

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 21st May, 2026.

The meeting papers are available [here](#).

The recording of the meeting available [here](#).

To view the presentation and subsequent discussion for any Part I agenda item, please click the hyperlink contained in its title below.

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

Also present: Councillors G.D.D. Carroll, C.E.A. Champion, A.M. Collins,
R.E. Godfrey, Dr. I.J. Johnson and R. Sivagnanam (Cabinet Member for Community
Engagement, Equalities and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Geraint John	2022/00197/FUL - Pwll y Darren Farm, Welsh St.Donats	The applicant or their representative
Rhys Jones	2025/00973/FUL - Vale Car Sales, Leckwith Road, Llandough	The applicant or their representative
Ed Stradling	2026/00056/FUL - Land at Hayswood Road, Sully	Objectors to the application or their representative
Andrew Freegard	2026/00056/FUL - Land at Hayswood Road, Sully	The applicant or their representative

Councillor G.D.D. Carroll spoke in relation to Application No. 2025/00973/FUL – Vale Car Sales, Leckwith Road, Llandough as the local Ward Member.

Councillor A.M. Collins spoke in relation to Application No. 2026/00056/FUL – Land at Hayswood Road, Sully, as a local Ward Member.

28 [ANNOUNCEMENT –](#)

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

29 [APOLOGY FOR ABSENCE –](#)

This was received from Councillor J. Aviet.

30 [DECLARATIONS OF INTEREST –](#)

No declarations of interest were received.

31 [MINUTES –](#)

RESOLVED – T H A T the minutes of the meeting held on 19th March 2026 be approved as a correct record.

32 [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.

33 [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 17 through 27, under the above delegated powers, be noted.

34 [APPEALS \(HSD\) –](#)

RESOLVED –

(1) T H A T the Planning Appeals received following the refusal of the Council to grant planning permission, as detailed in Section (a) of the report, be noted.

(2) T H A T the Enforcement Appeals received, as detailed in Section (b) of the report, be noted.

(3) T H A T the Planning Appeal Decisions, as detailed in Section (c) of the report, be noted.

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

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

35 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 35 through to 36, as determined by the Head of Sustainable Development under delegated powers, be noted.

36 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.

[2022/00197/FUL](#) Received on 8 September 2022
(P38)

APPLICANT: R. A. England Pwll Y Darren Farm, Whitefields Farm Lane, Vale of Glamorgan, Welsh St Donats, CF71 7SS

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

[Pwll Y Darren Farm, Whitefields Farm Lane, Welsh St. Donats](#)

Retrospective and proposed reprofiling of land, the proposed erection of farm buildings and associated works (Site 1), and rationalisation of associated yard (Site 6)

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 and / or nature that was not covered by the scheme of delegation.

RESOLVED – T H A T subject to the applicant entering into a Unilateral Undertaking /S106 Agreement in relation to:

(i) As a first phase and within x months of the date of decision, commence and complete, building (a or b *).

(ii) Within x months of completion of the first building (a or b), that building shall have been occupied and used as specified within the application. In the event that

the building is not occupied under these terms, then building (a or b) shall be demolished within x months and the materials removed from the land.

(iii) As a second phase, the second building (a or b*) shall be erected and completed within x months of the date of decision.

(iv) Unless within x months of the date of the completion of the second building, it is occupied and used as specified within the application, then the building shall be demolished within x months.

(v) If at any point in time either of the buildings remain unused for their stated or subsequently agreed agricultural purpose for more than x months, all buildings and structures shall be removed within x months thereafter.

(vi) The site shall be fully completed within x months from the date of consent and following this date, there shall be no further ground works / excavations.

(vii) That the Council be notified within one week in writing of the commencement of construction of all buildings.

(viii) That the Council be notified in writing within one week of the occupation of all buildings.

(ix) No separation of the holding (the application land from the title property).

(x) There shall be no importation or exportation of any materials or soils, other than those required for the construction of the buildings, unless otherwise agreed in writing by the Local Planning Authority.

(xi) Complete / completion is defined as being capable of being used for its intended use.

* Applicant / agent to confirm the order of the buildings, i.e. building a and building b to be defined

Note - X denotes exact number of months which will be agreed with applicant during drafting of the legal agreement.

APPROVED subject to the following conditions:

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:

Planning Statement (excluding extracts of the proposed site plan and proposed machinery / straw storage building plans) received 21 February 2022

RAC/8433/1 - Location Plan

RAC/8433/4 – Elevations, Grain Store

PWL/07 - Topographical Survey

RAC/8433/5 Rev A - Machine & Grain Stores Topographic Setting

RAC/8433/6 - Restoration Plan

RAC/8433/7 - Location Plan

RAC Erection of Grain, Straw & Machinery Storage Buildings with Associated Hardstanding for Bale Storage

Received 28 February 2022

Planning, Design and Access Statement (excluding extracts of the proposed site plan and proposed machinery / straw storage building plans) received 28 June 2022

Amended- RAC/8433/3 Rev 06/2023 Elevations, Straw and Machinery Building received 20 June 2023

Green Infrastructure Statement (excluding extracts of the 'Site Plan Visualisation Aid' received 29 January 2025)

RAC/8433/2 Rev 2026 Site Plan received 27 March 2026

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. No works of restoration shall take place in relation to site no. 6, until full details of landscaping (to include existing and proposed levels and sections through the site) have been submitted for written approval by the Local Planning Authority. Works shall only commence following the written approval of the scheme of landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the approval of details; 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 the acceptable restoration of the site and to comply with policy SP1

(Delivering the Strategy) of the adopted Local Development Plan.

4. All construction works, landscaping and restoration required in relation to the development hereby approved shall be restricted to the following operating hours:

- 08:00 to 17:00 Monday to Friday
- 08:00 to 13:00 Saturday

No operations are to take place on Sundays or Bank Holidays.

Reason:

To protect neighbouring occupiers and to ensure compliance with policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the adopted Local Development Plan.

5. Prior to the commencement of development within site number 1, protective fencing, compliant with the BS5837:2012 regulations shall be erected along the northern boundary of site number 1 (identified by plan number RAC/8433/1).

Reason:

To protect the trees and ancient woodland located in close proximity to the application site and to comply with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

6. The silage pad shall only be used for the storage of wrapped silage bails. All silage shall be wrapped prior to its delivery to the development hereby approved.

Reason:

To ensure no detrimental impact to nearby habitats, watercourses and the balance of species within them and to comply with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

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

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

Reason:

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

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

Reason:

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

9. 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 the relevant Code of Practice and Guidance Notes.

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

Reason:

To ensure that the safety of future occupiers is not prejudiced and to comply with policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the adopted Local Development Plan.

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

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

Reason:

To ensure that the safety of future occupiers is not prejudiced and to comply with policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the adopted Local Development Plan.

11. Prior to the construction of the concrete slab, building slabs and silage pad, details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels shall be 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 wider visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

2025/00973/FUL Received on 29 September 2025
(P72)

APPLICANT: c/o Agent c/o Agent, CF23 9FP

AGENT: Mr Rhys Jones 22 Cathedral Road, Cardiff, CF11 9LJ

Vale Car Sales, Leckwith Road, Llandough, Penarth

Proposed development of 30 affordable flats, access, parking, landscape planting, and associated works.

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 and / or nature that was not covered by the scheme of delegation.

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

Member	For	Against	Abstain
G. Bruce		√	
I.R. Buckley	√		
C.A. Cave		√	
J.E. Charles		√	
C.M. Cowpe	√		
P. Drake	√		
A.M. Ernest		√	
W. Gilligan	√		
N.P. Hodges	√		
C. Stallard	√		
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	9	4	0

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

RESOLVED – T H A T, subject to the interested person(s) first entering into a Section 106 legal agreement to include the following necessary planning obligations:

- Ensure that the scheme is only developed as 100% affordable housing by one of the zoned Registered Social Landlords or the Council;
- To pay a sum of £11,500 to contribute towards the provision of sustainable transport facilities in the vicinity of the site;
- To pay a sum of £13,340 on improving facilities at areas of public open space that would be used by occupiers of the development;
- To provide Public Art to the value of 16.6% of the 1% build cost, and
- To pay a sum of £6,300 to contribute towards the provision of new, or enhancement of existing, community facilities in the area.

APPROVED subject to the following conditions:

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:

A001 Site Location Plan rev B
A011 Block 3 Floor Plans rev F
A012 Block 3 Elevations rev C
A013 Block 4 Floor Plans rev F
A014 Block 4 Elevations rev C
A015 Site Sections rev B
11200/PR Noise Impact Assessment Rev C (except figure 2 proposed site layout)
24.139 Pre-Application Consultation Report
Ecological Services LTD Bat Survey V2.0 (except for the plans on page 18 for recommended location of bat and bird enhancements)
Lb588 R01b Green Infrastructure Statement (except for the soft landscaping plans on pages 8, 9 and 10)
Preliminary Ecological Appraisal Land Off Leckwith Road V1
14383/AG/25/SI/RevA Site Investigation Report
Tree Constraints Plan
Tree Survey at Leckwith Road, Llandough, Penarth

Received 29 September 2025

A005 Block 1 Ground Floor Plan rev G
A008 Block 1 Elevations rev D
A009 Block 2 Floor Plans rev G
A010 Block 2 Elevations rev D
A006 Block 1 First Floor Plan rev G

Received 5 February 2026

2624-100-F Engineering Layout
LB588_D01 Rev B Detailed Soft Landscaping Proposal (sheet 1)
LB588_D01 Rev C Detailed Soft Landscaping Proposal (sheet 2)

Received 22 April 2026

A003 Proposed Site Plan rev J
A004 Boundary Plan rev E

Received 27 April 2026

C24083/TS01 Issue 5 Transport Statement
2624-PHG-RP-C-0001 Drainage Management & Maintenance Strategy P4

2624-PHG-RP-C-002 Flood Consequence Assessment & Drainage Strategy
revision 6

Received 30 April 2026

Reason:

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

3. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it. The scheme shall be delivered by the Authority or one of its four zoned Registered Social Landlords (Hafod Housing, Newydd Housing, United Welsh Housing and Wales & West Housing) and details of which shall be submitted to the Local Planning Authority prior to the commencement of development.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provision), MG4 (Affordable Housing) and MD4 (Community Infrastructure and Planning Obligations) of the Local Development Plan.

4. Notwithstanding the submitted details, prior to their use within the development hereby approved, a schedule of all materials and finishes, to include samples, to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

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

5. Notwithstanding the submitted details, no development other than demolition shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

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

6. Notwithstanding the submitted details, prior to their construction, all means of enclosure and retaining structures associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of height, material and colour, in addition to details of appearance. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

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

7. Notwithstanding the provisions of Part 2 (Minor Operations) Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure other than those approved under Condition 6 and 7 of this consent shall be erected.

Reason:

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

8. Notwithstanding the submitted details, prior to construction of the dwellings, full details of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be laid out in accordance with the agreed details, prior to the occupation of any of the flats and thereafter retained.

Reason:

To safeguard local visual amenities and to ensure appropriate bin storage for the occupiers 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 and details, no construction works whatsoever shall commence on the development until full Engineering details of the site access and proposed junction radii and rumble strip, demarcation of adopted highway, footway along site frontage, uncontrolled crossing points, vision splays, street lighting, highway drainage, onsite parking, details for the

provision of a Traffic Regulation Order (TRO) and any associated highway retaining structures etc within the vicinity of the site required by the Local Highway have been submitted and approved in writing by the Local Planning Authority.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are designed and constructed to a suitable and safe standard and to ensure compliance with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

10. Prior to occupation of the dwellings hereby approved, the parking and associated access, footways and turning areas shall have been laid out on site in accordance with the approved plans and the approved layout shall thereafter be kept available for the parking of vehicles to serve the development for the lifetime of the use.

Reason:

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

11. There shall be no obstructions including planting whatsoever within the areas required for vision splays. Any hedgerows or planting shall be maintained in order to ensure that the required vision splays are retained in the interest of highway / public safety.

Reason:

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

12. Prior to the first beneficial occupation of the development, a traffic regulation order (TRO) and uncontrolled crossing point, in accordance with the relevant agreements with the Highways Authority, shall have be in place / fully completed.

Reason:

In the interests of highway safety and to comply with Policy SP1 (Delivering the Strategy) of the Council's Local Development Plan.

13. Prior to the commencement of any works and at the developers expense, a Condition Survey shall be carried out along the agreed haulage route (the extent to be agreed with The Councils Highway Network Manager) and

submitted to and approved in writing by the Local Planning Authority. The survey shall be undertaken by a suitably qualified and experienced and independent Highway Maintenance Consultant to be approved by the Local Highway / Planning Authority.

Reason:

In the interest of highway / Public Safety and to comply with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

14. Following completion of the last property or such time that the Highway Authority instruct, a second Condition Survey at the developers expense shall be carried out along the agreed haulage route (the extent to be agreed with the Councils Highway Network Manager) and submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out by the approved independent Highway Maintenance Consultant and any remedial works identified along the haulage routes considered necessary will be required to be carried out at the developers expense prior to first beneficial occupation of the development hereby approved.

Reason:

In the interest of highway / Public Safety and to comply with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

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

- incorporating delivery outside am & pm school pick / drop off times,
- Access/haulage Route.
- Compound layout including parking for construction vehicles. No vehicles to park along Leckwith Road or the surrounding area.
- Loading and unloading areas for plant and materials on site.
- Measures to control water, mud and debris entering the highway.
- Suitable boundary treatments to protect pupils and staff.
- Any signage or traffic management required as part of the development.

The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

16. No development 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:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from construction works.
 - viii) hours of construction and deliveries;
 - ix) lighting;
 - x) management, control and mitigation of noise and vibration;
 - xi) odour management and mitigation;
 - xii) diesel and oil tank storage areas and bunds;
 - xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
 - xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

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

Reason:

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

17. Notwithstanding the submitted details, prior to occupation of any unit a noise survey shall be undertaken and submitted in writing to the Local Planning Authority to demonstrate that all habitable rooms achieve internal noise levels of 35dBA Leq16hour during the day and bedrooms achieve 30dBA Leq 8hour at night (with windows closed) and that a LAmaxfast of 45dB is not exceeded. Should the noise survey show that these levels have not been achieved, additional remedial works and a further noise survey shall be undertaken to ensure that these levels are met in accordance with BS8233: 2014 and submitted in writing to the Local Planning Authority.

Reason:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies MD2 (Design of New Developments) and MD7

(Environmental Protection) of the Development Plan and the advice contained within Technical Advice Note 11: Noise.

18. Prior to the commencement of the development, except demolition, an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
- (i) not required
 - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
 - (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
 - (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

19. Prior to the commencement of the development, except demolition, a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.

Reason:

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

20. The remediation scheme approved by condition 19 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

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

Reason:

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

22. 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 the relevant Code of Practice and Guidance Notes.

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

Reason:

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

23. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be

imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

Reason:

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

24. 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 policy MD7 of the Vale of Glamorgan Local Development Plan.

25. No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

26. Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

27. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

28. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no

unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

29. 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, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with policy SP1 (Delivering the Strategy) of the Local Development Plan.

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

Reason:

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

31. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason:

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

32. Prior to beneficial use of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved

in writing by the Local Planning Authority prior to beneficial occupation. The approved plan shall be implemented as agreed.

Reason:

To conserve and enhance biodiversity on site, in accordance with policy MD9 (Promoting Biodiversity) of the Local Development Plan, in addition to Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009).

33. Prior to the commencement of development, a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall demonstrate the prevention of light spill onto retained high value, and newly created habitats.

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 policy MD9 (Promoting Biodiversity) of the adopted Local Development Plan.

34. Prior to commencement of development, details of 4No. integrated bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To provide nesting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2024) and Tan 5 Nature Conservation and Planning (2009) and policy MD9 (Promoting Biodiversity) of the adopted Local Development Plan.

2026/00056/FUL Received on 27 January 2026
(P146)

APPLICANT: C/O Agent Lovell, Unit 5 Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais, CF15 7AB

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

Land to the south of Hayswood Road, Sully

Full planning application for proposed residential development and associated works

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 and in policy terms the proposals

amount to a departure from the adopted local development plan, owing to the site's current allocation for employment purposes.

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

Member	For	Against	Abstain
I.R. Buckley	√		
C.A. Cave		√	
J.E. Charles		√	
C.M. Cowpe		√	
P. Drake	√		
A.M. Ernest		√	
W. Gilligan	√		
N.P. Hodges		√	
H.M. Payne	√		
C. Stallard	√		
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	8	5	0

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

RESOLVED – Subject to the applicant entering into a legal agreement.

T H A T subject to secure mechanisms being in place to cover the following:

- Pay £234,787 for education purposes for the provision or enhancement of educational facilities in schools serving the development for Nursery, Primary and Secondary school children.
- Pay a contribution of £56,700 towards new community facilities in the area, to serve the development.
- Pay a contribution of £103,500 towards sustainable transport facilities in the vicinity of the site.
- The developer shall provide public art on the site to the value of 0.643% of the build costs or otherwise pay a contribution to the same value to the Council.
- Pay a contribution of £80,040 towards providing or enhancing public open space in the vicinity of the site.

Planning permission to only be issued following notification of the application to Welsh Government under the Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020 and the expiry of 21 days from that period or a response from Welsh Government confirming that they do not intend to exercise their call in powers.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Site Location Plan A200; Proposed site plan A202 Rev L; Boundary Layout A202-2 Rev C; Parking Strategy Layout A203; Refuse Strategy Layout A204; Indicative Street Scenes A205A, A206, A207; Site Sections A208, A209; Type 1 - Typical Plan A210; Type 1 - Elevations Sheet 1 A211; Type 1 - Elevations Sheet 2 Rev A A212; Type 2 - Plans A213; Type 2 - Elevations A214; Type 3 - Plans A215; Type 3 - Elevations A216; Type 4 - Plans A217; Type 4 - Elevations A218; Type 5 - Plans - A219; Type 5 - Elevations A220; Type 6 - Ground Floor Plan A221 Rev D; Type 6 - First Floor Plan A222 Rev D; Type 6 - Elevations sheet 1 A223 Rev D; Type 6 Elevations sheet 2 A224 Rev E; Type 7 - Plans A225; Type 7 - Elevations A226 Rev A25051-01B Drainage Layout Sheet 1 of 5; 25051-02B Drainage Layout Sheet 2 of 5; 25051-03D Drainage Layout Sheet 3 of 5; 25051-04C Drainage Layout Sheet 4 of 5; 25051-13 Drainage Layout Sheet 5 of 5; 25051-12C Site Wide Drainage Layout; Arboricultural Report (ArbTS_2019.2_Hayeswood Road) prepared by ArbTS dated 12th August; Environmental Noise Assessment prepared by Hunter Acoustics 7734/ENS1_REV1; Noise Impact Assessment - Air Source Heat Pumps prepared by Hunter Acoustics ref: 7734/NIA1_prelim and supplementary note on noise from agent dated 11 March 2026; Site Investigation Report prepared by Integral Geotechnique 14385/AG/SI/24 Preliminary Ecological Appraisal prepared by David Clements Ecology dated December 2024 Written Scheme of Investigation -Archaeological Monitoring and Recording prepared by EDP ref: edp9383_r001a Reptile Mitigation Strategy dated 17 March 2026 Landscape Strategy L100; Planting Plans L200; Landscape Specifications L300 received 21 April 2026 Landscape Ecological Management Plan prepared by tir collective dated 15 April 2026 Green Infrastructure Statement dated April 2026 Construction Environmental & Traffic Management Plan (CEMP & CTMP) prepared by Lovell dated May 2026 Planting Plan L201 Rev A and Landscape Specification L301 Rev A received 19 May 2026

Reason:

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

3. This permission relates specifically to the provision of 70 affordable housing units. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provision), MG4 (Affordable Housing), MD4 (Community Infrastructure and Planning Obligations), and MD10 (Affordable Housing Settlements Outside of Settlement Boundaries) of the Local Development Plan.

4. Notwithstanding the submitted plans and details, prior to beneficial occupation of the development hereby approved, further details of the design of the open space area to the north of the site (including details of all equipment and its siting) and its ongoing management, shall be submitted to and approved in writing by the Local Planning Authority. The public open spaces shall thereafter be provided and retained in accordance with the approved details.

Reason:

To safeguard the setting of adjacent heritage and drainage assets, as required by Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD2 (Design of New Development), MD7 (Environment Protection) and MD8 (Historic Environment) of the Local Development Plan.

5. No development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that out-lined in "Hayeswood Road, Barry, Written Scheme of Investigation – Archaeological Monitoring and Recording" (EDP Report no. edp9383_r001a, dated March 2026).

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to ensure compliance with Policy MD8 of the adopted Local Development Plan.

6. The development shall be carried out and thereafter maintained in accordance with the measures and recommendations contained in the Environmental Noise Assessment prepared by Hunter Acoustics 7734/ENS1_REV1; and Noise Impact Assessment - Air Source Heat Pumps prepared by Hunter Acoustics ref: 7734/NIA1_prelim.

Reason: In the interests of ecology and to ensure the development accords with Policy MD7 of the Local Development Plan.

7. Within 14 days of the beneficial occupation of the dwellings hereby approved, a post installation noise assessment shall be undertaken to ensure the development achieves BS8233:2014 internal noise standards. Details of the test results shall be submitted to the Local Planning Authority within 14 days of the test date together with any details of mitigation should the required rating not be met. Any mitigation identified within the submission shall be undertaken within 14 days of the date of submission of the results.

Further acoustic measurements shall be undertaken following the completion of any identified measures, with the results and any further mitigation required submitted to the Local Planning Authority for approval in writing within 14 days of approval. This shall be repeated until such time as the identified noise levels are met. The development shall thereafter be operated in accordance with the approved details.

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

8. The development shall be carried out and thereafter maintained in accordance with the measures and recommendations contained in the Preliminary Ecological Appraisal prepared by David Clements Ecology dated December 2024, Reptile Mitigation Strategy dated 17 March 2026, Landscape Ecological Management Plan and Green Infrastructure Plan prepared by tir collective.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

9. Prior to the commencement of development (including site clearance), the tree protection measures detailed within the approved arboricultural statement shall be installed and retained in situ throughout the construction period.

Reason:

In the interests protecting adjacent woodland of Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

10. The landscaping shall be provided in accordance with the approved details Landscape Strategy L100; Planting Plan L200; Landscape Specification L300 received 21 April 2026 and Planting Plan L201 Rev A and Landscape Specification L301A received 19 May 2026. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

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

11. Prior to beneficial occupation of any part of the development hereby approved, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme prior to beneficial occupation of the development.

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 policy MD9 (Promoting Biodiversity) of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

12. Within 6 months of the completion of the construction works, a selection of photographs of the biodiversity enhancement measures installed (minimum 3 bird boxes and 3 hedgehog fence holes) shall be submitted to the Local Planning Authority.

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 policy MD9 (Promoting Biodiversity) of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

13. Prior to the first beneficial occupation of any of the dwellings, the footway along the site frontage shall be widened to a 3.5m wide combined cycleway/footway and the controlled crossing point, in accordance with plan Proposed site plan A202 Rev L.

Reason:

In the interests of highway safety/cycle safety and to ensure compliance with Policies MD1 and MD2 of the LDP.

14. The vehicular access and parking areas shall be laid out in accordance with plan Proposed site plan A202 Rev L prior to the first beneficial occupation of the unit that they relate to, and they shall be retained at all times thereafter to serve the development.

Reason:

To ensure suitable access and parking to serve future occupiers of the development in accordance with Policy MD2 of the Development Plan.

15. 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.

16. Any topsoil (natural or manufactured), subsoil, aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

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

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

Reason:

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

18. No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason:

To ensure the site is served by a suitable potable water supply and to ensure compliance with the provisions of Policies MD2 and MD7 of the adopted Local Development Plan.

19. 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, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the provisions of Policy MD7 of the adopted Local Development Plan.