

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 27th March, 2025.

The Committee agenda is available [here](#).

The Meeting recording is available [here](#).

Present: Councillor N.C. Thomas (Chair); Councillor M.R. Wilson (Vice-Chair);
Councillors: J. Aviet, G. Bruce, I.R. Buckley, C.A. Cave, C.E.A. Champion,
C.M. Cowpe, P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, H.M. Payne,
I.A.N. Perry, C. Stallard. and E. Williams.

Also present: Councillors R.E. Godfrey, W.A. Hennessy, G. John (Cabinet Member for Leisure, Sport and Wellbeing) and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Mr. Alan Richardson	2021/00075/FUL - Land West of St. Lythans.	Objectors to the application or their representative.
Mr. Ieuan Williams	2021/00075/FUL - Land West of St. Lythans.	The applicant or their representative.
Mrs. Sarah-Jane Cecen	2024/00832/FUL - Lloyds TSB Bank Plc, 9 Boverton Road, Llantwit Major.	Objectors to the application or their representative.
Mr. Geraint John	2024/00832/FUL - Lloyds TSB Bank Plc, 9 Boverton Road, Llantwit Major.	The applicant or their representative.

Councillor John spoke in relation to Application No. 2024/00832/FUL – Lloyds TSB Bank Plc, 9 Boverton Road, Llantwit Major in his capacity as a Vale of Glamorgan Council Member for Llantwit Major.

992 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chair read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

993 APOLOGY FOR ABSENCE –

This was received from Councillor Dr. I.J. Johnson.

994 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 13th February, 2025 be approved as a correct record.

995 DECLARATIONS OF INTEREST –

No declarations of interest were received.

996 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED –

(1) T H A T the passed building regulation applications, as listed in Section (a) of the report, be noted.

(2) T H A T the rejected building application, as listed in Section (b) of the report, be noted.

(3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section (c) of the report, be noted.

(4) T H A T Section 32 of the Building Act, 1984 be implemented in order to serve notices in respect of plans which are three or more years old and that the serving of such notices, as listed in Section (d) of the report, be noted.

997 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS (HSD) –

RESOLVED – T H A T the applications as outlined within the report, on pages 15 through 36, under the above delegated powers, be noted.

998 APPEALS (HSD) –

RESOLVED –

(1) T H A T the Appeals received following the refusal of the Council to grant planning permission, as detailed in Section (a) of the report, be noted.

(2) T H A T it be noted that no Enforcement Appeals had been received at the time of the meeting taking place.

(3) T H A T the Planning Appeal Decisions, as detailed in Section (c) of the report, be noted.

(4) T H A T it be noted that no Enforcement Appeal Decisions had been received at the time of the meeting taking place.

(5) T H A T the statistics relating to appeals for the period April 2024 – March 2025, as detailed in Section (e) of the report, be noted.

999 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 44 through 46, as determined by the Head of Sustainable Development under delegated powers, be noted.

1000 PLANNING APPLICATIONS (HSD) –

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

2021/00075/FUL Received on 4 February 2021
(P. 48)

APPLICANT: Mr John Crockford 20 Gwern Close , Cardiff, CF5 6XL

AGENT: Mr Ieuan Williams Gate House, Beechwood Court, Long Toll, Woodcote, RG8 0RR

Land West of St. Lythans

Two livestock buildings with access from highway.

APPROVED subject to the following condition(s):

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:

Noise Impact Assessment dated 9 September 2022, received 12 September 2022

PL (00) 00 LOCATION PLAN

PL (00) 01 PROPOSED SITE LAYOUT (revised)

PL (00) 02 PROPOSED SITE CONTEXT (revised)

RAC9002-1 Livestock Buildings Elevations and layout

RAC9002-3 Visibility splay

Planning Application for Two Livestock Buildings and Access off the Highway (redacted) dated October 2023

Received 12 January 2024

Green Infrastructure Statement received 21 June 2024

A Dispersion Modelling Study of the Impact of Odour dated 16 January 2025, received 23 January 2025

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. Prior to the commencement of development, a method statement for the removal and translocation of the hedgerow adjacent to the adopted highway and as indicated in plan no. RAC9002-3 Visibility splay shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure no detrimental impact to the wider visual amenities and to comply with policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the adopted Local Development Plan.

4. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, calculated at a ratio of 3:1 for hedgerow planting, to include detail of any additional planting, including native tree planting, their location and species. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping secured under conditions 3 and 4 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 5 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.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG17 (Special Landscape Areas) and MD1 (Location of New Development) of the Local Development Plan

6. Prior to the first beneficial use of the buildings hereby approved, the first 10m of the access track adjacent to the adopted highway shall be finished in a bound material and retained in perpetuity.

Reason:

To ensure no egress of loose material to the adopted highway and to comply with policy MD2 (Design of New Development) of the adopted Vale of Glamorgan Local Development Plan.

7. The access gate, adjacent to the public highway, shall open inwards and away from the adopted highway and shall remain as such in perpetuity.

Reason:

To ensure no detrimental impact to highway safety and to comply with policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan.

8. The biodiversity enhancement measures set out in the Green Infrastructure Statement (dated June 2024) shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

9. The development hereby approved shall be occupied and managed for the lifetime of the development in accordance with the details as provided within the 'Dispersion Modelling Study of the Impact of Odour', received 23 January 2025.

Reason

To protect neighbouring amenities from odour and to ensure compliance with policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

10. Prior to the commencement of development, a programme for the management of all forms of waste shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details for the lifetime of the development hereby approved.

Reason:

To ensure no detrimental impact to nearby habitats, watercourses and the balance of species within them and to comply with policy SP1 (Delivering the Strategy) of the adopted Local Development Plan.

Reason for decision

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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the Strategy, SP9 – Minerals, SP10 – Built and Natural Environment, MG17 – Special Landscape Areas, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD9 - Promoting Biodiversity and MD17 - Rural Enterprise of the Local Development Plan, Future Wales – the National Plan 2040, Planning Policy Wales and the relevant Technical Advice Notes and Supplementary Guidance, the development is considered acceptable in respect of the principle of its location, neighbour amenity, highway safety, visual and landscape amenity and in all other respects.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2021/00852/FUL Received on 17 June 2021
(P. 87)

APPLICANT: Filco Supermarkets 19 Boverton Road, Llantwit Major, CF61 1XZ

AGENT: Mr Peter Lee P J Lee Architect LTD, 2, Court Road, Bridgend, CF31 1BN

Filco, 2, High Street, Cowbridge

Proposed ground floor extension to the Filco Foodstore and External Alterations at 2 High Street and Proposed conversion and extension of redundant 1st floor retail storage space into office accommodation with rear terrace roof garden and associated steps and external alterations at 4 High Street

APPROVED subject to the following condition(s):

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:

15090 SV 00 003 Topographic survey
15090 SV 00 010 Existing Ground Floor plan
15090 SV 00 011 Existing First Floor plan
15090 SV 00 015 Existing Roof plan
15090 SV 00 031 Section A
15090 SV 00 032 Section B
15090 SV 00 033 Section C
15090 SV 00 041 Existing front Elevation
15090 SV 00 042 Existing Rear Elevation
15090 SV 00 043 Existing N.2 Side Elevation
15090 SV 00 044 Existing N.4 Side Elevation

Received 17 June 2021

17460 PL 01 -C Design and Access Statement (except for drawing numbers)
received 9 April 2024

17460 PL 01-C Heritage Impact Assessment received 29 April 2024

Proposed Site & Ground Floor 17460 PL 00110F
Proposed First Floor 17460 PL 00111E
Proposed First Floor Level 17460 PL 70111E
Proposed Roof Plan 17460 PL 00115D
Proposed Section A-A 17460 PL 00131D
Proposed Rear Elevation EV 03 17460 PL 00143E
Proposed Side Elevation EV 04 17460 PL 00144E
Extension Facade - Section Profiles 17460 PL 20401B

Received 14 May 2024

17460 PL 00 142 G PROPOSED FRONT ELEVATION EV 02
17460 PL 00 101 DRAWING INDEX – Site Location Plan
17460 PL 00 141 J PROPOSED SIDE ELEVATION EV 01

Received 18 July 2024

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 part of the first floor of the premises shall be used for residential uses falling within use classes C3, C5 or C6 (including any other purpose in class C of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

Due to the flood risk identified on the site and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

4. Notwithstanding the submitted details, prior their use on site, a schedule and samples of materials to be used in the construction of the development, including RAL colours for paint finishes, 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.

Reason:

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

5. Notwithstanding the submitted plans and details, prior to the commencement of development, details of the proposed windows and doors, including section drawings of a minimum 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard the wider visual amenities of the conservation area, as required by Policies SP10 (Built and Natural Environment) and MD8(Historic Environment) of the Local Development Plan.

6. The rooflights hereby approved shall be installed as flush fitting Conservation Style rooflights.

Reason:

To preserve the character of the Conservation Area and to comply with policies SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the adopted Local Development Plan.

7. Notwithstanding the submitted plans and details, prior to the commencement of development, full details of the louvres, including a section drawing 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The louvres shall be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard both neighbouring privacy and the visual amenities of the conservation area, as required by Policies MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

8. Any part of the staff room window that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

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

9. The flat roof areas of the proposed development shall not be used as a storage area, balcony, roof garden or similar amenity area.

Reason:

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

10. The biodiversity enhancement measures set out in plan ref: pl 00111 'Proposed First Floor Plan' shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

11. 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.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) diesel and oil tank storage areas and bunds;

- xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.
- xiv) details of how the adjacent watercourse and any habitats will be safeguarded during construction.

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.

12. No development or any demolition shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) Details of development and construction methods (to include details of any scaffolding and their location) and measures to be taken to minimise the impact of any works on the adjacent river and its habitats;
- ii) Details on how the river will be protected from both direct pollution and indirect via run-off and any migrated materials from the site;
- iii) Details of construction hours;
- iv) Details on any lighting, which should ensure that the river is unlit in the evenings and overnight to allow passage of Otters and European Eels.

The proposed development shall be completed in accordance with the approved method statement and shall be retained at all times in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG19 (Sites and Species of European Importance) of the Local Development Plan.

13. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment

to the environment and to comply with policy SP1 (Delivering the Strategy) of the Local Development Plan.

14. 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:

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 comply with policy SP1 (Delivering the Strategy) of the Local Development Plan.

Reason for decision

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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 – Delivering the strategy, SP4 – Affordable Housing Provision, SP6 – Retail, SP10 – Built and Natural Environment, MG12 – Retail Hierarchy, MG14 – Non A1 Retail Uses within Town and District Retail Centres, MD2 - Design of New Development, MD5 – Development Within Settlement Boundaries, MD7 – Environmental Protection, MD8 – Historic Environment and MD9 Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development (2018), Parking Standards (2019), Cowbridge Conservation Area Appraisal and Management Plan, Future Wales: The National Plan 2040, Chapter 3 – Strategic and Spatial Choices Planning Policy Wales 12th Edition (2024), and Technical Advice Note 12- Design (2016), 15 – Development and Flood Risk (2004), 24 – The Historic Environment (2017), the development is considered acceptable in terms of its principle, scale, design and visual impact, as well as its impact on neighbours, flooding, parking provision and biodiversity enhancement provision.

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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2024/00832/FUL Received on 16 September 2024

(P. 125)

APPLICANT: Mrs Bevan 30 Forge Road, Port Talbot, Glamorgan, SA13 1NU

AGENT: Mr Geraint John Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Lloyds TSB Bank Plc, 9 Boverton Road, Llantwit Major

Application for the change of use from Lloyds Bank (A2) to Dominos (A3)

APPROVED subject to the following condition(s):

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:

14015-AEW-PJ006011-00-DR-0003
 14015-AEW-PJ006011-00-DR-PRELIM-0001
 14015-AEW-PJ006011-XX-DR-0004
 14015-AEW-PJ006011-XX-DR-0006
 14015-AEW-PJ006011-XX-SP-0001

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. The biodiversity enhancement measures set out in Green Infrastructure Statement shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) 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 – 1800

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. Prior to beneficial use of the premises as hereby approved, the equipment to control the emission of fumes and odour from the premises shall be installed in accordance with approved details Specification and EMAQ Report Quote reference EH30926; 14015-AEW-PJ006011-XX-DR-0004 / 14015-AEW-PJ006011-XX-SP-0001. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.

Reason

To ensure that the amenities of occupiers of other premises in the vicinity are safeguarded and to ensure the development accords with Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

6. No staff shall be on site outside the hours of 07:00 to 00:00 Monday to Sundays.

Reason:

To safeguard residential amenity, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) / MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

7. The use hereby permitted shall not be open to pick up customers or delivery drivers outside of the following hours:

07:00 to 23:00 on Monday to Sunday

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

8. The premises shall be used for hot food takeaway and for no other purpose (including any other purpose in class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments), MD5 (Development Within Settlement Boundaries) and MD7 (Environmental Protection) of the Local Development Plan.

9. Within 6 weeks of the first operation of the extraction units hereby approved, a post installation noise assessment shall be undertaken. Details of the test results shall be submitted to the Local Planning Authority within 14 days of the test date together with any details of mitigation should the units not achieve the required overall rating figure of -10dB below the background noise level (L90) at 1 metre from the boundary of the nearest noise sensitive receptor at day and night. Any mitigation identified within the submission shall be undertaken within 14 days of the date of submission of the results with further acoustic measurements submitted to the Local Planning Authority for approval in writing.

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

Reason for decision

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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.