

THE VALE OF GLAMORGAN COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

**NOTIFICATION OF CONSENT
OF APPLICATION FOR CONSERVATION AREA CONSENT**

Agent:
Vale of Glamorgan Council
Mr. Marcus Lyn Roberts
B Block, The Alps Depot
Quarry Road
Wenvoe
CF5 6AA

Applicant:
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry

Remediation and demolition of the site known as Cowbridge Sheep Market, The Butts, Cowbridge, including removal of asbestos materials, demolition of livestock shed and sales pens, market office and former cafe, plus redundant public conveniences on The Butts. at Cowbridge Sheep Market, The Butts, Cowbridge

The Council in pursuance of its powers under the above mentioned Act, hereby **CONSENTS** to the proposed works referred to above and in accordance with the application and plans registered by the Council on 17 August 2020 subject to the following condition(s):

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

Reason:

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Plan showing buildings earmarked for demolition outlined in red
Plan showing extent of site area to be graded
Amended Heritage Impact Statement Rev.5.8.20.
Method Statement for the demolition of buildings at the former Sheep Market, The Butts, Cowbridge

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. All pre-demolition, demolition and post demolition works of the buildings within the site shall be undertaken in full accordance with the approved "Method Statement for the demolition of buildings at the former Sheep Market, The Butts, Cowbridge."

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), MG20 (Nationally Protected Sites and Species) of the Local Development Plan.

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NOTE:

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: 15 October 2020

M. J. Goldsworthy

Head of Regeneration and Planning

Application No. 2020/00385/CAC

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

NOTES

1. Please quote the application number in all correspondence.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Conservation Area Consent for the proposed works, or to grant consent subject to conditions, he/she may **appeal** to the Welsh Government in accordance with Sections 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990 **within six months of receipt of this notice**. (Appeals must be made on a form which is obtainable 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 has power to allow a longer period for the giving of a notice of appeal, but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. If Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a Purchase Notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.