**Version 1**

**T H E V A L E O F G L A M O R G A N C O U N C I L**

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**O U T L I N E P L A N N I N G P E R M I S S I O N**

|  |  |
| --- | --- |
| Agent:  Mr. Nigel Arnold  Nigel Arnold Architects,  5, Penarth Head Lane,  Penarth,  CF64 1BB | Applicant:  Mr. Nigel Arnold  Nigel Arnold Architects,  5, Penarth Head Lane,  Penarth,  CF64 1BB |

**Demolition of part demolished, fire damaged and derelict former C1 residential buildings. Construction of 14 no. link dwellings (40% affordable), and the conversion of the existing chapel into a dwelling and the retention/extension of the caretaker's bungalow at St. Athan Boys Village, St. Athan**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS OUTLINE 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 31 March 2016 subject to the following condition(s):

1. Approval of the access, layout, scale, appearance, and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission.

(b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. Notwithstanding the submitted scale parameters, the reserved matters details referred to in condition 1 above shall provide for a maximum of 14 new build dwelling houses (in addition to the 15th unit within the chapel to be converted and the retention of the former Caretaker's bungalow), of a size that does not exceed a maximum height parameter of 7m.

Reason:

In order to protect the character of the area and in order to ensure compliance with Policy MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026).

6. Prior to the first beneficial occupation of any dwelling, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include a package of measures tailored to the needs of the site and its future users to widen travel choices by all modes of transport and encourage sustainable transport.

Reason:

To ensure the development accords with sustainability principles and that the site is accessible by a range of modes of transport in accordance with Policies SP1 'Delivering the Strategy', SP7 'Transportation', MD1 'Location of New Development' and MD2 'Design of New Development' adopted Local Development Plan (2011-2026), and the adopted Travel Plan Supplementary Planning Guidance (2018).

**2016/00369/1/CD**

**Details Approved 29/6/23- Vale of Glamorgan Council**

**6- Corun TRAVEL PLAN 22-00795/TP/01 MARCH 2023**

7. Prior to the commencement of construction of any part of the development a scheme (including a schedule for implementation) for the provision and maintenance of the Public Open Space (including the children's play equipment) shall be submitted to and approved in writing by the Local Planning Authority, and the public open space shall thereafter be provided 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 SP1 'Delivering the Strategy', MD2 'Design of New Development', MD3 'Provision of Open Space', MD4 'Community Infrastructure and Planning Obligations' of the adopted Local Development Plan (2011-2026) and the adopted Planning Obligations Supplementary Planning Guidance.

**2016/00369/1/CD**

**Details approved 18/7/23- Vale of Glamorgan Council**

**3099 (90) 017 P04 and JS CONSTRUCTION (ST ATHAN) LIMITED POS LANDSCAPE & PLAY MANAGEMENT PLAN March 2023**

8. Prior to the first beneficial occupation of any dwelling hereby approved, full details of the public art strategy and the timing of its provision, shall be submitted to and approved in writing by the Local Planning Authority. The Public Art shall thereafter be implemented on the site in accordance with the approved details no later than 12 months following the substantial completion of the development.

Reason:

To ensure the delivery of Public Art on the site in accordance with the Policy MD4 'Community Infrastructure and Planning Obligations' of the adopted Local Development Plan (2011-2026) and the Council's Public Art in New Development Supplementary Planning Guidance (2018).

9. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways within the adopted highway and internal roads within the site, incorporating turning facilities and vision splays, and including sections, lighting, surface water drainage and the details of the location and design of all rumble strips, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policy MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026).

10. Prior to the commencement of development, a scheme for the protection of the listed memorial stone during the course of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out in accordance with the approved details.

Reason:

In order to ensure the protection of the listed memorial stone and to ensure compliance with Policies SP10 'Built and Natural Environment' and MD8 'Historic Environment' of the adopted Local Development Plan (2011-2026).

**2016/00369/1/CD**

**Details approved 18/7/23- Vale of Glamorgan Council**

**3099 (90) 008 P01**

11. Prior to the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 'Delivering the Strategy' and MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026).

**2016/00369/1/CD**

**Details Approved 29/6/23- Vale of Glamorgan Council**

**2285101-SBC-00-XX-DR-L-01 PL06**

**2016/00369/1/CD**

**Details Approved 25/7/23- Vale of Glamorgan Council**

**2285101-SBC-00-XX-DR-L-01 PL08**

12. 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 to ensure compliance with Policies SP1 'Delivering the Strategy' and MD2 'Design of New Development' of the Local Development Plan (2011-2026).

13. The development shall be carried out in accordance with the following approved plans and documents: Plan 39514:07 Rev A and Acer Ecology Update Bat Survey June 2015.

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.

14. Prior to the commencement of development, details of the finished levels of the site and dwellings in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026).

15. No Development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated, and details of construction hours. The CEMP shall utilise the Considerate Constructors Scheme. The CEMP shall include a system for the management of complaints from local residents which shall incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan.

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 Policy MD2 'Design of New Development' the adopted Local Development Plan (2011-2026).

**2016/00369/1/CD**

**Details approved 20/7/23- Vale of Glamorgan Council**

**Dawan Developments DRAFT OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN St Athan Boys’ Village, St Athan REVISION: 4.0**

**ISSUED: July 2023**

**3099 (90) 021 P00**

**3099 (90) 022 P00**

16. No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul water, surface water and land drainage (including highway drainage) will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policies MD2 'Design of New Development' and MD7 'Environmental Protection' of the adopted Local Development Plan (2011-2026)

17. The information submitted in accordance with the requirements of Condition No. 14 of this consent shall include full details of the proposed perpetual management and maintenance of the drainage system serving the whole development, including provisions to be put in place in respect of individual dwelling houses and including a written declaration and plan to confirm the responsibility for the future maintenance and repair of the drainage system. The development shall at all times be carried out and maintained in accordance with the approved management and maintenance scheme.

Reason:

To ensure the effective maintenance of the site's drainage system and to ensure compliance with Policies MD2 'Design of New Development' and MD7 'Environmental Protection' of the adopted Local Development Plan (2011-2026)

18. Notwithstanding the submitted plans, prior to the first beneficial occupation of any of the dwellings, full details of the lighting to be provided on the internal roads, footpaths and public open space areas within the development, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of any part of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development, in the interest of public safety and security, in the interests of ecology and to accord with Policy MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026)

**2016/00369/1/CD**

**Details Approved 29/6/23- Vale of Glamorgan Council**

**TRT % Blue Light Content SPD's, Outdoor Lighting Report prepared by TRT, Lighting Plan dated 11 April 2023, Nano Baffles Rev A**

19. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their use in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to that part of the development being put into beneficial use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD2 'Design of new Development' of the adopted Local Development Plan (2011-2026).

**2016/00369/1/CD**

**Details approved 18/7/23- Vale of Glamorgan Council**

**3099 (90) 023 P00**

20. 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 Order revoking, amending or re-enacting that Order) no gates, fences, walls or other means of enclosure (other than approved by conditions of this permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD2 'Design of New Development' of the adopted Local Development Plan (2011-2026).

21. Prior to the commencement of development, the local planning authority shall be provided with a copy of the licence (for Bats) issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead.

Reason:

In the interests of ecology and to ensure compliance with Policy MG19 'Sites and Species of European Importance' of the adopted Local Development Plan (2011-2026) and the Council's adopted Biodiversity and Development Supplementary Planning Guidance.

22. Prior to the erection of any new external lighting, "a Lighting Design Strategy" for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall identify bat roosting locations (retained or newly created), bat access points (all) and dark flight lines around the site and demonstrate the protection of these biodiversity features.

Reason:

In the interests of ecology and to ensure compliance with Policy MG19 'Sites and Species of European Importance' of the adopted Local Development Plan (2011-2026) and the Council's adopted Biodiversity and Development Supplementary Planning Guidance.

**2016/00369/1/CD**

**Details Approved 29/6/23- Vale of Glamorgan Council**

**TRT % Blue Light Content SPD's, Outdoor Lighting Report prepared by TRT, Lighting Plan dated 11 April 2023, Nano Baffles Rev A**

23. Replacement bird nesting sites shall be incorporated into the development, in accordance with section 6.5 of the Acer Ecology report. The new development shall incorporate 2(no) sparrow terraces, 2(no) thrush boxes and 2(no) swallow cups, in accordance with details (of their type, location and the timing of their provision) that shall be submitted to an approved in writing by the Local Planning Authority prior to the first beneficial occupation of any of the dwellings. These features shall be retained at all times thereafter.

Reason:

In the interests of ecology and to ensure compliance with Policy MG20 'Nationally Protected Sites and Species' of the adopted Local Development Plan (2011-2026) and the Council's adopted Biodiversity and Development Supplementary Planning Guidance.

**2016/00369/1/CD**

**Details Approved 29/6/23- Vale of Glamorgan Council**

**Acer Former Boys Village Report Oct 2022, Plan 3099 (90) 006 P08**

Reason for Granting Planning Permission

Having regard to Policies ENV1 - Development in the Countryside, ENV 6- East Vale Coast, ENV 8- Small Scale Rural Conversions, ENV16 - Protected Species, ENV17 - Protection of Built and Historic Environment, ENV27 - Design of New Developments, ENV29 - Protection of Environmental Quality, HOUS3 - Dwellings in the Countryside, HOUS 7- Replacement and Extension of Dwellings in the Countryside, TRAN10 - Parking, REC3 - Provision of Open Space within New Residential Development, Strategic Policies 1, 2 and 8, The Council’s Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Biodiversity, Planning Obligations, Parking Guidelines, Conversion of Rural Buildings, Design in the Landscape, Public Art, Sustainable Development and Trees and Development, and national guidance contained in Planning Policy Wales 8th Edition and Technical Advice Notes 1, 2, 6, 12 and 16, it is considered that the proposal is acceptable in terms of the principle of the development, visual/landscape impact, sustainability, highways issues, impact on residential amenity and ecology.

**NOTE:**

**1. This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.**

**2. 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.**

**3. You are advised that there may be species protected under the Wildlife and Countryside Act, 1981 within the site and thus account must be taken of protecting their habitats in any detailed plans. For specific advice it would be advisable to contact: The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**

**4. The applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**

**5. 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.**

**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: 27 June 2019

Ian Robinson



Head of Sustainable Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES**

**ATTACHED TO THIS FORM.**

Note for applicant/agent THESE NOTES SHOULD ALWAYS BE REPRODUCED WITH COPIES OF THE DECISION NOTICE

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 - call 01446 704842 or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\_and\_building\_control/building\_control/Making-an-Application.aspx](https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.valeofglamorgan.gov.uk%2Fen%2Fliving%2Fplanning_and_building_control%2Fbuilding_control%2FMaking-an-Application.aspx&data=04%7C01%7CFLambert%40valeofglamorgan.gov.uk%7C442555496d754d117e2e08d9ec99dfc5%7Ce399d3bb38ed469691cf79851dbf55ec%7C0%7C0%7C637800967883283287%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=jRy2rD%2F8ogCAN5bU6AAxcFuGn6S%2B%2BEQ%2FULynqnbG7OQ%3D&reserved=0)

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.**