

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 17th September 2026.

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

The recording of the meeting is available in [English](#) or [English and Welsh](#).

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, A.M. Ernest, W. Gilligan, N.P. Hodges, Dr. I.J. Johnson H.M. Payne, I.A.N. Perry, C. Stallard and E. Williams.

Also present: Councillors S. Campbell, E.J. Goodjohn, W.A. Hennessy, S.A. Hodges, G. John (Cabinet Member for Leisure, Sport and Wellbeing) and B. Loveluck-Edwards.

Name of Speaker	Application No. and Details	Reason for Speaking
James Gill	2022/00733/FUL – Land North of the Railway, Rhoose Point	Objectors to the application or their representative
Brent Edwards	2026/00299/FUL – 17 Rutland Close, Barry	Objectors to the application or their representative
Ryan Pike	2026/00299/FUL – 17 Rutland Close, Barry	The applicant or their representative

Councillor Emma Goodjohn also spoke in relation to Application No. 2026/00299/FUL – 17 Rutland Close, Barry, as the local Ward Member.

Councillors S. Campbell and W.A. Hennessy spoke in relation to Application No. 2022/00733/FUL – Land North of the Railway, Rhoose Point, as local Ward Members.

Councillor S.A. Hodges spoke in relation to Application No. 2026/00387/FUL – 3 White House, Barry.

236 [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”.

237 [DECLARATIONS OF INTEREST](#) –

Councillor M.R. Wilson declared an interest in Application No. 2022/00733/FUL – Land North of the Railway Line, Rhoose. The nature of the interest was that Councillor Wilson had made comments previously on the application but would now be looking at the application afresh. Therefore, the Councillor would be remaining in the meeting for this agenda item, participate in the debate and would be voting on the application if required to do so.

238 [MINUTES](#) –

RESOLVED – T H A T the minutes of the meeting held on 16th July 2026 be approved as a correct record.

239 [SITE INSPECTION](#) (CX) –

RESOLVED –

(1) T H A T the attendance of the following Councillors at the site visit to Flemingston Road, Stadium Site, St Athan, held on 16th July 2026, be noted: Councillor N.C. Thomas (Chair), Councillors J. Aviet, I.R. Buckley, N.P. Hodges and Dr. I.J. Johnson.

(2) T H A T apologies from the following Councillors to the above site visit held on 16th July 2026 be noted: Councillor M.R. Wilson (Vice-Chair), Councillors C.M. Cowpe, C. Stallard and E. Williams.

240 [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 The Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section (c) of the report, be noted.

241 [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 18 through 47, under the above delegated powers, be noted.

242 [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 2026 – March 2027, as detailed in Section (e) of the report, be noted.

243 [TREES \(HSD\)](#) –

(i) [Delegated Powers](#) –

RESOLVED – T H A T the applications as outlined within the report, on pages 54 to 58, as determined by the Head of Sustainable Development under delegated powers, be noted.

244 [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.

[2022/00733/FUL](#) Received on 29 July 2025
(P. 60)

APPLICANT: Persimmon Homes C/O Agent,

AGENT: Tim Gent 5th Floor, 2, Kingsway, Cardiff, CF10 3FD

[Land North of the Railway Line, Rhooose](#)

Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure

The application constituted a major development and, in accordance with the Scheme of Delegation, required determination by the Planning Committee.

Following discussions on this application, and due to there being no unanimity on this, a vote on the recommendation(s) was called for. A Recorded Vote was taken as follows:

Member	For	Against	Abstain
J. Aviet	√		
G. Bruce		√	
I.R. Buckley	√		
C.A. Cave		√	
J.E. Charles		√	
C.M. Cowpe	√		
P. Drake	√		
A.M. Ernest		√	
W. Gilligan	√		
N.P. Hodges	√		
I.J. Johnson	√		
H.M. Payne	√		
I.A.N. Perry		√	
C. Stallard	√		
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	12	5	0

Following the above vote, the Planning Committee subsequently

RESOLVED – T H A T, subject to the Application being referred to Welsh Government to consider a call-in request (and no decision notice to be issued at this time), and the Applicant entering into a Section 106 Agreement to provide for the following:

- Procure that **35% (119)** of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as **affordable housing units** in perpetuity.
- Pay a contribution of **£777,400** towards **sustainable transport** improvements.
- Pay a contribution of **£425,880** towards improvements to **community facilities**.
- Pay a contribution of **£2,175,069** to address **education** requirements arising from the development.
- Pay a contribution of **£535,373** towards new or enhanced off-site **public open space** (outdoor sports facilities).
- Pay **1% of project budget** towards **public art**.

APPROVED subject to the following condition(s):

1. The development shall begin no later than 5 years from the date of this decision, or 3 years from the determination of an application under Section 257 of the Town and Country Planning Act that has been submitted pursuant to Condition 3 of this permission, whichever is the later.

Reason:

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

2. Apart from where superseded by the requirements of the planning conditions set out below, the development shall be carried out in accordance with the following approved plans and documents:

Ug2017 Urb Xx Xx Dr Ud Xx 410 D Site Location Plan
 Ug2017 Urb Xx Xx Su Ud Xx 406 S Planning Layout
 Ug2017 Urb Xx Xx Su Ud Xx 411 S Planning Layout with Accommodation Schedule
 House type Pack submitted 15.9.25

Ug2017 Urb Xx Xx El Ud Xx 503 Salisbury V2 Proposed Elevations
 Ug2017 Urb Xx Xx El Ud Xx 502 Salisbury V2 Proposed Floor Plans
 Ug2017 Urb Xx Xx El Ud Xx 500 Winchester V2 Proposed Floor Plans
 Ug2017 Urb Xx Xx El Ud Xx 501 Winchester V2 Proposed Elevations

10342 108 01 J Site Wide Levels
 10342 108 02 J Site Wide Levels
 10342 108 03 J Site Wide Levels
 10342 108 04 J Site Wide Levels
 10342 100 01 J Engineering Plans
 10342 100 02 I Engineering Plans
 10342 100 03 J Engineering Plans
 10342 100 04 J Engineering Plans
 10342 111 01 B Site Sections
 10342 111 02 B Site Sections
 10342 111 03 B Site Sections

Ug2017 Urb Xx Xx Dr Ud Xx 414 J Hardworks Strategy
 Ug2017 Urb Xx Xx Dr Ud Xx 416 E Boundary Treatment Strategy Plan
 Ug2017 Urb Xx Xx Dr Ud Xx 417 D Materials Finishes Strategy Plan

Ug2017 Urb Xx Xx Dr Ud Xx 418 F Street Hierarchy Plan
 Ug2017 Urb Xx Xx Su Ud Xx 413 J Parking Strategy Plan
 g2017 Urb Xx Xx Su Ud Xx 415 H Bin Collection Plan
 10342 102 01 F Highway Longsections
 10342 102 02 F Highway Longsections
 10342 102 03 F Highway Longsections
 10342 102 04 E Highway Longsections

10342 116 01 D Highway Construction Details
22025.os.500.01: Potential Traffic Calming Measures

10342 107 01 H Site Wide Drainage
10342 107 02 H Site Wide Drainage
10342 107 03 H Site Wide Drainage
10342 107 04 H Site Wide Drainage
10342 200 01 F Basin Sections
10342 200 02 F Basin Sections
10342 200 03 F Basin Sections
10342 117 01 D Drainage Construction Details

Ug2017 Urb Xx Xx Dr La Xx 006 Hedgerow Loss Translocation P06
2027.09.08 Green Infrastructure Tree Loss And Mitigation
Ug2017 Urb Xx Xx Dr La Xx 007 Biodiversity Habitat Plan P06
Ug2017 Urb Xx Xx Dr La Xx 301 Soft Landscape Ga 1 Of 7 P10
Ug2017 Urb Xx Xx Dr La Xx 302 Soft Landscape Ga 2 Of 7 P09
Ug2017 Urb Xx Xx Dr La Xx 303 Soft Landscape Ga 3 Of 7 P10
Ug2017 Urb Xx Xx Dr La Xx 304 Soft Landscape Ga 4 Of 7 P11
Ug2017 Urb Xx Xx Dr La Xx 305 Soft Landscape Ga 5 Of 7 P09
Ug2017 Urb Xx Xx Dr La Xx 306 Soft Landscape Ga 6 Of 7 P09
Ug2017 Urb Xx Xx Dr La Xx 307 Soft Landscape Ga 7 Of 7 P09
Ug2017 Urb Xx Xx Dr La Xx 308 Soft Landscape Planting Schedule 1 Of 2
P09
Ug2017 Urb Xx Xx Dr La Xx 309 Soft Landscape Planting Schedule 2 Of 2
P07
Ug2017 Urb Xx Xx Dr La Xx 402 Rev A: Tree Pits And Bioretention Details
Ug2017 Urb Xx Xx Dr La Xx 401 Rev A: Tree Pit In Bioretention Planter Detail
Ug2017 Urb Xx Xx Dr La Xx 001 Landscape General Notes
Ug2017 Outline Landscape Specification

Ug2017 Urb Xx Xx Dr Ud Xx 423 Play Area Outline Specification West
Ug2017 Urb Xx Xx Dr Ud Xx 421 Play Area Outline Specification East
Ug2017 Urb Xx Xx Dr Ud Xx 422 Muga Outline Specification
Ug2017 Urb Xx Xx Dr Ud Xx 000 Rev I Land Budget Public Open Space

Preliminary Ecological Assessment Update (Sep 2024)
Green Infrastructure Statement V3
Dormouse Survey Report Update (Sep 2024)
Badger Survey Report Terraqua (Jan 2024)
Biodiversity Loss Gain Enhancement Plan (Sep 2024)
Biodiversity Enhancement Mitigation Strategy Sept 2025
Bat Tree Assessment and Activity Survey Report V2 July 2024
Skylark Survey Report June 2025
Reptile Survey Report Update (May 2024)
Reptile Mitigation Strategy (April 2025)
Hedgerow Regulations Survey (Apr 2022)

10342 - DS - 01 - Rhoose Drainage Strategy Rev C

UG2017 Design & Access Statement Rev G

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 commencement of development and no later than two years from the date of this decision, an application for an order to authorise the diversion of Public Right of Way P7/2/1 (to avert crossing the railway line) shall be submitted to the Council under Section 257 of the Town and Country Planning Act 1990. No dwelling shall be occupied before:

Either:-

- (i) the order made pursuant to the relevant application has been confirmed by the Council or Secretary of State (as applicable) and the alternative footpath has been fully completed in accordance with the agreed details; or
- (ii) the Secretary of State, having considered the merits of the application, decides not to confirm the order authorising the diversion of the footpath.

Reason:

In the interest of public safety and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. No development shall take place until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by a hydraulic assessment to identify:

1. A point of adequacy on the public sewerage system or where necessary.
2. Removal of surface water to offset the introduction of the new foul water generated by the development.
3. The extent of reinforcement works required to accommodate the entire development.

No part of the development shall be brought into use and no dwelling shall be occupied until the approved foul drainage system has been constructed, completed, and brought into use in accordance with the approved scheme. Thereafter, no surface, land, or highway water from the site shall drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment and adverse public health and safety implications, and to comply with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), and MD7 (Environmental Protection) of the Local Development Plan.

5. No development shall commence until a report has been submitted to and approved by the Local Planning Authority which confirms whether the water main (shown on plan DC-02 Water Main Location) is non-operational or live.

a) If the watermain is confirmed to be non-operational, the report shall also detail the works required to cap off the asset (including the timing of these works) and no development shall take place within the protection zone until it has been capped off in accordance with the approved details.

b) If the watermain is live, no development shall take place along the watermain route and the protection zone until a scheme to divert the watermain has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, outlining the measures taken to divert and protect the structural condition of the watermain and will include a timetable for its implementation and completion. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason:

To protect the integrity of the public watermain and avoid damage thereto, 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), MD1 (Location of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

6. 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) pollution prevention measures, including adherence to Guidelines for Pollution Prevention, best practice, and emergency spill procedures;
- ii) soil management;
- 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) construction drainage, including containment areas, buffer zones and bunds to any watercourses or land drains;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme of waste management.
- viii) hours of construction;

- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) details of biodiversity management and tree and hedgerow protection;
- 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 an appointed representative and 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.

7. 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 Plan shall include details a compound layout (including parking and loading areas), site access and haulage routes for heavy goods vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings, traffic management and signage, and measures to control water, mud, and debris entering the highway. 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) and MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

8. A scheme for the provision and maintenance of Public Open Space across the site shall be submitted to and approved in writing by the Local Planning Authority before the construction of any dwelling begins. The scheme shall include:-

Details and specifications for the Multi Use Games Area

Details and specifications for the Areas of Play including all play equipment, surfacing, enclosures etc.

Details and specifications for provision in other areas (Play on the Way, accessible SuDS areas)

Furniture including benches, bins etc.

A safety, Inspection and Maintenance regime
 Management (including lighting, hours).
 A design statement (addressing inclusive design and access for all)
 Timing and phasing of delivery

The Public Open Space shall thereafter be provided and retained in accordance with the agreed details.

Reason:

To ensure the timely provision of open space in the interests of the amenity of future occupiers and the wider area and to ensure compliance with Policies MD2 (Design of New Development) and MD5 (Development within Settlement Boundaries) of the Local Development Plan.

9. Prior to the commencement of development and notwithstanding the submitted plans, engineering details of the proposed access arrangement and internal estate road shall be submitted to and approved in writing by the Local Planning Authority, which shall include road geometry and widths, vision splays, highway drainage, bus stops, active travel routes, crossing points, surface finish details, street lighting, turning facilities, onsite parking, construction details, road markings and signage, highway retaining structures. The development shall thereafter be implemented in accordance with the approved details.

These details shall fully comply with Design Manual for Roads and Bridges and Vale of Glamorgan Councils Standards for adoption.

Reason:

To ensure acceptable design and construction standards are achieved in the interests of highway and public safety and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

10. No development (including site clearance and demolition) shall take place until a Condition Survey of an agreed route along the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed with the Local Highway Authority prior to the survey being undertaken. The survey must consist of:
 - A plan to an appropriate scale showing the location of all defects identified within the routes for construction traffic
 - A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date

Reason:

To ensure that any damage to the adopted 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.

11. Within 1 month following the substantial completion of the development, a Second Condition Survey along the route agreed under Condition 10 shall be submitted to and approved in writing by the Local Planning Authority. The Second Condition Survey shall identify any remedial works to be carried out and shall include the timings of the remedial works. Any agreed remedial works shall thereafter be carried out at the developer's expense in accordance with the agreed timescales.

Reason:

To ensure that any damage to the adopted 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.

12. Prior to the first beneficial occupation of the development, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use) which shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be completed in accordance with the approved details and timings within.

Reason:

To ensure the development accords with sustainability principles and that 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.

13. The landscaping works shall be carried out in accordance with the approved details referenced in Conditions 2 and 22 of this permission no later than during the first planting season immediately following completion of the development.

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 10 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 the terms of Policies SP1 (Delivering the Strategy), SP10

(Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments), MD5 (Development within Settlement Boundaries) and MD9 (Promoting Biodiversity) of the Local Development Plan.

14. Prior to the first beneficial occupation of the development, a scheme of lighting and a mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), and MD9 (Promoting Biodiversity) of the Local Development Plan.

15. All means of enclosure associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. This shall include details of suitable hedgehog gaps within enclosures across the site. The means of enclosure shall thereafter be completed in accordance with the approved details prior to the first beneficial occupation of the development.

Reason:

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

16. Prior to their use in the development hereby approved, a schedule and samples of materials 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 carried out in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development) and SP10 (Built and Natural Environment) of the Local Development Plan.

17. 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.

18. 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 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.

19. 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 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.

20. 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.

21. The internal estate roads, cycle paths, and footpaths shall be fully completed in accordance with the approved details and laid out and constructed to full extent of the site edged red as shown on plan ref: 'Ug2017 Urb Xx Xx Dr Ud Xx 410 D Site Location Plan' and be available for public use, prior to the substantial completion of the final dwelling.

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.

22. The development shall be carried out and thereafter maintained in accordance with the measures and recommendations contained in Section 7 of the Preliminary Ecological Assessment Update (Sep 2024), the Biodiversity Enhancement Mitigation Strategy (Sept 2025), and the Reptile Mitigation Strategy (April 2025).

Reason:

In the interests of ecology and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

23. All vegetation and hedgerow clearance or translocation works must be undertaken outside the bird nesting season, from March to August inclusive.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

24. Prior to its construction, further details of the design and appearance of proposed pedestrian access to the south-eastern corner of the site (connecting to Heol y Pentir) shall be submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the approved details prior to beneficial occupation of the last of the dwellings hereby approved.

Reason:

To safeguard visual amenity, ensure acceptable means of access, and protect the integrity of the embankment, as required by Policies Policy MD2 (Design of New Development), SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) of the Local Development Plan.

25. Notwithstanding the submitted plans, and prior to the first beneficial occupation of the blocks of flats, full details of the associated amenity spaces (layout, surfacing/landscaping, furniture etc.) shall be submitted to and approved in writing by the Local Planning Authority. The amenity spaces shall be completed in accordance with the approved details and thereafter be kept available for use of the occupiers.

Reason:

To safeguard residential amenity, as required by Policy MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) of the Local Development Plan.

Reason for recommendation

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040, Having regard to Future Wales and Local Development Plan Policies SP1 – Delivering the Strategy, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP7- Transportation, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations, MG4 – Affordable Housing, MG6 – Provision of Educational Facilities, MG7 – Provision of Community Facilities, MG16 –

Transport Proposals, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MG28 – Public Open Space Allocations, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental Protection, MD8 - Historic Environment, MD9 - Promoting Biodiversity, and the Supplementary Planning Guidance documents Affordable Housing (2025) Biodiversity and Development, Parking Standards, Planning Obligations, Residential and Householder Development, Travel Plan, and Trees, Woodlands, Hedgerows and Development (2025), Planning Policy Wales (2024), TAN 2 Planning and Affordable Housing, TAN 5 – Nature Conservation and Planning, TAN 11 - Noise, TAN 12 - Design, TAN 15 - Development, Flooding and Coastal Erosion, TAN16 - Sport, Recreation and Open Space, TAN 18 – Transport, TAN 24 – The Historic Environment, the principle of the development for residential with public open space and affordable housing (35%) is considered acceptable, as is its scale and impact on community infrastructure, noting that policy compliant planning obligations have been agreed. The proposed means of vehicular access is also considered acceptable, as is the impact on the local road network subject to mitigation; as are the scale, design, and visual impact; impacts on heritage assets and archaeology; residential amenity; ecology and green infrastructure; flood risk, water supply and drainage, contamination. The safety impact to the Public Right of Way / level crossing is also considered acceptable, subject to mitigation.

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.

2024/01142/FUL Received on 13 December 2024

(P. 123)

APPLICANT: Oakley & Sons Ltd Unit 39, Vale Business Park, Llandow, Vale of Glamorgan, CF71 7PF

AGENT: J Jones 23 Hillside Drive, Cowbridge, CF71 7EA

Unit 1, Vale Business Park, Llandow

Construction of an industrial unit (Class B2), Associated access and car parking

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 with the proposal being for a major application.

Following discussions on this application, and due to there being no unanimity on this, a vote was called on the officer recommendations for this application, which took place as follows:

	For	Against	Abstain
TOTAL	15	1	1

Following the vote, it was subsequently

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:

01 Site Location Plan
 04 Proposed First Floor Plan
 05 Proposed Elevations (sheet 01 Of 02)
 06 Proposed Elevations (sheet 02 Of 02)
 03A Proposed ground floor plan.pdf
 20065_500_r03 drainage strategy.pdf
 20065 900 R03 Max Art Vehicle Tracking
 20065 901 R01 Rigid Vehicle Tracking

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 use of the units hereby approved (including deliveries and all other external operations) shall be confined to 07:00 to 23:00 Monday- Saturday. There shall be no arrival, departure, loading or unloading of delivery vehicles outside the above hours nor shall vehicles be allowed to remain on site overnight with motors or compressors running.

Reason:

To ensure the amenities of adjoining occupiers are protected and to ensure compliance with the terms of Policies MD2 Design of New Developments,

MD5 Development with Settlement Boundary and MD7 Environmental Protection 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 Classes B1, B2 and 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. The biodiversity enhancement measures 1No. Schwegler 1SP Sparrow Terrace box and 1No. woodcrete bird box (any type) shall be installed at eaves level on the northern or western elevations shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence. Where the enhancement relates to any planting, 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.

Within 4 weeks of their installation / planting photographic evidence showing the enhancements in place shall be submitted to the local planning authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

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.

6. Prior to the commencement of development, a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the agreed scheme.

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.

7. Prior to beneficial use of the building hereby approved, a scheme of landscaping including details of equipment and layout of communal areas and associated Landscape and Ecological Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The Plan shall include but not be exclusively limited to: details of all planting, equipment and ongoing management of the newly planted and proposed amenity areas to cover no less than 10 years.

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. 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 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

9. The staff amenity area shown on the approved plans shall be provided in accordance with the details approved pursuant to conditions 7 and 8 of this consent, within 3 months of the first beneficial occupation of the first unit hereby approved and maintained in accordance with the approved details in perpetuity thereafter.

Reason:

To ensure satisfactory maintenance of the landscaped and amenity areas to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

10. Prior to commencement of development, a Site clearance methodology shall be submitted to, and approved in writing by the Local Planning Authority; to prevent adverse impacts on reptiles and birds during clearance operations. The methodology shall be implemented as agreed.

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.

11. The visibility splays shown on plan no. 02F Proposed site plan.pdf, 20065 900 R03 Max Art Vehicle Tracking and 20065 901 R01 Rigid Vehicle Tracking shall be installed prior to beneficial use of the development and maintained free of any obstruction for as long as the development exists.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected along the Western boundary of the site.

Reason:

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

13. Any gate serving the car park to the south of the site shall be hung so as to open inwards only and shall not encroach onto adjacent road at any time.

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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, no internal mezzanine floor shall be installed within the building hereby approved unless and until details have been submitted to and approved in writing by the Local Planning Authority demonstrating that the additional floorspace would not result in an unacceptable increase in parking demand or an unacceptable impact upon highway safety, having regard to the Vale of Glamorgan Council Parking Standards Supplementary Planning Guidance.

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.

15. 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.

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 MD7 (Environmental Protection) of the adopted Local Development Plan.

16. 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.

17. Prior to the occupation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason

A long term monitoring plan should be submitted prior to occupation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters and to ensure compliance with the provisions of MD7 of the adopted Local Development Plan.

18. 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.

19. 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.

20. 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 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.

21. 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 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.

22. 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.

Reason for recommendation

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

Having regard to Policies SP1 – Delivering the Strategy, SP5 – Employment Requirements, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD7 - Environmental Protection, MD8- Historic Environment, MD9 – Promoting Biodiversity, 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.

2025/00340/RG3 Received on 10 April 2025
(P. 153)

APPLICANT: Vale of Glamorgan Council The Alps Depot, Quarry Road, Wenvoe, CF5 6AA

AGENT: Mr Marcus Bayona-Martinez Hodge House, Suite 4d, 4th Floor, 114 - 116, St Marys Street, Cardiff, CF10 1DY

Biglis to Dinas Powys Active Travel Route

Full planning permission is sought for the provision of a shared pedestrian and cycle route (Active Travel Route), earthworks, landscaping and associated works from Biglis to Dinas Powys.

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 being a major development.

Following discussions on this application, and due to there being no unanimity on this, a vote was called on the officer recommendations for this application, which took place as follows:

	For	Against	Abstain
TOTAL	14	1	0

Following the vote, Committee subsequently

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 unless otherwise required by another condition to this permission:

10058585-ARC-XX-010-DR-C-00019 Rev P02 Site Location Plan
 10058585-ARC-XX-010-DR-C-00004 Rev P02 General Arrangement Overview
 10058585-ARC-XX-010-DR-C-00005 Rev P02 General Arrangement Sheet 1 of 9
 10058585-ARC-XX-010-DR-C-00006 Rev P02 General Arrangement Sheet 2 of 9
 10058585-ARC-XX-010-DR-C-00007 Rev P02 General Arrangement Sheet 3 of 9
 10058585-ARC-XX-010-DR-C-00008 Rev P02 General Arrangement Sheet 4 of 9
 10058585-ARC-XX-010-DR-C-00009 Rev P02 General Arrangement Sheet 5 of 9
 10058585-ARC-XX-010-DR-C-00010 Rev P02 General Arrangement Sheet 6 of 9
 10058585-ARC-XX-010-DR-C-00011 Rev P02 General Arrangement Sheet 7 of 9
 10058585-ARC-XX-010-DR-C-00012 Rev P02 General Arrangement Sheet 8 of 9
 10058585-ARC-XX-010-DR-C-00013 Rev P02 General Arrangement Sheet 9 of 9
 10058585-ARC-XX-300-DR-A-00001 Rev P02 Soft Landscape Design Sheet 1 of 8
 10058585-ARC-XX-300-DR-A-00002 Rev P02 Soft Landscape Design Sheet 2 of 8
 10058585-ARC-XX-300-DR-A-00003 Rev P02 Soft Landscape Design Sheet 3 of 8
 10058585-ARC-XX-300-DR-A-00004 Rev P02 Soft Landscape Design Sheet 4 of 8
 10058585-ARC-XX-300-DR-A-00005 Rev P02 Soft Landscape Design Sheet 5 of 8
 10058585-ARC-XX-300-DR-A-00006 Rev P02 Soft Landscape Design Sheet 6 of 8
 10058585-ARC-XX-300-DR-A-00007 Rev P02 Soft Landscape Design Sheet 7 of 8
 10058585-ARC-XX-300-DR-A-00008 Rev P02 Soft Landscape Design Sheet 8 of 8
 10058585-ARC-XX-0072-DR-C-00001 Rev P01 Typical Cross Sections
 10058585-ARC-XX-170-DR-C-00001 Rev P01.1 Bridge Option 1
 10058585-ARC-XX-030-DR-C-00001 P01 Fencing & Bollard Construction Details
 10058585-ARC-XX-130-DR-C-00001 Rev P02 Proposed Street Lighting Layout Sheet 1
 10058585-ARC-XX-130-DR-C-00002 Rev P02 Proposed Street Lighting Layout Sheet 2
 10058585-ARC-XX-130-DR-C-00003 Rev P02 Proposed Street Lighting Layout Sheet 3

10058585-ARC-XX-130-DR-C-00004 Rev P02 Proposed Street Lighting Layout Sheet 4
 10058585-ARC-XX-130-DR-C-00005 Rev P02 Proposed Street Lighting Layout Sheet 5
 10058585-ARC-XX-130-DR-C-00006 Rev P02 Proposed Street Lighting Layout Sheet 6
 10058585-ARC-XX-130-DR-C-00007 Rev P02 Proposed Street Lighting Layout Sheet 7
 10058585-ARC-XX-130-DR-C-00008 Rev P02 Proposed Street Lighting Layout Sheet 8
 10058585-ARC-XX-130-DR-C-00009 Rev P02 Proposed Street Lighting Layout Sheet 9

Planning Statement March 2025
 Design & Access Statement March 2025
 Preliminary Ecological Report December 2023
 Ecological Impact Assessment June 2025
 Ecological Technical Note June 2025
 Hazel Dormouse Survey Report December 2023
 Bat Roost Assessment Report March 2025
 Water Vole and Otter Survey Report November 2023
 Agricultural Land Classification Report October 2024
 Geotechnical Desk Study September 2024
 Landscape and Visual Appraisal October 2024
 Arboricultural Report November 2024
 Email from agent dated 15/05/2026 with update to NRW planning response
 Surface Water Drainage Strategy November 2024
 Green Infrastructure Statement October 2024
 Cultural Heritage Desk Based Assessment February 2025
 Flood Modelling Inception Report December 2023
 Bridge Crossing - Optioneering Report May 2025
 Letter to Planning Department with Summary of Flood Impacts and Response to Planning Comments Dated 23 July 2026
 Flood Consequences Assessment Rev 4 July 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. Notwithstanding the submitted details and prior to any works or land clearance commencing, an Arboriculture Method Statement including tree protection measures shall be first submitted to and approved in writing by the Local Planning Authority. All the construction works shall be carried out in accordance with the approved details.

Reason:

In the interest of the health of the trees and biodiversity, and to ensure compliance with the terms of Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MG17-Special Landscape Areas, MD2-Design of New Developments, MD8-Historic Environment and MD9-Promoting Biodiversity of the Local Development Plan and Supplementary Planning Guidance on Trees, woodlands, Hedgerows and Development.

4. The retained trees, as identified in the Arboricultural Impact Assessment, shall be monitored annually for a period of five years starting from the commencement of the development.

A monitoring report shall be provided to the Local Planning Authority within 28 days of the date of each annual survey, for their approval in writing. The report shall include details of any works and/or replacement trees (3:1 planting ratio) required by the survey.

Any works and/or new tree planting shall be carried out in accordance with a timetable to be agreed in the monitoring report. Any works or removal of trees should avoid the nesting bird season.

Any new tree planted 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:

In the interest of the health of the trees and biodiversity, and to ensure compliance with the terms of Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MG17-Special Landscape Areas, MD2-Design of New Developments, MD8-Historic Environment and MD9-Promoting Biodiversity of the Local Development Plan and Supplementary Planning Guidance on Trees, woodlands, Hedgerows and Development.

5. All planting, seeding or turfing comprised in the Soft Landscaping Design Sheets 1 to 8 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MG17-Special Landscape Areas, MD2-Design of New

Developments and MD9-Promoting Biodiversity of the Local Development Plan.

6. 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

Within 4 weeks of their installation / planting photographic evidence showing the enhancements in place shall be submitted to the local planning authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

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.

7. Notwithstanding the submitted details, no development shall take place, including site clearance, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include:
- 1) Locations where vegetation clearance shall be supervised by a suitable qualified ecologist,
 - 2) Avoidance and mitigation measures to avoid potential killing or injury of great crested newts and dormice during works.
 - 3) Tree felling and pruning methods to avoid potential killing or injury of bats.
 - 4) Actions to be taken if a great crested newts, dormouse and/or bats, or dormouse nest, are found during works.
 - 5) Timing of vegetation management works, to avoid impacts on dormouse breeding season or hibernation period.
 - 6) Pre-construction survey for otter and water vole. If the survey confirms the presence of otter holts or water vole burrows the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.
 - 7) Construction methods: details of materials.
 - 8) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

- 9) Soil Management: details of topsoil strip, storage and amelioration for re-use.
- 10) CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- 11) Control of Nuisances: details of dust control measures.
- 12) Resource Management: details of fuel and chemical storage and containment.
- 13) Traffic Management: details of wheel wash facilities.
- 14) Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention (e.g. GPP5) and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- 15) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- 16) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- 17) Source of seed for wet grassland.

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

Reason:

In the interests of ecology and protection of the environment during construction to ensure compliance with Policies SP1-Delivering the Strategy, MD9-Promoting Biodiversity, MG19-Sites and Species of European Importance, MG20-Nationally Protected Sites and Species, MG21-Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species of the Local Development Plan.

- 8. Notwithstanding the submitted plans and prior to the erection of the lighting shown on the lighting plans, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, visual amenity and ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1-Delivering the Strategy, MD2-Design of New Development, MD9-Promoting Biodiversity, MG19-Sites and Species of European Importance, MG20-Nationally Protected Sites and Species, MG21-Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

- 9. A Landscape and Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the

active travel route hereby approved. The Landscape and Ecological Management Plan shall be carried out as approved.

Reason:

In the interest of ecology and to ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies MD2-Design of New Developments and MD9- Promoting Biodiversity of the Local Development Plan.

10. Prior to commencement of development and notwithstanding the submitted General Arrangement Plans and other approved plans, full engineering details of the proposed active travel route shall be submitted to and approved in writing by the local planning authority. The engineering details shall include visibility, geometry, long and cross sections, drainage, lighting, construction details, highway structures, boundary treatments, markings and signage and any information deemed necessary.

Reason:

In the interests of highway safety, to ensure satisfactory development of the site and to ensure Active Travel Routes are designed and constructed to a suitable and safe standard in accordance with Policy MD2-Design of New Development.

11. Notwithstanding the submitted plans and prior to beneficial use of the Western section of the route between Cardiff Road Roundabout to Cog Moors (Phase 2), a scheme shall be submitted to and approved in writing by the Local Planning Authority for the continuation of the Active Travel route to the West of the route to cross Sully Moors Road and enable users to safely and conveniently gain access to Cardiff Road and the surrounding area and continue the journey to the West. The scheme shall thereafter be implemented on site in accordance with the approved details.

Reason:

In the interests of highway safety, to ensure satisfactory development of the site and to ensure Active Travel Routes are designed and constructed to a suitable and safe standard in accordance with Policy MD2-Design of New Development.

12. 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 Policy MD7-Environmental Protection of the Local Development Plan.

13. No development or phase of development along the travel route between Biglis and Dinas Powys for the purposes of constructing a bike path 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 (notably in the area of the landfills)
- 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 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. Prior to the beneficial use of the development or phase of 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 that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1-Delivering the Strategy and MD7-Environmental Protection of the Local Development Plan.

15. 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 Policies SP1_Delivering the Strategy and MD7-Environmental Protection of the Local Development Plan.

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

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1-Delivering the Strategy and MD7-Environmental Protection

of the Local Development Plan.

17. Any 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.

18. 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.

19. No development or phase of development shall commence until details of any 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:

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 accordance with Policies SP1-Delivering the Strategy, MD2-Design of New Developments and MD7-Environmental Protection of the Local Development Plan.

20. No development or demolition (including vegetation clearance, topsoil strip or other groundworks) shall take place until a written scheme of historic

environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in strict accordance with the approved details.

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.

21. The archaeological report, as specified and required by condition 20, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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 recommendation

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

Having regard to policies SP1– Delivering the Strategy, SP9– Minerals, SP10- Built and Natural Environment, MG17- Special Landscape Areas, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD8-Historic Environment & MD9- Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040 and the advice contained within the Council's Supplementary Planning Guidance on Design in the Landscape, Biodiversity and Development and Minerals Safeguarding and national guidance contained in Future Wales – the National Plan 2040, Planning Policy Wales 12th Edition and Technical Advice Notes 12- Design and 15-Development, Flooding and Coastal Erosion, the development is considered acceptable in terms of the principle of development, highway safety, green infrastructure, trees and hedges, ecology and biodiversity enhancement, the impact of flooding and drainage, the visual impact, the impact on heritage assets, the impact from potential contamination, neighbour amenity, impact on agricultural land and Impact on mineral reserves.

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.

2025/00889/FUL Received on 12 September 2025

(P. 211)

APPLICANT: Mansbridge 25 Teifi Drive, Barry, CF62 7TL

AGENT: Mr Darren Evans 7 Herbert Terrace, Penarth, CF64 2AH

Unit 12a Part 2, Atlantic Trading Estate, Barry

New industrial building to provide 10no units (planning use class B1, B2 and B8) to replace existing industrial units burned down in October 2023.

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 consideration and discussion by Members of the Committee, the application was

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:

3252 (90) 001 Location Plan P02
 21130 501 R01 Drainage Details
 3252 (20) 101 Section Sheet 01-P04
 21130_500_r03 - DRAINAGE LAYOUT.pdf
 3252 (05) 102 Proposed Plan and Elevations-P08.pdf
 3252 (20) 202 Highways Details P02
 3252 (05) 101 Proposed Site Plan P11

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 approved scheme of access and parking as well as cycle stores shall be laid out in accordance with the approved details, prior to the first beneficial use of any of the units hereby approved and shall thereafter be so retained at all times to serve the units hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies MD1 and MD2 of the Local Development Plan 2011-2026.

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 Classes B1, B2 and 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. The biodiversity enhancement measures set out in document ref: Green Infrastructure Statement shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence. Where the enhancement relates to any planting, 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.

Within 4 weeks of their installation / planting photographic evidence showing the enhancements in place shall be submitted to the local planning authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

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.

6. 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. The plan shall include aftercare measures for a period of no less than 10 years, including replacement planting details for any failures. All planting shall be undertaken in the first planting season following completion of construction works and within 6 months of the completion of biodiversity enhancement measures, photographs showing the measures in situ shall be submitted to the Local Planning Authority. The approved plan shall be implemented as agreed.

Reason:

To conserve and enhance biodiversity by protecting retained habitats 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).

7. 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 Policies SP1 (Delivering the Strategy) of the Local Development Plan.

8. 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.

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 MD7 (Environmental Protection) of the adopted Local Development Plan.

9. 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.

10. 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.

11. 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.

12. 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.

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

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

Reason for recommendation

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

Having regard to Policies SP1– Delivering the Strategy, SP5 – Employment Requirements, MG9 – Employment Allocations, MD2 - Design of New Development, MD5- Development within Settlement Boundaries, MD7 Environmental Protection, MD9 - Promoting Biodiversity, MD14 - New Employment Proposals, MD15 – Protection of Allocated Employment Sites and MD16 Protection of Existing

Employment Sites and Premises, Planning Policy Wales Ed.12 and TAN11 – Noise (1997), TAN12 – Design (2016), TAN15 – Development, Flooding and Coastal Erosion (2025) & TAN23 – Economic Development (2014) and the Council Supplementary Planning Guidance on Biodiversity and Development (2018); Parking Standards (2019) & Residential and Householder Development (2018) 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.

[2026/00299/FUL](#) Received on 23 April 2026
(P. 235)

APPLICANT: Mr Ryan Pike 17 Rutland Close, Barry, CF62 8AR

AGENT: Mr Trystan Foote 4 Hawthorn Close, Dinas Powys, CF64 4TD

[17 Rutland Close, Barry](#)

Retrospective application for single storey side and rear extension for garage, utility, Enlarged Kitchen and Living area

The application had been called in by Councillor Emma Goodjohn.

Members will recall that this application was previously reported to the July 2026 Planning Committee where Members resolved to defer the application to allow Members of the Planning Committee to undertake a site visit.

Following consideration and discussion by Members of the Committee, the application was

APPROVED subject to the following conditions:

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

Existing & Proposed Plans and Elevations 17RC-PP-01 2

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.

2. The biodiversity enhancement measures set out in Green Infrastructure Statement & Biodiversity enhancement shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence. Where the enhancement relates to any planting, 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.

Within 4 weeks of their installation / planting photographic evidence showing the enhancements in place shall be submitted to the local planning authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

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.

Reason for recommendation

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

Having regard to Policies MD2 (Design of Development), MD5 (Development within Settlement Boundaries) and MD9 (Promoting Biodiversity), the application is considered acceptable.

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.

[2026/00387/FUL](#) Received on 3 June 2026

(P. 245)

APPLICANT: Mrs Markella Asprou 120 Cornerswell Road, Penarth, CF64 2WB

AGENT: 1010 Architects, Mr. Tasos Asprou, Studio 2, The Coachhouse, Stanwell Road, Penarth, CF64 3EU

3 White House, Barry

Variation of Condition 1 - 2022/00401/FUL – We wish the condition 1 to be changed so that it extends the Full Planning Permission for another 5 years

The application had been requested to be heard by Planning Committee by Councillor S.A. Hodges, for the following given reason '*local residents have raised concerns about the proposal and the site's history including the previous planning process and PEDW involvement. Also considering matters previously raised by Councillor Wiliam regarding lack of amenity space and insensitive nature of the development...*' and also lacking their previous involvement as was not previously an elected member when application previously determined.

Following discussions on this application, and due to there being no unanimity on this, a vote was called on the officer recommendations for this application, which took place as follows:

	For	Against	Abstain
TOTAL	7	4	3

Following the vote, Committee subsequently

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:

AE 01 rev5.pdf - Amended Proposed Elevations - Submitted to the LPA on 24/05/2022

AL 01 rev5.pdf - Amended Proposed Floor Plans - Submitted to the LPA on 24/05/2022

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 roof-light located in the East facing elevation serving the proposed first floor stairway shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

4. The roof-light located in the East facing elevation serving 'bedroom 3' shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. The rooflights approved shall be conservation style rooflights and should be retained as conservation style rooflights in perpetuity.

Reason:

To protect the wider conservation area and to comply with policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Council's Local Development Plan.

6. The render and slate to be used in the construction of the external surfaces of the extensions shall match those used in the existing dwelling that exist at the time of this approval.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

7. The biodiversity enhancement measures set out in the submitted Green Infrastructure and the bird box shown on the submitted plans] shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence. Where the enhancement relates to any planting, 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. Within 4 weeks of their installation / planting photographic evidence showing the enhancements in place shall be submitted to the local planning authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

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.

Reason for recommendation

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

Having regard to Policies MD2 (Design of Development), MD5 (Development within Settlement Boundaries), MD8 (Historic Environment), MD9 (Promoting Biodiversity), The Parking Standards SPG and The Residential and Householder SPG, the application is deemed acceptable.

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.