

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 18th June, 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: J. Aviet, G. Bruce, I.R. Buckley, C.A. Cave, J.E. Charles, C.M. Cowpe,
P. Drake, W. Gilligan, N.P. Hodges, H.M. Payne, I.A.N. Perry, and E. Williams.

Also present: Councillors C.E.A. Champion and Dr. I.J. Johnson.

Name of Speaker	Application No. and Details	Reason for Speaking
Dana Williams	2025/01139/FUL – Hangar 858, Bro Tathan North	The applicant or their representative

80 [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.”

81 [APOLOGIES FOR ABSENCE –](#)

These were received from Councillors A.M. Ernest and C. Stallard.

82 [DECLARATIONS OF INTEREST –](#)

No declarations of interest were received.

83 [MINUTES –](#)

RESOLVED – T H A T the minutes of the meeting held on 21st May 2026 be approved as a correct record.

84 [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.

85 [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 8 through 16, under the above delegated powers, be noted.

86 [TREES \(HSD\) –](#)

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 17 and 18, as determined by the Head of Sustainable Development under delegated powers, be noted.

87 [FOR INFORMATION ONLY PLANNING REPORT: BERTH 31, WIMBORNE ROAD, BARRY \(HDS\) –](#)

RESOLVED – T H A T the report be noted.

Reason for decision

Having regard to the contents to the report.

88 [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.

[2025/01139/FUL](#) Received on 14 November 2025

(P. 23)

APPLICANT: Morris Commercial Ltd C/o Agent

AGENT: Max Lewis Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

Hangar 858, Bro Tathan North, St Athan

The change of use of an existing aircraft hangar (Class B8) to a facility for the assembly of electric vehicles (Class B2), demolition of existing extensions, external alterations, vehicle parking, drainage connection, servicing and all associated building and engineering works.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application had been called in for determination by Councillor Haines for the reason owing to traffic and lighting concerns raised.

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:

1034 02 Site Location Plan
 1034 30 Proposed Ground Floor Plan
 1034 31 Proposed First Floor Plan
 1034 34 Proposed Second Floor Plan
 1034 25 Proposed North South Elevation
 1034 26 Proposed North East Elevation
 1034 27 Proposed South West Elevation
 1034 107 Proposed Hardstand
 1034 106 Proposed Fencing
 1034 105 Proposed Site Plan
 1034 103 Proposed App Site
 51044 Proposed Drainage Ga 1
 10502 Proposed Drainage Ga 2 of 3
 10503 Proposed Drainage Ga 3
 Proposed Site Plan Lighting
 Lighting Impact Assessment Unit 858
 Ecological Assessment (David Clements Ecology Ltd, August 2025)
 Battery Safety Management Plan Oct 25 V2B

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. 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) Replacement nesting sites for jackdaw
 - b) Replacement roosting site for barn owl
 - c) Site clearance strategy
 - d) Surrounding grassland management (particularly with respect to Great Crested Newt- the NLMS)
 - e) Details of the water-carrying capacity of the attenuation pond

Reason:

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

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the buildings hereby approved shall be restricted to uses falling within Use Class B2 or B8 only of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order.

Reason: To control the precise nature of the use of the building given its location within an allocated employment site, and to ensure compliance with the terms of Policies MD1 and MD2 of the Local Development Plan.

5. Deliveries shall not be taken at or dispatched from the site outside the hours of 08:00 to 22:00 Monday to Friday, 08:00 to 22:00 on Saturdays and 08:00 to 22:00 on Sundays.

Reason:

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

6. The external lighting scheme shall be carried out in accordance with the approved Lighting Impact Assessment and associated lighting drawings. No additional external lighting, or alterations to the approved lighting scheme, shall be installed.

Reason:

To safeguard residential amenity in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026.

7. No development shall commence until details of a scheme to provide for the provision of a demarcated pedestrian/cycle route within the existing carriageway connecting the site to the Northern Access Road have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of layout, dimensions, surfacing, lining/markings and signage.

The approved scheme shall be implemented in full prior to the first use of the development and shall thereafter be retained unless and until a permanent alternative active travel route serving the site has been provided in accordance with a separate planning permission or agreed scheme.

Reason:

In the interests of pedestrian and cyclist safety, accessibility and the promotion of sustainable travel, to ensure compliance with Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 and Planning Policy Wales.

8. Notwithstanding the details submitted, any boundary fence or enclosure along the remaining site frontage shall be setback to a minimum of 4 metres from the highway boundary. This setback shall be retained free of obstruction to facilitate the potential future provision of an Active Travel Route serving the site in accordance with a separate planning permission or agreed scheme.

Reason:

In the interests of pedestrian and cyclist safety, accessibility and the promotion of sustainable travel, to ensure compliance with Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 and Planning Policy Wales.

9. The turning area indicated on the approved swept path drawings for articulated vehicles shall be clearly demarcated (including hatching) and retained solely for the turning and manoeuvring of vehicles. The area shall not be used for parking at any time.

Reason:

In the interests of pedestrian and cyclist safety, accessibility and the promotion of sustainable travel, to ensure compliance with Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan 2011-2026 and Planning Policy Wales.

10. The drainage scheme for the site shall ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

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

11. No development on the site 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.

2. A site investigation scheme, based on previous site uses, potential contaminants, the site conceptual model, and any associated risks 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 MD7 (Environmental Protection) of the adopted Local Development Plan.

12. 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 the provisions of MD7 of the adopted Local Development Plan.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks and to ensure compliance with the provisions of MD7 of the adopted Local Development Plan.

14. Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason:

In order to ensure the amenities of nearby occupiers is protected and to ensure accordance with Policies SP1 (Delivering the Strategy) / MD2 (Design

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

15. 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 approved 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 the provisions of Policy MD7 of the adopted Local Development Plan.

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

Reason:

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

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

18. 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 "Picketstone, Bro Tathan, Vale of Glamorgan: Written Scheme of Investigation for Historic Building Recording of part of Building 858 and Attenuation pond archaeological watching brief (Heneb The Trust for Welsh Archaeology Glamorgan Gwent Archaeology, dated August 2025, reference 2025/031).

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

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, MG9 – Employment Allocations, MD2 - Design of New Development, MD7 - Environmental Protection, MD16 - Protection of existing Employment Sites and Premises of the Adopted Local Development Plan 2011-2026, it is considered that the proposal is acceptable in relation to the principle of development, siting, scale, design and materials, access and parking, impact on residential amenity and neighbouring units, flooding and drainage and ecology.

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.

[2024/00534/FUL](#) Received on 3 November 2025

(P. 57)

APPLICANT: Kimberley Danter The Boat House, Symonds Yat, HR9 6BZ

AGENT: Laurence Clarke 6 Grove Place, Penarth, CF64 2ND

Land on Hayes Road, Sully.

Approximately 2.5 hectares of vehicle and container storage, with approximately 1.2 hectares of rewilding and planting in the southwest of the site and along the boundary.

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.

REFUSED

1. Given the sparse layout and the limited employment being provided by the development (up to one full time and one part time employee), the development is considered an inefficient use of allocated employment land and is therefore contrary to the aims of Policies MG9 (Employment Allocations) and MD15 (Protection of Allocated Employment Sites) of the Vale of Glamorgan Adopted Local Development Plan (2011 - 2026).
2. Insufficient information has been submitted, including the submission of accurate ground levels, to demonstrate that the proposed development would not have an unacceptable impact on the visual amenity of the site and surroundings and therefore the scheme as submitted is considered to conflict with Policy MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan (2011-2026).
3. The application site has been subjected to a significant loss of vegetation, and the Green Infrastructure Statement has failed to demonstrate that the step-wise approach as set out in Chapter 6 of Planning Policy Wales (Edition 12) has been followed. Whilst the loss of trees and vegetation is irreversible, insufficient information has been submitted to provide a baseline for the previous state of the site, as well as a survey of existing mature trees and vegetation together with a preliminary ecological assessment, to demonstrate that the proposals would have an acceptable impact on existing trees and the ecological value of the site. It has therefore not been demonstrated that the proposals would secure a net benefit in terms of biodiversity and the development is therefore considered contrary to Policies MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MD9 (Promoting Biodiversity) of the Vale of Glamorgan Adopted Local Development Plan (2011-2026), as well as Chapter 6 of Planning Policy Wales (Edition 12), and the Council's Supplementary Planning Guidance on Trees, Woodland, Hedgerows and Development (2025) and Biodiversity and Development (2018).
4. Insufficient information has been provided to demonstrate that the proposals would have an acceptable impact on highway safety, including the omission of swept paths, which are required to demonstrate that the junction with Hayes Road would operate safely and that the site could be safely navigated by HGVs. A turning area has also not been provided within the site, to ensure

vehicles can exit in a forward gear and it has also not been demonstrated that the internal roads would maintain a width of 7.3m and incorporate pedestrian facilities. The application also lacks a transport statement to assess the impact of additional trips to the site on the highway network and engineering drawing detailing the proposed new access arrangement has also not been provided. As such, the proposals are considered contrary to criterion 6 of Policy MD2 of the Vale of Glamorgan Adopted Local Development Plan (2011-2026).

5. Insufficient information has been provided to demonstrate that the proposal would adequately protect the amenity of neighbouring occupiers, in particular how noise impacts would be mitigated to safeguard the amenity of adjoining sensitive residential uses. The proposal therefore fails to demonstrate compliance with criteria 8 of Policy MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan (2011-2026).

Reason for decision

The decision to refuse 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 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.