna, and grassland of limited value. As part of the proposals there will be a significant enhancement in the diversity of habitat present with extensive tree planting and areas of wildflower meadow planting, rain garden planting, ornamental planting mix and the sensory garden, all introduced. The site's hedgerow habitat will also be diversified through the mix proposed for the new hedgerows in the north and south of the site. The provision of such habitat would increase the site's capacity to provide for fauna and thus increase the diversity of fauna present on the site.

The GIS acknowledges that in delivering the development there will be greater areas of hardstanding on the site than currently present and there will subsequently be a reduction in GI area. However, this needs to be considered in the context of the site's previous use as a construction compound and also the improved diversity, condition and connectivity that will be delivered. The introduction of the new habitats proposed (tree planting, areas of wildflower meadow planting, rain garden planting, ornamental planting mix and the sensory garden planting) will also greatly increase their extent on site and in the local area. The semi-improved grassland is in limited condition and new habitats included in the

proposal have been chosen for their potential amenity functions and biodiversity benefits and subject to appropriate management will be of superior condition to the current GI baseline. This will increase the value of the site to local biodiversity and encourage increased use of the site by local species.

The hedgerow planting would connect with the existing hedgerows, but the provision of tree planting, wildflower meadow planting and amenity grassland would ensure a connected GI, ensuring that fauna can move through the site, while also ensuring the external development area provides high quality spaces for formal and informal play and learning areas. The Council's Ecologist welcomes the retention of hedgerows to the site boundaries and the replanting of the hedgerow to the southern boundary of the site.

Whilst the Green Infrastructure Statement (GIS) has demonstrated the stepwise process, it has failed to include many of the measures for biodiversity enhancement as suggested in the Preliminary Ecological Appraisal. On this basis and in line with the recommendation made by the Council's Ecologist, a planning condition will be required to secure a Biodiversity Strategy prior to the commencement of works on site, (**Condition 17 refers**).

In respect of Long-term Management, the maintenance of the GI will be set out in a Landscape Ecological Management Plan (LEMP) that will be prepared as part of the technical design of the development.

To conclude the scheme aims to provide a considered and significant GI enhancement, in line with the step-wise approach following the mitigation hierarchy, which is to be considered in the design of the development. It is concluded that the proposed scheme will not harm any significant GI present on the site and will produce a significant enhancement of the site's GI value, provide greater diversity of habitat of good condition that will increase ecosystem resilience, encourage an increase in wildlife and instil climate resilience.

The application has been supported by a detailed soft landscaping scheme and a separate detailed planting schedule, the species shown, mix and location of planting are all considered acceptable without the need for the submission of any further details and the agreed scheme of landscaping shall be implemented and secured by condition (**Condition 23 refers**). However, full details of the long term management of the approved scheme of landscaping will be required to be secured by condition and submitted as part of a Landscape Ecological Management Plan (LEMP) (**Condition 18 refers**).

In addition, the Council's Ecologist has requested a lighting strategy to demonstrate no light spill onto high value retained and proposed habitats, such as the hedgerows and the trees to be planted which can be secured by condition (**Condition 19 refers**).

Other Matters

The comments raised by Shared Regulatory Services (Contaminated Land, Air & Water Quality) are noted and the requested conditions and advice note shall be attached to any planning permission **(Condition 13 & 14 and Informative 1 refer)**

REASON FOR RECOMMENDATION

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, SP9 – Minerals, SP10 – Built and Natural Environment, MG2 – Housing Allocations, MG6 – Provision of Educational Facilities, MG20 – Nationally Protected Sites and Species, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD5 - Development within Settlement Boundaries, MD7 - Environmental Protection, MD8 - Historic Environment, MD9 - Promoting Biodiversity of the Vale of Glamorgan Adopted Development Plan 2011-2026, PPW 12, Future Wales, TANs 5, 6, 11, 12, 25, 16, 18 and 24 and the Councils SPGs on Biodiversity and Development, Parking Standards and Travel Plans, the proposal the proposal is considered acceptable, subject to conditions, having regard to the design, scale and visual impact of the buildings, impact on residential amenity and privacy, parking, highway safety, traffic, noise, drainage, ecology and will secure green infrastructure enhancements.

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.

RECOMMENDATION

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:

   YIM-HLM-00-00-D-L-000010 P03 Site Location Plan Planning
   Yim Hlm 00 00 D L 008001 Site Wide Sections
   Yim HLM 01 RF D A 006200 Coloured Roof Plan P09
   Yim HLM 01 00 D A 006000 Coloured Ground Floor Plan P10

Yim HLM 01 01 D 1 006100 Coloured First Floor Plan P10
Yim Hlm 01 Zz D A 006300 Coloured Elevations Sheet 1 S3 P06
Yim Hlm 01 Zz D A 006310 Coloured Elevations Sheet 2 S3 P06
Yim Hlm 01 Zz D A 006400 Coloured Building Sections S3 P06
Yim Mcp Zz Xx D E 290001 Proposed Electrical Ext Services Layout
Yim Stn 00 Xx D C 110000 Engineering Strategy Sheet 1
Yim Stn 00 Xx D C 110100 Engineering Strategy Sheet 2
Yim Stn 00 Xx D C 210100 Proposed And Existing Sections
YIM-HLM-00-00-D-L-001000 P04 Existing Site Plan
YIM-HLM-00-00-D-L-004001P05 Landscape GA Plan - Planning
YIM-HLM-00-00-D-L-008001 P04 Site Wide Sections - Planning
YIM-HLM-00-00-D-L-250011 P03 Boundary Treatment Plan - Planning
YIM-HLM-00-D-L-300011 P03 Hard Landscape Strategy Plan - Planning
YIM-HLM-00-00-D-L-450011 P04 Soft Landscape Strategy Plan - Planning
YIM-HLM-00-00-L-L-453010 P03 Planting Schedule
YIM-STN-00-XX-D-C-130000 P06 Vehicle Tracking - Refuse, Mini Bus and Coaches
YIM-STN-00-XX-D-C-130200 P03 Vehicle Tracking - Fire Tender
YIM-HLM-ZZ-ZZ-R-A-902300 P0 5 Design & Access Statement
333701534-STN-XX-XX-RP-WENV-0001-P02 Flood Consequences Assessment
YIM-MCP-ZZ-XX-D-E-290000 P05 Proposed Electrical External Services Layout (lighting)
Reptile Mitigation Strategy - Ysgol Iolo v1.0 (1)
Preliminary Ecological Appraisal
Muga Noise Impact Assessment
Low Carbon Design Strategy
Transport Statement
Historic Environment Desk Based Assessment
Photo viewpoint Locations (as referenced in Viewpoint 21 DAS)
Ysgol Iolo Pac Report
Green Infrastructure Statement
Planning Statement
Phase 1 Ground Conditions Desktop Study
Tier 2 Geoenvironmental and Geotechnical Report redacted
Logistics And Phasing Plans 01 09 25
R01-SM-SG-Transport Statement (251201)
R02-SG-School Travel Plan (251201)
R03-SG-Parking Management Plan (251208)
Acoustic Design Report
Plant Noise Impact Assessment
Site Construction Compound Layout Plan
FO01-CON-64 Version 1.1 Environmental Management Plan (EMP)
2024-5454-TR05 A - VSPA 15.0m Luxury Coach
2024-5454-TR06 A - VSPA 15.0m Luxury Coach
N01-SM-Transport Response to Highways Comments (260112)

Reason:

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

3. Notwithstanding the submitted details and prior to their use on site, a schedule of materials and samples to be used in the construction of the school 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 occupation of the school.

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.

4. Notwithstanding the submitted details, prior to the commencement of development full details and spot heights of existing ground levels within and adjacent to the site and proposed finished ground and floor levels of the school and all areas of external hard surfacing and the sports pitch shall 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:

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

5. No development or site clearance shall commence, 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:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoardings;
- wheel washing facilities;
- measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works.
- hours of construction and deliveries;
- lighting;
- management, control and mitigation of noise and vibration;
- odour management and mitigation;
- diesel and oil tank storage areas and bunds;
- 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
- a system for the management of complaints from local residents which will incorporate a reporting system.

The construction phase of 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.

6. Prior to the commencement of development or any site clearance, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include but not be limited to the following:

-a commitment to only delivering outside am & pm school pick / drop off times
-the means to restrict contractor vehicle parking along Dunraven Close, Llantwit Major Road and neighbouring streets.
-details of on site parking for all construction traffic,
-loading and unloading areas for plant and materials,
-measures to control water, mud and debris entering the highway;
-proposed routes for heavy construction vehicles,
-timings of construction traffic and means of defining and controlling such traffic routes.

The construction phase of the development shall thereafter 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) and MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

7. Notwithstanding the submitted Travel Plan, prior to the first beneficial use of the school hereby approved, a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include a package of measures tailored to the needs of the site and all future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall include:

- current and future Active Travel Network Maps in the vicinity of the site
- a higher cycling/scooter modal target (at least 10%,) and measures setting out how this will be achieved
- the means to increase the current target of 14% of children walking to school
- a commitment to provide additional provision for cycling/scooter stands
- measures to encourage and educate a modal shift away from the private car to travel to school and minimise highway conflicts not only for staff but for all pupils and parents of the proposed school and details of how all users will be engaged.
- commitment to undertake a travel survey of all users of the school, to be undertaken not more than six months following the opening of the new school and the results to be provided in a report.

- reports to be provided to the Council annually (for a period of not less than 5 years following the full occupation of the school) reviewing the effectiveness of the travel plan and shall include any necessary amendments to the travel plan or additional measures to be implemented,
- measures to ensure appropriate and effective management of pedestrian, vehicular traffic and coach/mini bus drop off areas

The Travel Plan shall thereafter be completed/implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles, in the interests of highway and pedestrian and safety and to ensure that the site is accessible by a range of modes of transport in accordance with Polices SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

8. The school hereby approved shall not be brought into beneficial use until all the access, staff parking area (including disabled and EV spaces), coach drop off area, cycle and scooter parking areas have been laid out in accordance with the approved layout and specifications and shall thereafter be kept available for their respective uses in perpetuity.

Reason:

To ensure that satisfactory provision for parking, pupil drop off a pupil active travel facilities are 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.

9. Notwithstanding the submitted plans, details of a revised scheme of enclosures (which shall include the revised MUGA enclosures submitted under Condition 10) shall be submitted to and agreed in writing by the Local Planning Authority. The approved 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 and residential amenities and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

10. Notwithstanding the submitted plans and details, prior to the first beneficial use of the MUGAs, a revised scheme of enclosures around the MUGAs (which shall include a 2.8m high acoustic fence enclosure around the north, east and south perimeter of the MUGAs and include details of shock absorbing mitigation measures' for rebound panels) shall be submitted to and agreed in writing by the Local Planning Authority. The MUGAs shall only be brought into use following the erection of the agreed scheme of enclosures, which shall thereafter be retained at all times as long as the MUGAs remains in use.

Reason:

To safeguard local visual and residential amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

11. The MUGAs hereby approved shall only be used by the school within the site and not used by any third parties or used after 19:00 hours on any school day.

Reason:

To ensure that the amenities of nearby residential occupiers are safeguarded and to ensure compliance with the terms of Policies MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

12. Prior to the first beneficial use of the MUGAs, a noise management plan, which shall set out details of how the noise generated from within the MUGAs by all users (children, teachers and coaches etc). shall be minimised, which shall be submitted to and agreed in writing by the Local Planning Authority. The MUGAs shall thereafter be used in line with the agreed noise management plan.

Reason:

To ensure that the amenities of nearby residential occupiers are safeguarded and to ensure compliance with the terms of Policies MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

13. 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.

14. 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.

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 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.

17. Prior to the commencement of development, a Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall detail but not be limited to: Working methodologies including timing/phasing, wildlife friendly drainage, provision of bird nesting boxes, Dark vegetated flight corridors around the periphery of the site, 100mm gaps under all fences. The strategy shall be implemented as agreed with the timings which shall be set out within the submitted strategy.

Reason:

In the interests of ecology and to secure mitigation, compensation and enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

18. Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include but not be exclusively limited to: clearly state the objectives for landscape and ecological management, include an assessment of existing ecological features and landscape characteristics, outline specific management practises for existing and newly created habitats, including details on planting, duration of maintenance and monitoring and any necessary remedial actions and reporting. The LEMP as approved shall be implemented in full accordance with the agreed details.

Reason:

In the interests of ecology and to secure mitigation, compensation and enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

19. Prior to the construction of the school building, a lighting strategy (to demonstrate no light spill onto high value retained and proposed habitats, such as the hedgerows and the trees to be planted), shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme

Reason:

To secure measures for the conservation and enhancement of biodiversity in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

20. The drainage scheme for the site shall ensure that no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, 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.

21. Prior to the commencement of any works within the site a pre-construction highway condition survey shall be undertaken at the developers expense of the extents of the highway fronting the site along Dunraven Close (for extents to be agreed by the Highways Network Manager), which shall be undertaken by a suitably qualified and experienced independent Highway Maintenance Consultant, the results and findings of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway and public 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.

22. A second condition survey shall be undertaken at the developers expense of the agreed extents upon completion of the site, or at a time which the Highway Authority instructs (if sooner), the results and findings of which shall be submitted to and approved in writing by the Local Planning Authority. Any defects identified with the second condition survey that the highway authority considers necessary as a direct result of the works shall be rectified at the developers expense at a timescale which shall be agreed and set out by the applicant.

Reason:

To ensure that any damage to the highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

23. All planting, seeding or turfing comprised in the approved details of landscaping (YIM-HLM-00-00-D-L-450011 P04 Soft Landscape Strategy Plan - Planning and YIM-HLM-00-00-L-L-453010 P03 Planting Schedule) shall be carried out in the first planting and seeding seasons following the occupation of the school 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.

NOTE:

1. CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;
(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- **Unprocessed / unsorted demolition wastes.**
- **Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.**
- **Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and**

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

2. New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

3. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.