



VALE OF GLAMORGAN COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**

Section 78 Appeal

WRITTEN STATEMENT

**Appeal by Transworld Real Estate Ltd
Land at Bolston House, Bonvilston**

TOWN AND COUNTRY PLANNING (REFERRED APPLICATIONS AND APPEALS PROCEDURE) (WALES)
REGULATIONS 2017

**PEDW REF. NO: CAS-02110-Z3G0G4
CAS-02116-V8L7Z7**

**VALE OF GLAMORGAN REF. NO: 2021/00423/FUL
2021/00424/CAC**

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1. INTRODUCTION

- 1.1 This is a joint appeal relating to the Vale of Glamorgan Council failing to determine and provided a decision on planning applications 2021/00423/FUL and 2021/00424/CAC. The applications propose the 'demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works' at Bolston House, Bonvilston.
- 1.2 Application 2021/00424/CAC was registered on 24th March 2021 and 2021/00423/FUL was registered on 7th April 2021. Whilst the applications have not been determined, the Planning Authority has compiled a Stance Report for each application, which details the Planning Authority's position on the acceptability of the proposals. Copies of the Stance Reports are exhibited in Appendix 1; the report for 2021/00423/FUL concludes the proposals are unacceptable for the following reasons:
1. By reason of the loss of a large proportion of a Significant Stone Wall, the loss of substantial amounts of tree cover and the suburban and insensitively designed/orientated internal site layout, the proposed development would fail to have regard to and would fail to preserve the character of the Bonvilston Conservation Area, contrary to policies SP10 - Built and Natural Environment, MD2 - Design of New Development, MD5- Development within Settlement Boundaries and MD8 – Historic Environment of the Vale of Glamorgan Local Development Plan 2011 - 2026 and the Bonvilston Conservation Area Appraisal and Management Plan and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
 2. By reason of the size of the dwellings and plots, the proposed layout fails to make necessary, efficient use of the land, contrary to policy MD5 - Development within Settlement Boundaries & MD6 - Housing Densities of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.
 3. By reason of the geometry and radii of the access, and the design of works to the carriageway/footway, the proposal would result in a substandard form of access into and out of the site, which would adversely impact upon highway

safety. The proposal is therefore considered contrary to Policies MD2 (Design Of New Development) & MD5 (Development within Settlement Boundaries) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

4. In the absence of a noise assessment that considers potential noise nuisance from the Red Lion Inn and its garden, the proposal fails to provide adequate information to assess the impact of noise or demonstrate that the proposal would not be prejudicial to the amenity and living conditions of future residents at the site. In this respect the development is contrary to Policies MD2 (Design of Development) & MD7 (Environment Protection) of the Vale of Glamorgan Local Development Plan 2011-2026.
 5. The proposal fails to satisfy the tests to justify a derogation for protected species and would result in inadequately mitigated loss of trees that would harm the biodiversity interests of the site. Therefore, the development is considered contrary to Policies MD2- Design of New Developments & MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the guidance contained within the Councils Biodiversity and Development Supplementary Planning Guidance.
 6. The proposal fails to provide any affordable housing or the infrastructure necessary to mitigate the impacts of the development in respect of public open space, education and sustainable transport. In this respect the development is contrary to Policies MG4 and MD4 of the LDP and the Council's SPG on Affordable Housing and Planning Obligations, and Planning Policy Wales and TAN 2- Planning and Affordable Housing.
- 1.3 The report for 2021/00424/CAC concludes the proposals are unacceptable for the following reasons:
1. The loss of part of the historical stone boundary wall would be damaging to the intrinsic character of the site and the conservation area. The proposal would therefore fail to preserve or enhance the character of the Conservation Area and would be in conflict with Policies SP10 and MD8 of the Adopted

Local Development Plan, in addition to TANs 12 and 24, the aims and objectives of the Bonvilston Conservation Area Appraisal Plan and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The appeal site comprises the dwelling of Bolston House and its grounds which make up an area of approximately 1 hectare. The appeal site is primarily bordered by dwellings and their curtilages to the west, north and east. The Red Lion public house borders the site to the south-east. The remainder of the southern boundary borders the A48 and vehicular access from this road is located in the south-western corner of the site. The southern boundary benefits from a stone wall of 2-3 metres in height which abuts the vehicular highway. The site benefits from a number of mature trees, four of which are covered by Tree Preservation Orders. Two of these are Sycamores in the north-western corner (reference: 035-1973-08-A06), the other two are also Sycamores located midway long the eastern boundary (reference: 035-1973-08-G05).
- 2.2 The application site is located within the settlement boundary and the Bonvilston Conservation Area. An archaeological record relating to a Supermarine Spitfire N3221 crash is noted on site.
- 2.3 The location of the appeal site, highlighting its relationship with the immediate surroundings, is identified on the location plan attached in Appendix 2. Photographs of the site and its surroundings are attached in Appendix 3.

3. DETAILS OF DEVELOPMENT

- 3.1 The appeals propose the demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works.
- 3.2 The proposals would result in the demolition of the existing dilapidated dwelling known as Bolston House and the construction of 14 dwellings, comprising a mix of 8 No. detached houses, 2 No. semi-detached and 4 No. flats housed within a semi-detached housing style.

- 3.3 A full description of the development under consideration, including the submitted layout and elevation plans can be found in the Stance Reports which are attached in Appendix 1.

4. PLANNING HISTORY

- 4.1 Details of the site's planning history is noted in the Stance Reports which are attached in Appendix 1.

5. RELEVANT PLANNING POLICIES

Local Planning Documents

- 5.1 The Development Plan for this area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 (LDP), which was formally adopted by the Council on 28 June 2017 and within which, the following policies are applicable:

Strategic Policies

- SP1 – Delivering the Strategy
- SP3 – Residential Requirement
- SP4 – Affordable Housing Provision
- SP10 – Built and Natural Environment

Managing Growth Policies

- MG1 – Housing Supply in the Vale of Glamorgan
- MG4 – Affordable Housing
- MG22 – Nationally Protected Sites and Species

Managing Development Policies

- 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

5.2 Extracts of the above relevant policies are attached in Appendix 4.

5.3 Applicable Supplementary Planning Guidance (SPG) includes:

- Affordable Housing (2018)
- Biodiversity and Development (2018)
- Bonvilston Conservation Area Appraisal and Management Plan
- Conservation Areas in the Rural Vale
- Parking Standards (2019)
- Planning Obligations (2018)
- Residential and Householder Development (2018)
- Trees, Woodlands, Hedgerows and Development (2018)

5.4 The above SPG documents are exhibited in Appendix 5.

National Planning Policy and Guidance

5.5 National planning guidance issued in the form of Future Wales: The National Plan 2040 (FW) and Planning Policy Wales, Edition 11 2021 (PPW) is of relevance to this appeal. Relevant policies are set out in the Stance Reports which are attached in Appendix 1.

5.6 Technical Advice Notes (TAN) are also of relevance to the appeal, including the following:

- Technical Advice Note 2: Planning and Affordable Housing (2006)
- Technical Advice Note 5: Nature Conservation and Planning (2009)

- Technical Advice Note 10: Tree Preservation Orders (1997)
- Technical Advice Note 11: Noise (1997)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 16: Sport, Recreation and Open Space (2009)
- Technical Advice Note 24: The Historic Environment (2017)

5.7 Finally, the following national planning documents are relevant to the appeal and the Council's case:

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 13/97 - Planning Obligations
- Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

6. THE LOCAL PLANNING AUTHORITY'S CASE

6.1 In the opinion of the Planning Authority, the principal issues for consideration in the determination of this appeal are as follows:

- 1) The effects on the character of the Conservation Area and trees;
- 2) The appropriateness of density;
- 3) The effects on neighbouring properties;
- 4) The effects on future residents;
- 5) The effects on Ecology;
- 6) The effects on parking and highway safety; and
- 7) Planning obligations.

6.2 The Planning Authority's case on each of the issues above is principally dealt

with in turn in the Stance Reports exhibited in Appendix 1. The Stance Reports conclude that the proposals are unacceptable for the reasons previously noted in paragraph 1.2 and 1.3 of this statement. These reasons are reiterated below, firstly referring to the reasons associated with application 2021/00423/FUL:

- 1 By reason of the loss of a large proportion of a Significant Stone Wall, the loss of substantial amounts of tree cover and the suburban and insensitively designed/orientated internal site layout, the proposed development would fail to have regard to and would fail to preserve the character of the Bonvilston Conservation Area, contrary to policies SP10 - Built and Natural Environment, MD2 - Design of New Development, MD5- Development within Settlement Boundaries and MD8 – Historic Environment of the Vale of Glamorgan Local Development Plan 2011 - 2026 and the Bonvilston Conservation Area Appraisal and Management Plan and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
- 2 By reason of the size of the dwellings and plots, the proposed layout fails to make necessary, efficient use of the land, contrary to policy MD5 - Development within Settlement Boundaries & MD6 - Housing Densities of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.
- 3 By reason of the geometry and radii of the access, and the design of works to the carriageway/footway, the proposal would result in a substandard form of access into and out of the site, which would adversely impact upon highway safety. The proposal is therefore considered contrary to Policies MD2 (Design Of New Development) & MD5 (Development within Settlement Boundaries) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.
- 4 In the absence of a noise assessment that considers potential noise nuisance from the Red Lion Inn and its garden, the proposal fails to provide adequate information to assess the impact of noise or demonstrate that the proposal would not be prejudicial to the amenity and living conditions of future residents at the site. In this respect the development is contrary to Policies MD2 (Design

of Development) & MD7 (Environment Protection) of the Vale of Glamorgan Local Development Plan 2011-2026.

- 5 The proposal fails to satisfy the tests to justify a derogation for protected species and would result in inadequately mitigated loss of trees that would harm the biodiversity interests of the site. Therefore, the development is considered contrary to Policies MD2- Design of New Developments & MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the guidance contained within the Council's Biodiversity and Development Supplementary Planning Guidance.
- 6 The proposal fails to provide any affordable housing or the infrastructure necessary to mitigate the impacts of the development in respect of public open space, education and sustainable transport. In this respect the development is contrary to Policies MG4 and MD4 of the LDP and the Council's SPG on Affordable Housing and Planning Obligations, and Planning Policy Wales and TAN 2- Planning and Affordable Housing.
- 6.3 The following reasons are associated with application 2021/0024/CAC.
 1. The loss of part of the historical stone boundary wall would be damaging to the intrinsic character of the site and the conservation area. The proposal would therefore fail to preserve or enhance the character of the Conservation Area and would be in conflict with Policies SP10 and MD8 of the Adopted Local Development Plan, in addition to TANs 12 and 24, the aims and objectives of the Bonvilston Conservation Area Appraisal Plan and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

7. MATTER ARISING

- 7.1 Following the submission of the appeals, the appellant continued their engagement with the Local Authority seeking to overcome objections primarily pertaining to highway matters. The information and plans provided during these most recent discussions were submitted on 27th September 2022 after the

deadline for matters to be heard at the next Planning Committee on 28th September 2022. As such, these plans were not considered by the Local Authority in its stance report, nor are they considered to form part of the appeal by virtue of the Town and Country Planning Act, Section 78, (4BA).

8. CONCLUSION

- 8.1 In conclusion the Planning Authority considers the proposed development is unacceptable for the reasons specified within the Stance Reports and reiterated in paragraphs 1.2, 1.3, 6.2 and 6.3 of this statement.
- 8.2 For the reasons detailed above, the Inspector is respectfully requested to dismiss this appeal.

9. LIST OF SUGGESTED CONDITIONS

- 9.1 Should the appointed Inspector be minded to allow this appeal, the Vale of Glamorgan Council considers that the following conditions should be imposed:

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:

Proposed Site Plan: P02
Landscape Strategy LA.1: TC22049_LA1-LA5
Landscape Constraints LA.2: TC22049_LA1-LA5
Planting Plan LA.3: TC22049_LA1-LA5
Schedules and Specifications LA.4: TC22049_LA1-LA5
Landscape Mitigation Strategy LA.5: TC22049_LA1-LA5
Bat Survey: October 2021
Ecological Assessment: March 2020
Plots eleven – fourteen – Proposed Elevations 2: P45
Plots eleven – fourteen – Proposed Elevations 1: P44
Plots eleven – fourteen – Proposed Roof Plan: P43
Plots eleven – fourteen – Proposed Floor Plans: P42
Plots nine & ten – Proposed Elevations 2: P41
Plots nine & ten – Proposed Elevations 1: P40

Plots nine & ten – Proposed Floor Plans: P38
Plot eight – Proposed Elevations 2: P37
Plot eight – Proposed Elevations 1: P36
Plot eight – Proposed First Floor Plan: P34
Plot eight – Proposed Ground Floor Plan: P33
Plot seven – Proposed Elevations 2: P33
Plot seven – Proposed First Floor Plan: P29
Plot seven – Proposed Ground Floor Plan: P28
Plot six – Proposed Elevations 2: P27
Plot six – Proposed Floor Plans: P24
Plot five – Proposed Elevations 2: P23
Plot five – Proposed Elevations 1: P22
Plot five – Proposed Roof Plan: P21
Plot five – Proposed Floor Plans: P20
Plot four – Proposed Elevations 2: P19
Plot four – Proposed elevations 1: P18
Plot four – Proposed Floor Plans: P16
Plot three – Proposed Elevations 2: P15
Plot three – Proposed Elevations 1: P14
Plot three – Proposed Floor Plans: P12
Plot two – Proposed Elevations 2: P11
Plot two – Proposed Elevations 1: P10
Plot two – Proposed Floor Plans: P08
Refuse Store – Plans and Elevations: P50
Plot four garage – Plans and Elevations: P49
Plot two garage – Plans and Elevations: P48
Plots three and seven garage – Plans and Elevations: P47
Plot five garage – Plans and elevations: P46
Plots nine and ten – Proposed Roof Plan: P39
Plot eight – Proposed Roof Plan: P35
Plot seven – Proposed Roof Plan: P30
Plot six – Proposed Roof Plan: P25
Plot four – Proposed Roof Plan: P17
Plot three – Proposed Roof Plan: P13
Demolitions Plan: P101
Site Location Plan: P100
Plot two – Proposed Roof Plan: P09
Plot one – Proposed Elevations 2: P07
Plot one – Proposed Elevations 1: P06
Plot one – Proposed Roof Plan: P05
Plot one – Proposed First Floor Plan: P04
Plot one – Proposed Ground Floor Plan: P03
Existing Site Plan: P01
Proposed Access: 1401-008-Rev E
Proposed Access 2: 1401-007-Rev F
Planning Noise Report: 2022021-0 R1
Tree Retention / Removal Plan: Dated November 2021
Arboricultural Impact Assessment: Dated 22nd November 2021
Draft Tree Protection Plan: Dated November 2021
Drainage Plan: 6709-BHP-DR-C-(50)001-Rev P02
Diversion Plan: 6709-BHP-DR-C-(S185)002-Rev P04

Planning Statement: Dated November 2021

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. No development shall commence, including any works of demolition, 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) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- 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) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- vii) lighting;
- ix) management, control and mitigation of noise and vibration;
- x) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk) during the course of the construction of the development; and
- xii) a system for the management of complaints from local residents which will incorporate 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 Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

4. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0800 – 1800
Saturday	0800 – 1300

Unless such work is:

- (a) associated with an emergency (relating to health and safety or environmental issues);
- (b) carried out with the prior written approval of the Local Planning Authority.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

5. No development or site clearance shall commence until the Local Planning Authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies SP1 (Delivering the Strategy) / SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

6. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of either dwelling and the development and retained in perpetuity.

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 / Policies SP1 (Delivering the Strategy) / MD1 (Location of New Development) of the Local Development Plan.

7. Any vegetation clearance must be undertaken outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be first demonstrated that nesting birds are absent.

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 [Policy / 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 details, no development shall take place, including site clearance, until a wildlife & habitat protection and management plan has been submitted to and approved in writing by the local planning authority. The wildlife & habitat protection plan shall include:
 - i) Details of sensitive site clearance with respect to reptiles and breeding birds;
 - ii) Details of newt friendly drainage.
 - iii) A plan showing wildlife and habitat protection zones, if appropriate;
 - iv) Details of development and construction methods within wildlife and habitat protection zones and measures to be taken to minimise the impact of any works;
 - v) Details of the management of ecology features to maximise biodiversity;
 - vi) Measures to be undertaken to enhance biodiversity on site;
 - vii) A lighting scheme for the site in order to ensure minimal light spillage onto adjoining vegetation; and
 - viii) A minimum of 100mm gap at the bottom of all fencing used on site.

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 to ensure compliance with [Policy / 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.

9. Prior to commencement of development, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it. The scheme shall include:
 - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than X% of housing units/bed spaces;

- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) / SP4 (Affordable Housing Provisions), MG4 (Affordable Housing) and MD4 (Community Infrastructure and Planning Obligations) of the Local Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported and 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 Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

11. Notwithstanding the submitted details, a schedule 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 completed in accordance with the approved details prior to their use on site.

Reason:

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

12. 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, prior to their erection. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1, MD2 and MD11 of the Local Development Plan.

13. The glazing in the doors of the juliet balcony on the eastern elevation serving bedroom 5 on Plot 2 shall be non-opening and fitted with obscure glazing to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of installation of the window and shall be retained as such at all times.

Reason:

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

14. The garages and parking spaces to be provided shall be kept available for the parking of motor vehicles at all times in association with the dwellings hereby approved and shall not be physically altered or converted.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policy / Policies SP1 (Delivering the Strategy) / MD2 (Design of New Developments) of the Local Development Plan.

15. The landscaping works shall be carried out in accordance with the approved landscaping strategy during the first planting season immediately following completion of the development. The completed scheme shall then be maintained for five years and should any trees, plants or other components of the approved landscaping scheme die, they shall be replaced in accordance with the approved landscaping planting schedule.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with the terms of [Policy / Policies SP1 (Delivering the Strategy) / SP10 (Built and Natural Environment) / MG17 (Special Landscape Areas) / MD1 (Location of New Development) / MD2 (Design of New Developments) / MD9 (Historic Environment)] of the Local Development Plan.

16. Notwithstanding the submitted plans, full engineering details of the new vehicular/pedestrian access into the site, internal road within the site and

alterations to the A-48 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on either respective part. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

17. 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 within the curtilage of the dwelling.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan