

THE VALE OF GLAMORGAN COUNCIL

Section 96A Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

NON MATERIAL AMENDMENT

Agent:
Mr Louis Norris
Glyndwr House
LLanblethian
Cowbridge
CF71 7SF

Applicant:
Mr Louis Norris
Glyndwr House
LLanblethian
Cowbridge
CF71 7SF

Non Material Amendment - An amendemnt to remove the archaeology condition. Planning permission ref 2023/01296/FUL - Proposed 1 no. tourist accommodation lodge constructed in accordance with the Caravan Act at Glyndwr Vineyard, Llanblethian, Cowbridge

The Council in pursuance of its powers under the above mentioned Act and Regulations hereby agrees that the amendment(s) submitted are **approved** as Non Material Amendments in accordance with the application and plans registered by the Council on 19 June 2024, subject to the conditions and details of the original consent 2023/01296/FUL, as amended by any subsequently approved Non Material Amendment, save for where they are hereby amended, and subject to the following:

5. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

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 Granting Non Material Amendment(s)

1. (a)(i) The scale of the proposed change is not great enough to result in any additional impacts over that of the approved scheme.
- (a)(ii) The proposed change does not result in a detrimental impact either visually or in terms of local amenity.
- (b) The interests of any third party or body will not be disadvantaged in planning terms by the proposed change.
- (c) The proposed change to the extant permission does not conflict with national or any development plan policies.

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: 24 June 2024

Ian Robinson

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Head of Sustainable Development