

**Version 8**

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012

**FULL PLANNING PERMISSION**

Agent:  
Mr. Jon Hurley,  
WYG Planning and Environment,  
5th, Floor Longcross Court,  
47, Newport Road,  
Cardiff,  
CF24 0AD

Applicant:  
Hafod Housing Association Ltd,  
c/o Agent.

**Development of 13 affordable homes, access arrangements and associated works, including off-site highway improvements at Land at Pentre Meyrick**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 14 August 2014 subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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:-

- Location Plan, amended plan received 29 March 2018;
- Planning Site Layout, Dwg. No. SL-01, amended plan received 14 June 2018;
- Road Details, Dwg. No. (PA)1003, additional plans received 3 September 2015;
- House Details, Dwg. No.s DQR/4P2BH/00 to 03; DQR/5P3BH/00 to 03, received 14 June 2018;
- Bungalow Details, Dwg. No.s DQR/3P2BB/00 to 02; DQR/5P3BB/00 to 03, received 14 June 2018;
- External Works, Dwg. No. EW-01, received 14 June 2018;
- Highway Works, Dwg. No. (PA)1007C, amended plan received 29 March 2018;
- Existing Arrangement, Dwg. No. 0836 001 A, additional drawings received 1 March 2016;

- Proposed A48 Puffin Crossing, Dwg. No. 0836 004 D, additional drawings received 5 July 2016;
- Traffic count information received 1 March 2016;
- Site Views, received 6 August 2014;
- Planning Statement, received 5 August 2014;
- Design and Access Statement, received 5 August 2014;
- Ecological Assessment by David Clements Ecology Ltd, received 5 August 2014;
- Public Transport Trip Generation Assessment, by Acstro, received 2 June 2015;
- Agricultural Considerations, received 5 August 2014; and
- Statement of Community Involvement, received 5 August 2014.

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.

#### **2014/00933/2/NMA**

##### **Condition 2 amended 1/8/2018**

3. No development shall take place until the associated off-site highway works, which include, a Puffin crossing of the A48, the widening of the existing and the provision of new pedestrian footways along the adjacent highway, and additional street lighting facilities, have been implemented in full, in general accordance with Dwg. No. (PA)1007C, Highway Works, received on 29 March 2018, and subject to the agreement of the full engineering details with the Local Planning Authority.

Reason:

To ensure adequate pedestrian access to the site in the interest of highway safety and sustainability in accordance with Policies SP1-Delivering the Strategy, SP7-Transportation, MD1-Location of New Development, and MD2-Design of New Development of the Local Development Plan, and national guidance contained in Planning Policy Wales and TAN18-Transport.

#### **2014/00933/2/CD**

##### **Details Approved 02/08/2019 - Vale of Glamorgan Council**

**1744-S278- 03-3 Rev A Sign Foundation Details, 1744-S278 plan Rev C, 1744-S278-02 Rev D General Arrangement, 1744-S278-05 Rev C Finishes, 1744-S278-06 Swept Path Analysis-Rev B, 1744-S278-08 Rev B Setting Out, 1744-S278- 03-1 Rev D Sign and Road Marking-Sht 1 of 2 and 1744-S278- 03-2 Sign and Road Marking-Sht 2 of 2 relating to off site highway works submitted on 1st August 2019**

4. Before the commencement of any works on site, full engineering details of the internal site layout, including the improvements to the means of access from the adopted highway, as shown on Dwg. No. (PA)1003, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details before the first beneficial occupation of any one of the dwellings hereby permitted.

Reason:

In the interests of highway safety in accordance with Policies SP1-Delivering the Strategy, MD1-Location of New Development and MD2-Design of New Development of the Local Development Plan.

**2014/00933/2/CD**

**Details Approved 04/12/2018 - Vale of Glamorgan Council**

**General Arrangement, Drg. No. 1744-000 Rev A, received 23 November 2018**

5. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used, including samples, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development and MD2-Design of New Development of the Local Development Plan.

**2014/00933/4/CD**

**Approved 14/09/2018 - Vale of Glamorgan Council**

**LRM Planning letter dated 25 June 2018; External Works & Finishes Layout, Drg. No. EW-01, received 25 June 2018; plus samples**

6. Before their installation on site full details of the garden sheds as indicated on the Site Plan, Dwg. No. (PA)1001E, received 29 March 2018, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details.

Reason:

Full details have not been provided and in the interests of visual amenity and the character and appearance of this rural location in accordance with

Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development, and MD2-Design of New Development of the Local Development Plan.

**2014/00933/4/CD**

**Approved 14/09/2018 - Vale of Glamorgan Council**

**LRM Planning letter dated 25 June 2018; External Works & Finishes Layout, Drg. No. EW-01, received 25 June 2018; and Planning Site Layout, Drg. No. SL-01, received 25 June 2018**

7. Notwithstanding the submitted plans, before its installation on site, further details of the means of enclosure, shall be submitted to and agreed in writing with the Local Planning Authority. The submitted details shall pay particular regard to the provision of a new native hedgerow along the northern boundary of the site, and the maintenance and enhancement of the existing hedgerows.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development, and MD2-Design of New Development of the Local Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

**2014/00933/4/CD**

**Approved 14/09/2018 - Vale of Glamorgan Council**

**LRM Planning letter dated 25 June 2018; External Works & Finishes Layout, Drg. No. EW-01, received 25 June 2018; and Planning Site Layout, Drg. No. SL-01, received 25 June 2018**

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure (other than those approved as part of Condition 7) shall be erected, constructed or placed on the outer boundary of the application site without the prior written consent of the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development, and MD2-

Design of New Development of the Local Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

9. Notwithstanding the submitted plans further details of the proposed landscaping of the site, which shall pay particular regard to appropriate screening on the boundaries of the site, specifically to the north and east to the adopted highway, shall be submitted to the Local Planning Authority prior to first beneficial occupation of the development.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development, and MD2-Design of New Development of the Local Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

**2014/00933/3/CD**

**Details Approved 28/11/2018 - Vale of Glamorgan Council**

**Landscape Proposals, Drg. No. 130/PA/02D, received 16 November 2018; and Tree Constraints and Protection, Drg. No. 130/PA/01, received 14 June 2018**

10. 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 five 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, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area in the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, MD1-Location of New Development, and MD2-Design of New Development of the Local Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

11. The development hereby permitted shall be implemented in accordance with the recommendations contained in the Ecological Assessment prepared by David Clements Ecology Ltd., dated August 2012 and received 5 August 2014, including the following requirements to be carried out before beneficial occupation of each dwelling and retained thereafter:-  
- the northern boundary to be formed of a new native species hedgerow;

- provision be made for bird/bat roosting sites (suitable access or boxes) on at least 4 No. of the units hereby permitted;
- limit new lighting along boundaries to allow light-sensitive species of bat to continue to use the site; and
- all landscape and boundary planting is comprised of locally occurring native species.

Reason:

In the interests of ecology and biodiversity and to ensure adequate mitigation for protected species in accordance with Policies MG21-Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, and MD9-Promoting Biodiversity of the Local Development Plan, TAN5-Nature Conservation and Planning, and the Conservation of Habitats and Species Regulations 2010.

12. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in 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 SP10-Built and Natural Environment and MD8-Historic Environment of the Local Development Plan.

**2014/00933/1/CD**

**Details Approved in Part 08/08/2018 - Vale of Glamorgan Council  
Written Scheme of Investigation, prepared by Cardiff Archaeological  
Consultants, reference WSI 2017-08, dated December 2017**

**Details Approved in full 22/08/2019 - Vale of Glamorgan Council  
A watching brief report (Report no. 2019-02, dated February 2019),  
prepared by Cardiff Archaeological Consultants**

13. A scheme for the comprehensive and integrated drainage of the development site, including details of how foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. In particular foul and surface water shall be drained separately from the site, and no surface water or land drainage run-off to connect to the public sewerage system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details prior to the first occupation of any dwelling on the site.

Reason:

To ensure the effective drainage of the site and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies SP1-Delivering the Strategy, SP10-Built and Natural Environment, and MD7-Environmental Protection of the Local Development Plan.

**2014/00933/2/CD**

**Details Approved 04/12/2018 - Vale of Glamorgan Council**

**Section 104 Construction Details, Drg. No. 1744502, received 14 June 2018; Terrafirma soil infiltration testing 2015, Hydropave Maintenance Sheet, and SuDS Maintenance Schedule, received 11 September 2018; Soakaway Layout, Drg. No. 1744-501 Rev D, and Integral Geotechnique Soil Infiltration Testing October 2018, received 26 October 2018; and Site Layout, Drg. No. SL-01 Rev A, and Hydropave – Infiltration Permeable Paving Design, reference 18-5520 Rev B, received 29 November 2018**

Reason for Granting Planning Permission

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 comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

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

Having regards to 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, MG4 - Affordable Housing, MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD6 - Housing Densities, MD7- Environmental Protection, MD8 - Historic Environment, MD9 - Promoting Biodiversity and MD10 - Affordable Housing Developments Outside Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Supplementary Planning Guidance on Affordable Housing, Sustainable Development, Design in the Landscape, Amenity Standards, Biodiversity and Development, and Planning Obligations; and national guidance contained in Planning Policy Wales, TAN2 - Planning and Affordable Housing, TAN5 - Nature Conservation and Planning, TAN6 - Planning for Sustainable Rural Communities, TAN12 - Design, TAN16 - Sport, Recreation and Open Space, and TAN18 -Transport; it is considered that the additional proposals for off-site highway works should result in a more

sustainable development. In light of this change it is considered that, based on the material considerations outlined within the report, the proposal represents an acceptable form of residential development that justifies a departure from the current development plan as an exception site for affordable housing. In addition it is considered that, subject to appropriate conditions, the proposal should have no significant adverse impact on highway safety, the character and appearance of the area, neighbouring and general amenities, and other issues such as ecology, archaeology and drainage. The revised proposals therefore comply with the relevant national planning policies and supplementary planning guidance.

**NOTE:**

- 1. You will note that a condition has been attached to this consent requiring an archaeological investigation of the site before commencement of development. For further details on this requirement you can contact the Glamorgan-Gwent Archaeological Trust, at Heathfield House, Heathfield, Swansea, SA1 6EL. Tel: (01792 655208).**
- 2. The attention of the applicant is drawn to the fact that a public sewer runs through the site and may be affected by the development.**
- 3. Please note that a legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent. Should you require clarification of any particular aspect of the legal agreement/planning obligation please do not hesitate to contact the Local Planning Authority.**
- 4. Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.**
- 5. Dwr Cymru Welsh Water (DCWW) have advised that new legislation in the form of a Mandatory Build Standard has been introduced which relates to development communicating with the public sewerage system. You are therefore advised to contact the DCWW Developer Services on 0800 917 2652 at the earliest opportunity.**
- 6. The developer is advised to follow the Vale of Glamorgan Council's Advisory Notes for Demolition and Construction Sites which can be obtained from the Pollution Control team, Tel. 01446 709105 or email: [regserv@valeofglamorgan.gov.uk](mailto:regserv@valeofglamorgan.gov.uk).**

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



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

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

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

Dated: 3 April 2018

M. J. Goldsworthy

Head of Regeneration and Planning

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS  
LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**