

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 7 DECEMBER, 2017

Page	Application	Location	Item No.	Description
P.43	Enforcement Action	Land and Buildings at Rosedew Farm, Llantwit Major	1.	Note from Officer providing an update
P.76	2017/00724/RES	Land at Caerleon Road, Dinas Powys	2.	Further comments from resident regarding traffic impacts
			3.	Comments from Welsh Water – No objection

MATTERS ARISING FOR COMMITTEE

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COMMITTEE DATE : 7 December 2017

No.: ENF/2017/0290/CLL	Case Officer: Helen Davies
Location: Land and buildings at Rosedew Farm. Llantwit Major Breach: Commencement of development without discharging pre-commencement conditions, including demolition of a barn without the required bat licence / following of mitigation measures	

Update:

The committee report notes at points 13 and 25 that an NMA has been submitted, but is not yet valid.

An NMA (2015/00707/1/NMA) seeking to amend the wording of conditions and discharge details relating to materials, drainage, parking, biodiversity enhancement, and means of enclosure has been submitted and is now valid. Relevant internal consultations have been sent. However, the applicant and agent have been asked to provide additional information in order to enable the determination of the application. This information has yet to be provided and the time for determining the NMA application has currently been extended to 21 December 2017.

This NMA does not cover conditions 15 and 16 which relate to the requirement to obtain a Licence from Natural Resources Wales (NRW) and follow the recommendations contained within the approved bat survey report, in relation to the demolition of barns 1 and 2.

It appears that the licence application process has now been started. The NRW form called "*Application for a Licence – European Protected Species - Local Planning Authority Consultation Document*" was emailed by the site owner to the case officer on 28 November 2017, with a request to complete and return it. This form will be returned by 8 December following checking by the Ecology Officer.

Action required:

None.

The development remains unauthorised and it is considered that there is a risk of the remaining barn being demolished without suitable mitigation measures being taken. Therefore, the recommendations made within the report remain valid.

However, some progress has been made, as outlined above.

MATTERS ARISING FOR COMMITTEE

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COMMITTEE DATE: 7 December 2017

Application No. 2017/00724/RES	Case Officer: Mrs Y J Prichard
Location: Land at Caerleon Road, Dinas Powys	
Proposal: Approval of all reserved matters on outline consent 2014/00282/OUT for residential development	

From: Mr Rod Harrod, 3 Tytherley, 5 Wellwood Drive, Dinas Powys

Summary of Comments:

Application does not comply with Condition 5 on outline consent with specific reference to statements in the Transport Assessment.

Officer Response:

Condition 5 is a standard condition that simply references the plans and documents submitted with the application.

There are no specific conditions requiring the developer to comply with any specific references in the Transport Assessment. The TA is supporting documentation which the Council's Highway section has considered in the wider assessment of the traffic impacts of the development.

Action required:

No action required.

Comment for planning application 2017/00724/RES

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Application Number	2017/00724/RES
Location	Land at Caerleon Road, Dinas Powys
Proposal	Approval of all reserved matters on outline consent 2014/00282/OUT for residential development
Case Officer	Mrs. Y. J. Prichard
Name	Mr Rod Harrod
Address	3 Tytherley,,5 Wellwood Drive,Dinas Powys,CF64 4TN
Type of Comment	Objection
Type	Other
Comments	Other type details: Resident of Dinas Powys and Chair of Dinas Powys By-pass Steering Group. Comment: see attached file regardong failure to comply with condition 5.
Received Date	29/11/2017 17:21:00
Attachments	The following files have been uploaded: Condition 5.doc

Condition 5 - Pedestrian movement and traffic calming

On pedestrian movement and on the site's connectivity to Eastbrook Railway Station, this Application does not comply with section 4.1.3 of the June 2015 Update to the Transport Assessment.

On traffic calming, this Application does not comply with section 3.2.6 of the February 2015 Transport Assessment or with section 4.1.2 of the June 2015 Update to the Transport Assessment.

Measures need to be taken to safeguard the safety for residents both on the direct route and roads joining Castle Drive. Currently there is a 20 mph speed restriction on Murch Road where it joins Castle Drive, plus other calming measures. There are plans that a 20 mph restriction will be enforced throughout the new estate. But, despite the extra traffic, nothing is assured along the 30mph rest of the route between these points.

For these reasons the Application does not comply with the Transport Assessment and therefore is not compliant with Condition 5 attached to the Outline Planning Permission for Application 2014/00282/OUT.

MATTERS ARISING FOR COMMITTEE

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COMMITTEE DATE: 7 December 2017

Application No. 2017/00724/RES	Case Officer: Mrs Y J Prichard
Location: Land at Caerleon Road, Dinas Powys	
Proposal: Approval of all reserved matters on outline consent 2014/00282/OUT for residential development	

From: Welsh Water

Summary of Comments:

Confirm no further comments to original consultation response, i.e. no objection subject to condition re drainage details

Officer Response:

None

Action required:

None



From: Jones Sion [Redacted]
Sent: 29 November 2017 15:59
To: Butler, Stephen
Cc: Prichard, Yvonne J
Subject: RE: 2017/00724/RES - Land at Caerleon Road, DP

Hi Steve,

Thanks for your e-mail which is timely as I was recently approached by the applicants about sewerage adoption queries on this site and made aware of an application for approval of reserved matters. I think there may have been an issue with the consultation request and note that your website indicates we were consulted some time ago but I'm not aware of this having been registered on our system; I will liaise with our registration team to further establish the issue with this consultation request.

Notwithstanding the above, having reviewed our comments on the original consultation (PLA0006068 attached) and the outline planning permission, I note the drainage scheme condition has been imposed albeit no reference to the sewer crossing. Looking at details submitted as part of this application for approval of reserved matters (Ref: 2017/00724/RES) I note that the latest Proposed Site Plan (Drawing No. 5567-P-10 Rev T) includes reference to the sewer crossing and easement albeit that a water basin would be built within this area. As part of the aforementioned queries we have recently informed the applicants of this issue, as well as our rights of access under the Water Industry Act 1991, and trust that any forthcoming application to discharge drainage scheme condition will address our recent observations.

Accordingly, for the purposes of the forthcoming planning committee, please accept this e-mail as confirmation we offer no further comments to our original consultation response, attached for completeness.

Regards,

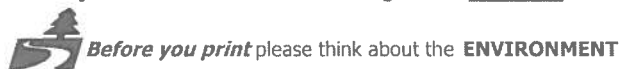
Siôn



Siôn Jones
Development Control Officer | Developer Services | Dwr Cymru Welsh Water
 Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).



From: Butler, Stephen [Redacted]
Sent: 21 November 2017 11:43
To: Jones Sion [Redacted]
Cc: Prichard, Yvonne J [Redacted]
Subject: 2017/00724/RES - Land at Caerleon Road, DP

***** External Mail *****

Hi Sion

We are finalising the above application for planning committee and I note that we have not received any comments from yourselves. Whilst the drainage has been considered under the outline consent with a full drainage details condition imposed, do you have any comments to make on this application. I know that Planning Committee members often discuss drainage issues, and it would be good if we could have your comments on the application

Many Thanks

Stephen Butler
Principal Planner / Prif Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704624
mob / sym:
e-mail / e-bost

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Ewch i'n gwefan yn www.bromorgannwg.gov.uk

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.



Dŵr Cymru
Welsh Water

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Vale of Glamorgan County Borough Council
Dock Office
Holton Road
Barry Docks
BARRY
CF63 4RT

Date: 10/04/2014
Our Ref: PLA0006068
Your Ref: 2014/00282/OUT

Dear Sir

Grid Ref: ST1646371757 316463 171757
Site: Caerleon Road Dinas Powys
Development: Residential Development of up to 70 dwelling

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.



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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Trehaeris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saevneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Trehaeris, Morgannwg Ganol CF46 6LY.

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Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

The proposed development site is crossed by a 1450mm combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 6 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - www.dwrcymru.com



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Rydym yn croesawu gohebiaeth yn y
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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY

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Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Jason Price
Development Control Officer
Developer Services

glas
Glas Cymru Cymdeithas

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