

## PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 19<sup>th</sup> March, 2026.

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

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

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

Also present: Councillors A. Asbrey and G.D.D. Carroll.

Councillor G.D.D. Carroll spoke in relation to Agenda Item No. 7. (ii)  
2025/00004/TREE – Reservoir Wood, between Lewis Road, Llandough and Pen y  
Turnpike as the local Ward Member.

### 742 ANNOUNCEMENT –

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

### 743 APOLOGY FOR ABSENCE –

This was received from Councillor N.P. Hodges.

### 744 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 12<sup>th</sup> February, 2026 be approved as a correct record.

### 745 DECLARATIONS OF INTEREST –

Councillor M.R. Wilson, the Vice-Chair, informed the Committee that he had sought advice from the Council’s Monitoring Officer regarding planning application 2025/01008/RG3 Land East of Dunraven Close, Cowbridge (Proposed new school – Ysgol Iolo Morganwg). This was due to his wife being the Council’s Cabinet Member for Education, Arts and the Welsh Language. The Monitoring Officer had advised that Councillor Wilson did not need to declare a personal or prejudicial interest and

therefore he could remain in the meeting, participate and vote when the agenda item was presented and discussed by the Committee.

Councillor Dr. I.J. Johnson advised the Committee that, in relation to planning application 2025/01008/RG3 Land East of Dunraven Close, Cowbridge (Proposed new school – Ysgol Iolo Morganwg), he had made several comments concerning the school in question in the past and had raised questions as part of Council business previously. But in relation to the current planning application for the school, he would be keeping an open mind on it and therefore he had no personal or prejudicial interest in this regard.

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

RESOLVED –

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

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

RESOLVED – T H A T the applications as outlined within the report, on pages 15 through 30, under the above delegated powers, be noted.

#### 748 APPEALS (HSD) –

RESOLVED –

- (1) T H A T the Planning Appeals received following the refusal of the Council to grant planning permission, as detailed in Section (a) of the report, be noted.
- (2) T H A T it be noted that no Enforcement Appeals had been received, as detailed in Section (b) of the report.
- (3) T H A T it be noted that the Planning Appeal Decisions, as detailed in

Section (c) of the report, be noted.

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

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

749 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 40 through to 41, as determined by the Head of Sustainable Development under delegated powers, be noted.

(ii) 2025/00004/TREE – Reservoir Wood, between Lewis Road, Llandough and Pen y Turnpike Road –

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

The site related to Reservoir Wood; a Broadleaf woodland located between Pen-Y-Turnpike, Leckwith Road and Llandough Hospital. The site was located within the Cwrt-yr-Ala Basin Special Landscape Area (SLA) and category 2 mineral safeguarding zone for limestone and had 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 TPO. The request stated that due to the woodlands status as a Restored Ancient Woodland and the presence of a number of trees which were 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 Council's 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 TPO would be appropriate and necessary. On this basis TPO (No. 4 of 2025) was served on 23<sup>rd</sup> 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 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 had been raised to the TPO, it was considered that none of the issues raised by the objector provided sufficient justification to override the reasons in favour of confirmation of the TPO. Therefore, it was recommended that the TPO be confirmed without modification.

RESOLVED – T H A T the Tree Preservation Order be confirmed without modification.

Reason for decision

The decision to recommend the confirmation of a TPO had been taken in accordance with Section 198 of the Town and Country Planning Act 1990 (as amended), which empowered 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 did not have any significant implications for, or effect on, persons who shared a protected characteristic.

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

750 PLANNING APPLICATIONS (HSD) –

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

**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.

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

Following the Committee's discussions on the application, it was decided that a Recorded Vote should take place on the application and the officer recommendations, the result of which was as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
Julie Aviet	√		
Gillian Bruce	√		

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
Ian Buckley	√		
Christine Cave	√		
Janice Charles	√		
Marianne Cowpe	√		
Pamela Drake	√		
Wendy Gilligan	√		
Ian Johnson	√		
Helen Payne	√		
Ian Perry		√	
Carys Stallard	√		
Neil Thomas	√		
Eddie Williams	√		
Mark Wilson	√		
<b>Total</b>	<b>14</b>	<b>1</b>	<b>0</b>

Therefore, the application was approved subject to amended conditions.

Subsequently the Committee agreed

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

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

Reason:

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

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

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 P09 Engineering Strategy Sheet 1  
 Yim Stn 00 Xx D C 110100 P09 Engineering Strategy Sheet 2  
 Yim Stn 00 Xx D C 210100 P04 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 P04 Boundary Treatment Plan - Planning  
 YIM-HLM-00-D-L-300011 P03 Hard Landscape Strategy Plan - Planning  
 YIM-HLM-00-00-D-L-450011 P05 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 lolo 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 lolo 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)  
 YIM-STN-00-XX-D-C-300000 - Drainage Layout Sheet 1

YIM-STN-00-XX-D-C-300100 - Drainage Layout Sheet 2  
Construction Traffic Management Plan.

Reason:

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

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. The development hereby approved relating to the proposed finished ground and floor levels of the school and all areas of external hard surfacing and the sports pitch shall be in accordance with the details hereby approved under drawings ref. Yim Stn 00 Xx D C 110000 P09 Engineering Strategy Sheet 1, Yim Stn 00 Xx D C 110100 P09 Engineering Strategy Sheet 2 and Yim Stn 00 Xx D C 210100 P04 Proposed And Existing Sections. 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](http://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 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. The construction phase of the development shall be carried out in full accordance with the approved Construction Traffic Management Plan received 16/02/2026.

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 Policies 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 first beneficial use of the school, a Biodiversity Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for biodiversity enhancement including the provision of bird nesting boxes. The scheme shall be implemented as agreed and within 6 months of the completion of all biodiversity enhancements, photographs showing the measures in situ shall be submitted to the Local Planning Authority.

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 first beneficial use of the school, 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.

#### Reason for decision

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

Having regard to Policies, SP1– Delivering the Strategy, 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.