

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 16th July 2026.

The meeting papers are available [here](#).

The recording of the meeting is available in [English](#) or [English and Welsh](#).

To view the presentation and subsequent discussion for any Part I agenda item, please click the hyperlink contained in its title below.

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

Also present: Councillors E.J. Goodjohn, S.A. Hodges and G. John (Cabinet Member for Leisure, Sport and Wellbeing).

Name of Speaker	Application No. and Details	Reason for Speaking
Charlotte Raine	2023/00051/HYB - The Mole, Barry Waterfront	The applicant or their representative
Brent Edwards	2026/00299/FUL – 17 Rutland Close, Barry.	Objectors to the application or their representative
Ryan Pike	2026/00299/FUL – 17 Rutland Close, Barry.	The applicant or their representative

Councillor S.A. Hodges spoke in relation to 2023/00051/HYB – The Mole, Barry Waterfront as the local Ward Member.

Councillor E.J. Goodjohn spoke in relation to 2026/00299/FUL – 17 Rutland Close, Barry, as the local Ward Member.

163 [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”.

164 [APOLOGY FOR ABSENCE](#) –

This was received from Councillor A.M. Ernest.

165 [DECLARATIONS OF INTEREST](#) –

Councillor J. Aviet – declared an interest in Agenda Item No. 8 – Application No. 2024/01152/FUL – Flemingston Road/Stadium Site, St Athan. For transparency, she wished to declare a personal interest in this item. A close family member resided directly opposite the application site. Neither they nor the Councillor had made any representations in relation to the application, and the Councillor or the family member did not have any financial or other personal interest in the outcome. Therefore, the Councillor would be remaining in the meeting for this agenda item, participate in the debate and would be voting on the application if required to do so.

166 [MINUTES](#) –

RESOLVED – T H A T the minutes of the meeting held on 18th June 2026 be approved as a correct record.

167 [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 serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section (b) of the report, be noted.

168 [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 8 through 30, under the above delegated powers, be noted.

169 [APPEALS](#) (HSD) –

RESOLVED –

(1) T H A T the Planning 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, as detailed in Section (b) of the report.

(3) T H A T it be noted that 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, as detailed in Section (d) of the report.

(5) T H A T the statistics relating to appeals for the period April 2026 – March 2027, as detailed in Section (e) of the report, be noted.

170 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 41 to 43, as determined by the Head of Sustainable Development under delegated powers, be noted.

171 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.

2023/00051/HYB

Received on 8 May 2026

(P. 45)

APPLICANT: Vale of Glamorgan and Lovell Homes Civic Offices,, Holton Road,, Barry,, CF63 4RU

AGENT: Mrs Llinos Hallett Unit 5, Cae Gwyrdd, Greenmeadow Business Park, Tongwynlais, CF15 7AB

No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry

The proposals for the site were the subject of a hybrid application comprising:

1. Full planning permission for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD to mitigate against potential future flood risk.
2. Outline planning permission for the development of a watersports centre, associated college/education facility and café on the eastern part of the site.
3. Outline planning permission for residential development of up to 100 dwellings.
4. Outline planning permission for ancillary works, including access, parking, landscaping, public open space and other associated infrastructure.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application was of a scale and / or nature that was not covered by the scheme of delegation.

Following discussions on this application, and due to there being no unanimity on this, a vote on the officer recommendations was called. A Recorded Vote took place as follows:

Member	For	Against	Abstain
J. Aviet	√		
G. Bruce		√	
I.R. Buckley	√		
C.A. Cave		√	
J.E. Charles		√	
C.M. Cowpe		√	
P. Drake	√		
W. Gilligan	√		
N.P. Hodges		√	
I.J. Johnson		√	
H.M. Payne	√		
I.A.N. Perry		√	
C. Stallard	√		
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	9	7	0

APPROVED – Subject to the following condition(s):

1. Prior to the commencement of any part of the development hereby approved (including demolition and site clearance) or the submission of any application for reserved matters or discharge of conditions, a phasing plan, inclusive of a timetable for the construction/delivery of the engineering works, watersports centre, open space and each phase of residential development shall be

submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the timing and delivery of the following:

- Demolition and site clearance
- Remediation and mitigation
- Land raising
- Temporary construction access and associated works
- Construction deliveries including machinery, materials and importation of clean materials.

All works shall thereafter be carried out in full accordance with the approved details.

Reason:

To ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

2. Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason:

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

3. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason:

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

4. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

5. The development shall be carried out in accordance with the scale parameters height specified in the document entitled 'Scale Parameters' ref MB-ASL-00-ZZ-DR-A-0104 SL Rev P5

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

6. No more than 100 residential units shall be erected on the application site.

Reason:

For the avoidance of doubt.

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

Full and Outline Consent

20065 05 090 Site Location Plan

Preliminary Ecological Appraisal dated April 2021

Botanical And Habitat Survey June 2022 prepared by temple

Outline Drainage Strategy February 2022

Phase 1 Geo E-Environmental Desk Study Report Dated 12/02/2020

Phase II Geo E-Environmental Desk Study Report Dated October 2021

Supplementary Site Investigation Report 4501/RH/26/SI dated May 2026

Remediation Strategy Report 14501RH/26/RS dated June 2026

Flood Consequences Assessment February 2023 prepared by JBA consulting

Heritage Desk Based Assessment prepared by RPS

Transport Note ref 407.064975.00001 dated 31 March 2026 prepared by SLR Consulting

Topographic Survey 06/02/2020

Site sections TMB-ASL-00-ZZ-DR-A-102 Rev P5

Planning Resubmission Letter dated 21 April 2026 from Lovell

Flood Risk Compliance Statement dated March 2026 by JBA consulting

Green Infrastructure Statement dated March 2026 prepared by Tir Collective

Update Preliminary Ecological Appraisal dated 27 March 2026 by temple

Shadow Habitats Regulation Assessment dated 27 November 2025 by temple

Botanical and Habitat Update Survey, Memo Letter V1.0 by temple

Design and Access Statement by Austin Smith Lord dated February 2026

Site Sections TMB-ASL-00-ZZ-DR-A-0102

Drainage Strategy dated March 2026 prepared by Lovell

2753 500 'Engineering Layout Planning Levels'

Outline ONLY

Drainage Strategy dated March 2026 prepared by Lovell

Access and Movement Parameters ref TMB-ASL-00-ZZ-DR-A-0105 Rev P4

Proposed Masterplan ref TMB-ASL-00-ZZ-DR-A-0100 Rev P5

Land Use Parameters ref TMB-ASL-00-ZZ-DR-A-103 Rev P3

Scale Parameters TMB-ASL-00-ZZ-DR-A-104 Rev P5
Landscape Parameter Plans 1, 2 and 3 by Tir Collective

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.

8. Prior to commencement of any part of the residential development hereby approved, 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 30% of housing units;
 - ii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
 - iii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - iv) 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.

9. Any reserved matters applications for each phase as identified by the details approved pursuant to condition 1 of this consent, shall include topographical details and finished floor levels of all buildings and external spaces. The finished floor levels shall raise the land to at least 9.0mAOD as detailed within the submissions.

Reason:

To ensure that amenity of neighbouring occupiers are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

10. No development shall take place until details of a scheme to divert, remove or grout up the non-operational watermain crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, outlining the measures taken to divert, remove or grout up the non-operational water main. No other development pursuant to this permission shall be carried out until the scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development.

Reason:

To ensure the non-operational water main is adequately and safely abandoned to prevent the transference of gases and to prevent collapse and to ensure compliance with the provisions of Policies MD2 'Design of New Development' and MD7 'Environmental Protection' of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

11. Any reserved matters submission, shall be submitted with a revised Biodiversity Enhancement Strategy that amongst other things, shall provide further details amended biodiversity enhancement measures. The development shall thereafter be carried out in accordance with the approved details and timings set out within and thereafter retained in accordance with the approved details whilst the development remains in existence. The Strategy shall include the following:

- a) Details of any bird/bat box provision (including the provision of at least 3 no. swift nest chambers in suitable locations)
- b) Details of any landscaping features
- c) Details of any additional ecological enhancements

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.

12. Prior to the commencement of any works on site (including site clearance), a site clearance strategy, addressing the potential presence of breeding/wintering birds, reptiles and hedgehog, shall be submitted to, and approved in writing by the Local Planning Authority. All works shall thereafter be carried out in accordance with the approved details.

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 and Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2024) and Tan 5 Nature Conservation and Planning (2009).

13. Prior to the commencement of any works (including site clearance) a strategy for the conservation of the species-rich grassland shall be submitted to, and approved in writing by the Local Planning Authority. The Strategy shall include, but not be exclusively limited to: methodology, timing, transport, storage, receptor site, post translocation aftercare; management and monitoring for a period of no less than 10 years. All works shall thereafter be carried out in accordance with the approved details.

Reason:

To secure mitigation, compensation and/or enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and policy MD9 (Promoting Biodiversity) of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

14. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways and internal roads within the site, turning facilities and vision splays, sections, surface water drainage and surface materials, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any development associated with any reserved matters phase identified within the details approved by condition 1 of this consent. The development shall be implemented and maintained thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policies MD2 and MD5 of the Local Development Plan.

15. Notwithstanding the submitted information and the geo environmental site assessment, no work shall commence on site until further details have been submitted to and approved in writing by the Local Planning Authority for the raising of the levels on site and ground improvement. The details shall include the type of material used and the method of compaction and ground remediation to ensure the site is suitable for construction and suitable for road construction and then details of highway construction taking into account additional engineering measures. The works shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of highway safety to ensure estate roads are designed and constructed to a suitable and safe standard and to ensure compliance with the provisions of Policies MD2 'Design of New Development' and MD7 'Environmental Protection' of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

16. Notwithstanding the submitted plans, prior to the first beneficial occupation of any of the buildings or dwellings within each respective phase as identified by condition 1 of this consent, full details of the lighting to be provided on the highways, footpaths and open space areas for that particular phase of 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/use 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 Policies SP1, MD2 and MD9 of the Local Development Plan.

17. No development shall take place on any reserved matters phase identified within the details approved by condition 1 of this consent until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures including those within identified play spaces (e.g. furniture, play equipment, refuse or other storage units, signs, etc.),
- vii) water features, and
- viii) Ongoing maintenance of areas of open space and landscaped areas

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

All works shall thereafter be carried out in accordance with the approved details.

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), MD2 (Design of New Developments) and MD9 (Historic Environment) of the Local Development Plan,

18. 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 10 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), MD1 (Location of New Development), MD2 (Design of New Developments) and MD8 (Historic Environment) of the Local Development Plan.

19. 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. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the respective phase of development.

Reason:

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

20. Each respective phase of development (as approved pursuant to condition 1 of this consent) shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

21. The development hereby approved shall have a minimum of 10% of all car parking spaces provided therein to have active (fully wired and connected) electric vehicle charging points, with those serving the non-residential element to be of 'fast charge' type, provided prior to beneficial occupation of the development, and shall remain available for their designated use in perpetuity.

Reason:

To ensure satisfactory provision electric vehicle charging point parking to serve the development to ensure compliance with Policy 12 (Regional Connectivity) of Future Wales - The National Plan 2040.

22. Prior to the beneficial occupation of each respective phase of development as agreed by condition 1 of this consent, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

23. No development or phase of development, including site clearance, shall commence until a site wide or phase specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that respective phase. The CEMP should include:

- i) Construction methods: details of materials, how waste generated will be managed. a scheme for recycling/disposing of waste resulting from demolition and construction works.
- ii) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- iii) Soil Management: details of topsoil strip, storage and amelioration for re-use.
- iv) CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- v) Ground Stability: Details on how the proposed development plateau will be stabilised to prevent ground slippage into the surrounding dock, for example during heavy rainfall.
- vi) Control of Nuisances: details of restrictions to be applied during construction including timing, duration, and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures, odour management and mitigation;
- vii) Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater, and energy use.

- viii) Traffic Management: details of parking of vehicles of site operatives and visitors, loading and unloading of plan and materials, site deliveries, plant on site, wheel wash facilities.
- ix) Pollution Prevention: measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction, demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- x) Surface Water Management Plan detailing how surface water would be minimised and managed during the construction phase.
- xi) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- xii) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- 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) Ground Stability: Details on how the proposed development plateau will be stabilised to prevent ground slippage into the surrounding dock, for example during heavy rainfall.
- xv) Biodiversity management: details of invasive species management during soil importation, including measures to control, remove or for the long-term management of any invasive non-native species both during construction and operation.

The CEMP shall be implemented as approved during the site preparation and construction for the particular phase of the development.

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 Policies SP1 (Delivering the Strategy), MD7 (Environmental Protection) and MD9 (Promoting Biodiversity) of the Local Development Plan.

24. No development or phase of development, including site clearance, shall commence until a site wide or phase specific Construction Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not

adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

25. No development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long term monitoring are implemented to prevent unacceptable risks from contamination in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the adopted Local Development Plan.

26. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures

identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

27. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

28. The remediation scheme approved by condition 28 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

29. Any topsoil natural or manufactured, or subsoil, nor any aggregate (other than virgin quarry stone) or recycled aggregate material 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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

30. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

31. No demolition or development (including the removal of any internal and external feature(s)) shall take place until written scheme of investigation, detailing the appropriate programme of historic building recording, has been

submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in strict accordance with the approved details.

Reason:

As the building is of significance the specified records are necessary in order that records are kept of any features of architectural and archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy) , SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

32. The Historic Building Record report, as specified and required by condition 32, shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timings set out in the approved WSI.

Reason:

As the site is of significance the specified records are necessary in order that records are kept of any features of architectural and archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

33. No piling or other foundational works shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason:

To ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development 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) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) 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), SP2 (Strategic Sites), SP3 (Residential Requirement), SP4 (Affordable Housing Provision), SP5 (Employment Requirements), SP6 (Retail), SP7 (Transportation), SP10 (Built and Natural Environment), SP11 (Tourism and Leisure), MG1 (Housing Supply in the Vale of Glamorgan), MG2 (Housing Allocations), MG3 (Strategic Site at Barry Waterfront), MG4 (Affordable Housing), MG7 (Provision of Community Facilities), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MG29 (Tourism and Leisure Facilities), MD1 (Location of New Development), 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) and MD13 (Tourism and Leisure) the proposal would be acceptable.

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.

[2025/01282/FUL](#)

Received on 16 December 2025

(P. 99)

APPLICANT: Aberthaw Energy Limited 2 Hopkins Mead, Chelmsford, CM2 6SS

AGENT: Paul McConville Plumer House, Third Floor, East Wing, Tailyour Road, Plymouth, PL6 5DH

[Gileston Farm, Gileston](#)

Construction, operation and maintenance of an enclosed Battery Energy Storage System (BESS) facility with 602 battery unit containers with a total output capacity of 249 megawatts (MW), along with associated infrastructure and works.

The application was required to be determined by Planning Committee because the application was of a scale that is not covered by the scheme of delegation and the application had been called in for determination by Councillor Hennessy for the reason that he considered there to be better sites and the development should not be within the Glamorgan Heritage Coast.

THIS APPLICATION WAS WITHDRAWN

[2024/01152/FUL](#)

Received on 20 December 2024

(P. 149)

APPLICANT: Wates Construction Ltd Vision House , Oak Tree Court, Mulberry Drive, Cardiff, CF23 8RS**AGENT:** Mr Liam Griffiths Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS**Land off Flemingston Road, St Athan**

Residential development comprising 80 no. residential dwellings, highway and services infrastructure, landscaping and associated works

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application was of a scale that was not covered by the scheme of delegation.

Following discussions on this application, and due to there being no unanimity on this, a vote was called* on the officer recommendations for this application, which took place as follows:

	For	Against	Abstain
TOTAL	13	1	1

(*Please note that, following a review of the meeting minutes and recording of the Committee's business on 16th July, it was established that no request was made (or seconded) for the above to be a recorded vote. Due to an administrative error, an individual breakdown of Members' votes was shown at the meeting, as well as the ordinary or simple breakdown of voting numbers. Therefore, under the Council's Constitution, this was an ordinary vote, and the individual breakdown will not be shown in the minutes.)

RESOLVED – T H A T subject to the Developer Applicant first entering into a Section 106 legal agreement to secure the following:

- Provide 35% affordable housing (28 units) as per accommodation schedule;
- Pay £38,060 for ecology mitigation on Council land; and
- Implement planning permission ref. 2024/01153/FUL for golf netting;

APPROVED subject to the following condition(s):

1. The development shall begin no later than two 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:

700416-PDA-XX-XX-SA-A-DP-9000-P1 Site Location Plan

700416-PDA-XX-XX-SA-A-DP-9002-P17 Site Development Plan

700416-PDA-XX-XX-SA-A-DP-9003-P9 External Material Finishes Layout

700416-PDA-XX-XX-SA-A-DP-9005-P4 Proposed Street Scenes

700416-PDA-XX-XX-SA-A-DP-9007-P1 Garden Shed Details

700416-PDA-XX-XX-SA-A-DP-9008-P9 Refuse Strategy Layout

700416-PDA-XX-XX-SA-A-DP-9009-P2 Substation Enclosure

700416-PDA-XX-XX-SA-A-VS-9100-P3 Illustrative Views

700416-PDA-XX-ZZ-HTA1-A-DE-2100 P2 HT A1 - Eaves Fronted Elevations

700416-PDA-XX-ZZ-HTA1-A-DE-2101 P2 HT A1 - Gable Fronted Elevations

700416-PDA-XX-ZZ-HTA1-A-DP-1300 P3 HT A1 - Ground & First Floor Plans

700416-PDA-XX-ZZ-HTA2-A-DE-2100 P2 HT A2 - Elevations - Brick

700416-PDA-XX-ZZ-HTA2-A-DE-2101 P2 HT A2 - Elevations - Stone

700416-PDA-XX-ZZ-HTA2-A-DE-2102 P2 HT A2 - Elevations – Stone/Render

700416-PDA-XX-ZZ-HTA2-A-DP-1300 P3 HT A2 - Ground & First Floor Plans

700416-PDA-XX-ZZ-HTC-A-DE-2100 P2 HT C - Elevations - Brick

700416-PDA-XX-ZZ-HTC-A-DE-2101 P1 HT C - Elevations – Stone/Render

700416-PDA-XX-ZZ-HTC-A-DE-2102 P1 HT C - Elevations - Stone

700416-PDA-XX-ZZ-HTC-A-DP-1300 P2 HT C - Ground & First Floor Plans

700416-PDA-XX-ZZ-HTD-A-DE-2100 P2 HT D - Elevations

700416-PDA-XX-ZZ-HTD-A-DP-1300 P3 HT D - Ground & First Floor Plans

700416-PDA-XX-ZZ-HTM-A-DE-2100 P2 HT M - Elevations - Stone

700416-PDA-XX-ZZ-HTM-A-DE-2101 P2 HT M - Elevations Stone/Render

700416-PDA-XX-ZZ-HTM-A-DP-1300 P3 HT M - Ground First & Second Floor Plans

700416-PDA-XX-ZZ-HTW1-A-DE-2100 P2 HT W1 - Elevations

700416-PDA-XX-ZZ-HTW1-A-DP-1300 P2 HT W1 - Ground & First Floor Plans

700416-PDA-XX-ZZ-HTW2-A-DE-2100 P2 HT W2 - Elevations

700416-PDA-XX-ZZ-HTW2-A-DP-1300 P2 HT W2 - Ground & First Floor Plans

Ecological Appraisal – Addendum Report (Soltys Brewster, October 2024)

Ecological Mitigation Strategy (Soltys Brewster, July 2025)

700416-LAN-XX-00-D-L-101 v11 Landscape Strategy

700416-LAN-XX-00-D-L-201 v11 Planting Plan 1 of 2

700416-LAN-XX-00-D-L-202 v11 Planting Plan 2 of 2

700416-LAN-XX-00-D-L-203 v10 Specification

700416-LAN-XX-00-D-L-204 v10 Plant Schedules

700416-LAN-XX-00-D-L-205 v11 Hard Landscape

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. Notwithstanding the provisions of Schedule 2, Part 1, Class A 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), the units on plots 50-55 identified on the approved plans shall not be extended in any way.

Reason:

To safeguard local visual amenities and to enable the Local Planning Authority to control the scale of development, to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

4. Notwithstanding the provisions of Schedule 2, Part 1, Class B 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), the roofs of the units on plots 12-15, 62-65, and 69-74 identified on the approved plans shall not be altered or extended in any way.

Reason:

To safeguard local visual amenities and to enable the Local Planning Authority to control the scale of development, to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. Notwithstanding the provisions of Schedule 2, Part 1, Class E 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 ancillary buildings or structures shall be erected within the curtilage of the dwellings hereby approved other than those expressly authorised by this permission.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. Notwithstanding the submitted details, further details of the solar panels (siting and design) and materials (schedule and samples) 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 the first beneficial occupation of the relevant part of the development.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and Policy MD2 (Design of New Development) of the Local Development Plan.

7. Notwithstanding the submitted details, 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. The development shall be completed in accordance with the approved details prior to the first beneficial occupation of the relevant part of the development.

Reason:

To safeguard local visual amenities and in the interests of ecology, as required by Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MD2 (Design of New Development) and MD9 (Promoting Biodiversity) of the Local Development Plan.

8. Prior to its construction, notwithstanding the submitted details, amended plans of the upper floor flat on plot 38/39 shall be submitted to and approved in writing by the Local Planning Authority, which shall include amended details of the western elevation to ensure the amenity of neighbouring residential occupiers is safeguarded.

The plot shall thereafter be built in accordance with the approved details prior to its beneficial occupation and retained in accordance with the approved plans thereafter.

Reason:

In the interests of privacy and to ensure compliance with Policy MD2 (Design of New Development) of the Local Development Plan.

9. No development shall commence 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.considerateconstructorscheme.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.

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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include, but not be limited to:

- Timings of construction traffic;
- Access/haulage route;
- Compound layout including parking for construction vehicles;
- Loading and unloading areas for plant and materials on site;
- Measures to control water, mud and debris entering the highway; and
- Any signage or traffic management required as part of the development.

Reason:

To ensure that highway safety in the area is not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

11. No development shall take place until a condition survey of the local highway network (the extent of which is to be agreed with the Local Highway Authority) has been carried out by an independent highway maintenance consultant and submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied, in order to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

12. Within 1 month following the completion of the development, a second condition survey along the route approved under condition 11, shall be submitted to and approved in writing by the Local Planning Authority. The second condition survey shall identify any remedial works to be carried out which are a direct result of the development and shall include the timings of the remedial works. Any agreed remedial works shall thereafter be carried out at the developer's expense in accordance with the agreed timescales.

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied, in order to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

13. Notwithstanding the submitted details, no development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason:

In the interests of neighbouring and visual amenity and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

14. Notwithstanding the submitted details, no development shall commence until a scheme for the widening of Flemingston Road as shown on the approved plans, including details of the footway/cycleway, road markings, signage, street lighting, highway drainage and construction details has been submitted to and approved in writing by the Local Planning Authority. The off-site works shall thereafter be completed in accordance with the approved details prior to the first beneficial occupation of any dwelling.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

15. No development shall commence until full engineering details of the site access and proposed internal roads (inclusive of turning facilities), footways, vision splays, street lighting, road markings, signage, highway drainage, onsite parking, construction details, and any associated highway retaining structures etc. required by the Local Highway / Planning Authority have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details prior to the first beneficial occupation of the relevant part of the development.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

16. The parking spaces, access and turning facilities, and cycle parking provision shall be laid out in accordance with the approved plans prior to the first beneficial occupation of the dwelling that they relate to and shall be retained at all times thereafter to serve the development.

Reason:

To ensure that satisfactory parking, access and turning facilities are provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

17. Prior to first beneficial occupation of any dwelling, a Travel Plan, which shall set out a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use, shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the approved details and timings therein.

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), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

18. Notwithstanding the submitted details, no development shall commence, including any site preparation or clearance works, until a plan identifying those trees and hedgerows on and adjacent to the site to be retained and those to be removed and translocated has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In order to avoid damage to trees and hedgerows on or adjoining the site which are of ecological and amenity value to the area, and to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

19. No development shall commence, including site preparation or clearance works, until a Tree Protection Plan for the protection of trees and hedgerows to be retained on and adjacent to the site as agreed under condition 18, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In order to avoid damage to trees and hedgerows on or adjoining the site which are of ecological and amenity value to the area, and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

20. No development, including site preparation or clearance works, shall commence until an Arboricultural Method Statement for any works within or in proximity to the Root Protection Areas of the trees and hedgerows to be retained as agreed under condition 18, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In order to avoid damage to trees and hedgerows on or adjoining the site which are of ecological and amenity value to the area, and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

21. No development shall commence, including any works of site clearance, until a scheme for works to hedgerows on and adjacent to the site, including any required cutting back and translocation as agreed under condition 18, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include timings of works and a detailed methodology for the lifting, storing and replanting of hedgerow for translocation and associated bank, together with details to demonstrate how any hedgerow translocation to land not within the control of the applicant has been legally secured. The methodology for hedgerow translocation and clearance shall have regard to breeding birds, reptiles and hedgehog. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of ecology and visual amenity and to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

22. Any vegetation clearance must be undertaken outside the bird nesting season, which is generally recognised to be from March to August inclusive.

Reason:

In order to ensure that no protected species are adversely affected by the development, and to ensure compliance with Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), and MD9 (Promoting Biodiversity) of the Local Development Plan.

23. The methodology for the capture and translocation, including enhancement measures for the receptor site, as detailed in sections 4.1-4.16 of the Ecology Mitigation Strategy shall be strictly adhered to.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) and MD9 (Promoting Biodiversity) of the Local Development Plan.

24. The reptile mitigation strategy set out in Section 4.0 of the approved Ecological Mitigation Strategy (Soltys Brewster, July 2025) shall be strictly adhered to. No development shall commence, including any works or site clearance, until a report which shall document the translocation process and number of species and reptiles translocated, and details of the post-translocation monitoring to be carried out, together with details to demonstrate how the receptor sites have been legally secured, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to ensure that no protected species are adversely affected by the development, and to ensure compliance with Policies SP1 (Delivering the Strategy), MG 21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), and MD9 (Promoting Biodiversity) of the Local Development Plan.

25. A reptile post-translocation Report, detailing numbers, species, age-category and sex, must be submitted to the Local Planning Authority upon completion of the reptile translocation works and prior to commencement of construction

works, this report must be submitted to the LPA within 4 weeks of the completion of the translocation exercise.

Reason:

In order to ensure that no protected species are adversely affected by the development, and to ensure compliance with Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), and MD9 (Promoting Biodiversity) of the Local Development Plan.

26. Notwithstanding the submitted details, no development shall commence, including any site preparation or clearance works, until there has been submitted to and approved in writing by the Council, a scheme for the translocation of grassland (including patches of orchids) from the site to a suitable receptor site. The scheme shall thereafter be implemented in accordance with the approved details.

Reason:

In the interests of preservation of priority habitat and to ensure compliance with Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) and MD9 (Promoting Biodiversity) of the Local Development Plan.

27. Prior to installation of any lighting or associated infrastructure, a sensitive lighting strategy, which shall include measures to reduce light spillage onto the retained and translocated vegetation to the boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to first beneficial occupation of the development and thereafter retained in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), and MD9 (Promoting Biodiversity) of the Local Development Plan.

28. 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 first beneficial occupation of the development or the completion of the development, whichever is the sooner.

The landscaping shall thereafter be maintained in accordance with the Landscape and Ecological Management Plan to be agreed under condition 30.

Reason:

To safeguard local visual amenities and to ensure satisfactory maintenance of the landscaped area, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

29. Notwithstanding the submitted details, prior to the commencement of development, a Biodiversity Enhancement Strategy addressing enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of bird/bat box provision, any additional ecological enhancements, and timescales for provision of the biodiversity enhancements.

The development shall be carried out in accordance with the approved strategy and timings within and thereafter retained in accordance with the approved details and Landscape and Ecological Management Plan to be agreed under condition 30.

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.

30. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior to first beneficial occupation of any dwelling. The LEMP shall cover all retained habitats, translocated hedgerow, new landscaped areas and biodiversity enhancements on the site (where these are to be retained by the developer), and offsite reptile mitigation zone to the south identified within the approved Ecological Mitigation Strategy (Soltys Brewster, July 2025), and shall set out details for the long term management and maintenance of these features, including responsible parties, covering a minimum period of 20 years from the commencement of the development hereby approved.

The development shall thereafter be maintained in accordance with the approved LEMP.

Reason:

To ensure satisfactory maintenance and management of the existing habitats, new landscaping features, ecological enhancements and reptile mitigation areas, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

31. Prior to the commencement of any site clearance, a contingency plan for additional reptiles shall be submitted to, and approved in writing by the Local Planning Authority, should the number of slow worms captured exceed 200. The works shall thereafter be carried out in accordance with the approved details.

Reason:

To secure biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (12th edition) and Tan 5 Nature Conservation and Planning (2009) and policy MD9 (Promoting Biodiversity) of the adopted Vale of Glamorgan Local Development Plan 2011-2026.

32. No development or demolition (including vegetation clearance, topsoil strip or other groundworks) shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall thereafter be fully carried out in strict accordance with the approved details.

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.

33. The archaeological report, as specified and required by condition 32, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

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

34. Notwithstanding the submitted details, 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 beneficial occupation of any dwelling.

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

35. No development shall take place until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by a Development Enabling Assessment and shall identify:
- A) A point of connection on the public sewerage system, and
 - B) Where necessary, removal of surface water to offset the introduction of the new foul water generated by the development, and
 - C) Where necessary, the extent of reinforcement works required to accommodate the development.

No dwelling shall be occupied until the foul water drainage scheme has been completed in accordance with the approved details.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment and to ensure compliance with Policy MD7 (Environmental Protection) of the Local Development Plan.

36. Prior to the commencement of any development works, and following completion of a further gas monitoring scheme (to supplement that detailed within the Interpretive Ground Investigation report (WYG, July 2020, ref A093950-21-7)), the proposed details of appropriate gas* protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site, shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required then no further actions will be required.

All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

*‘Gases’ include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A 1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

37. No development shall commence until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person* in accordance with BS10175 (2011) Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

(i) a supplementary intrusive investigation to further assess the extent, scale and nature of contamination which may be present;

(ii) an assessment of the potential risks to:

- human health,
- groundwater and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments; and
- any other receptors identified by the Interpretive Ground Investigation report (WYG, July 2020, ref A093950-21-7)

(iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with Welsh Local Government Association and the Environment Agency Wales' 'Development of Land Affected by Contamination: A guide for Developers' (2012) unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other

offsite receptors in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

38. No development shall commence until a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

39. The remediation scheme to be approved by condition 38 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and

ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

40. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

41. 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 MD7 (Environmental Protection) of the Local Development Plan.

42. Any aggregate (other than virgin quarry stone) or recycled aggregate material 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 MD7 (Environmental Protection) of the Local Development Plan.

43. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

44. Details of the foundation design, where this comprises piling or other penetrative methods, shall be submitted to and approved in writing by the Local Planning Authority prior to implementation. The details shall be accompanied by a risk assessment, which should be undertaken in line with the following guidance: Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention (CL:AIRE, March 2025), to demonstrate that there would be no unacceptable risk to groundwater. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure there is no unacceptable risk to groundwater during construction, in order to comply with Policy MD7 (Environmental Protection) of the adopted Local Development Plan.

45. No development shall commence until details to demonstrate that the proposed surface water drainage scheme would not result in unacceptable risk to controlled waters have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure there is no risk to human health or the environment from water pollution, in order to comply with Policy MD7 (Environmental Protection) of the adopted Local Development Plan.

46. Prior to the first beneficial occupation of any of the dwellings hereby approved, a scheme for the provision and maintenance of the Public Open Space (POS) shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of play equipment and any seating, bins, signage and other features, as well as details of a scheme of public art, together with an implementation and management plan which shall identify maintenance responsibilities. The POS shall thereafter be completed and retained in accordance with the approved details.

Reason:

To ensure adequate public open space and play provision, in line with Policies SP1 (Delivering the Strategy), MD3 (Provision for Open Space, and MD4 (Community Infrastructure and Planning Obligations) 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), SP3 (Residential Requirement), SP4 (Affordable Housing Provision), SP7 (Transportation), SP10 (Built and Natural Environment), MG1 (Housing Supply in the Vale of Glamorgan), MG2 (Housing Allocations), MG4 (Affordable Housing), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MD1 (Location of New Development), MD2 (Design of New Development), MD3 (Provision for Open Space), MD4 (Community Infrastructure), MD5 (Development within Settlement Boundaries), MD6 (Housing Densities), MD7 (Environmental Protection), MD8 (Historic Environment), MD9 (Promoting Biodiversity) of the adopted Local Development Plan; Future Wales: The National Plan 2040; Planning Policy Wales Edition 12; Technical Advice Notes 2 – Planning and Affordable Housing, 5 – Nature Conservation and Planning, 11 – Noise, 12 – Design, 15 – Development, Flooding and Coastal Erosion; 16 – Sport, Recreation and Open Space, and 18 – Transport, as well as guidance contained within the Council's Supplementary Guidance on Affordable Housing, Biodiversity and Development, Design in the Landscape, Parking Standards, Planning Obligations, Public Art in New Development, Renewable Energy, Residential and Householder Development, Sustainable Development – A Developer's Guide, Travel Plan, and Trees, Woodlands, Hedgerows and Development; the proposal is considered acceptable in relation to the principle of the development; its layout, design and visual impact; residential

amenity; parking, access and highway safety; impact on ecology, trees and green infrastructure;
 impact on the historic environment; flood risk and drainage; land and groundwater contamination; and planning obligations.

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.

[2026/00299/FUL](#) Received on 23 April 2026
 (P. 206)

APPLICANT: Mr Ryan Pike 17 Rutland Close , Barry , CF62 8AR

AGENT: Mr Trystan Foote 4 Hawthorn Close, Dinas Powys, CF64 4TD

[17 Rutland Close, Barry](#)

Retrospective application for single storey side & rear extension for garage, utility, Enlarged Kitchen & Living area

REASON FOR COMMITTEE DETERMINATION

The application has been called in by Councillor Goodjohn.

DEFERRED – For a site visit.

Reason for decision

Following consideration of the application by Committee Members and the representations made at the Planning Committee, it was decided to defer any decision being made on this application until a site visit could be undertaken to assist in fully and properly assessing the application and the issues raised.