

PLANNING COMMITTEE

Minutes of a Remote meeting held on 2nd September, 2020.

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

Councillor: J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman); Councillors: Ms. R.M. Birch, Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll, S.T. Edwards, Dr. I.J. Johnson, G.C. Kemp, A.C. Parker, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson, E. Williams, M.R. Wilson and Ms. M. Wright.

765 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chairman read the following statement:

“May I remind everyone present that the meeting will be recorded via the internet and this recording archived for future viewing.”

766 APOLOGY FOR ABSENCE –

This was received from Councillor N.P. Hodges.

767 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 15th July, 2020 be approved as a correct record.

768 DECLARATIONS OF INTEREST –

No declarations were received.

769 PLANNING APPLICATIONS (HRP) –

Having considered the applications for planning permission, and where necessary, the observations of interested parties, it was

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.

2020/00741/RG3 Received on 7 July 2020

(p1)

APPLICANT: Jane O'Leary 21st Century Schools Programme Manager, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

AGENT: Mr. Nathan Slater Vale of Glamorgan Council, Dock Offices, Subway Road, Barry, Vale of Glamorgan, CF63 4RT

Land to the North of the railway, Rhoose

Proposed new primary school and associated works

Councillor G.C. Kemp was not party to the full debate for this item and was therefore excluded from the Committee vote.

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

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

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

- LPS-STL-XX-ZZ-DR-A-XXXX-0001 Rev PL08
- LPS-STL-XX-ZZ-DR-A-XXXX-0002 Rev PL08
- LPS-STL-XX-ZZ-DR-A-XXXX-0201 Rev PL08
- LPS-STL-XX-ZZ-DR-A-XXXX-0101 Rev PL08
- LPS-STL-XX-ZZ-DR-A-XXXX-0102 Rev PL08
- LPS-STL-XX-XX-DR-L-9001 Rev PL10
- LPS-STL-XX-XX-DR-L-9002 Rev PL10
- LPS-STL-XX-XX-DR-L-9003 Rev PL10
- LPS-STL-XX-XX-DR-L-9004 Rev PL10
- LPS-STL-XX-XX-DR-L-9401 Rev PL10
- LPS-STL-XX-XX-DR-L-9402 Rev PL10
- LPS-RVW-ZZ-00-DR-C-2000 Rev P1
- LPS-RVW-ZZ-00-DR-C-1000 Rev P3
- 9000 Rev P01
- Aecom Preliminary Ecological Appraisal August 2019

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The external materials shall be in accordance with those listed on plan LPS-STL-XX-ZZ-DR-A-XXXX-0201.

Reason:

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

4. 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) 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 construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

5. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, 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 LPA. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and 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 or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason:

To ensure that the safety of future occupiers is not prejudiced, and to ensure compliance with Policy MD7 of the LDP.

6. No development shall commence until an assessment of the nature and extent of contamination affecting the application site area 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 desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) 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 at (i)

(iv) 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).

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 and MD7 of the Local Development Plan.

7. 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 DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017) 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, and to ensure compliance with policies MD2 and MD7 of the LDP.

8. The remediation scheme approved by condition 7 above 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. Within 6 months of the completion of the measures identified in the approved

remediation scheme, 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 DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017).

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, and to ensure compliance with Policies MD2 and MD7 of the LDP.

9. 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.

10. Any topsoil (natural or manufactured) or subsoil, and any aggregate (other than virgin quarry stone) or recycled aggregate to be imported (and any site won material including soils, aggregates, recycled materials) 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 the relevant Code of Practice and 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 and to ensure compliance with Policies MD1 and MD7 of the LDP.

11. No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local public sewerage system, into which the development shall drain, have been completed as identified in a Hydraulic Modelling Assessment to be submitted to and 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 pollution of or detriment to the environment, and to ensure compliance with Policy MD7 of the LDP.

12. The development shall at all times be carried out in accordance with the recommendations contained within the Aecom Preliminary Ecology Appraisal August 2019.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

13. Prior to the commencement of development, a scheme of ecological enhancements (and timescales for their delivery) shall be submitted to and approved in writing by the Local Planning Authority. The enhancements shall thereafter be delivered in accordance with the approved timescales and retained at all times thereafter.

Reason:

In the interests of ecology and to ensure compliance with policy MD9 of the LDP.

Landscaping Scheme

14. 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 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 and MD2 of the Local Development Plan.

15. Prior to the first beneficial use of the school and notwithstanding the submitted plans, further details of the parking layout and cycle store shall be submitted to and approved in writing by the Local Planning Authority. The spaces and cycle store shall be provided prior to the first beneficial use of the school and shall be so retained at all times thereafter.

Reason:

In the interests of ensuring adequate parking to serve the development, and to ensure compliance with policy MD2 (Design of New Developments) of the Local Development Plan.

16. Prior to the first beneficial use of the school, a parking management plan (to include details of TROs where necessary) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the parent drop off/pick up facilities (including the scope for any drop off/pick up within the school grounds), measures to control/discourage inconsiderate parking within the adjacent adopted highway, and measures to prevent parking within the adjacent turning head. The school shall thereafter be operated in accordance with the approved management plan.

Reason:

In the interests of highway safety and the free flow of traffic, and to ensure compliance with Policies SP1 and MD2 of the LDP.

17. Prior to the commencement of the construction of the school building, and notwithstanding the submitted plans, details of a 3m wide footway/cycleway along the site frontage on Rhoose Way shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be constructed in accordance with the approved details prior to the first beneficial use of the school.

Reason:

In the interests of ensuring appropriate pedestrian/cycling infrastructure and to ensure compliance with Policy MD2 of the LDP.

18. Notwithstanding the submitted plans, further details of the internal site road markings and one way signage shall be submitted to and approved in writing by the Local Planning Authority. The markings and signage shall be laid

out/installed in accordance with the approved details prior to the first use of the school, and they shall be so retained at all times thereafter.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

19. Prior to the first beneficial use of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall 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.

20. 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 development.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 and MD2 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.

Having regard to Policies SP1, SP7, MG6, MD2, MD5, MD7 and MD9 of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, PPW 10, TANs 11, 12, 16 and 18 and the Council's SPG on Biodiversity and Development, Parking Standards, Sustainable Development - A Developer's Guide and Travel Plans, the proposed development is considered acceptable in principle, and in respect of design, residential amenity, highway safety, parking, ecology and drainage.

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.

2020/00742/RG3 Received on 17 August 2020

(p27)

APPLICANT: Jane O'Leary 21st Century Schools Programme Manager, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

AGENT: Mr Nathan Slater Dock Offices, Subway Road, Barry, Vale of Glamorgan, CF63 4RT

St. Davids Church Of Wales Primary School, Lane - Colwinston Village to Golygfa, Colwinston

Proposed replacement primary school including associated works.

Following consideration of the item, the Committee agreed that Local Ward Member consultation be undertaken in relation to the details submitted to discharge Condition 12 as set out below.

Deemed planning consent be GRANTED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

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

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

- SDPS-STL-XX-ZZ-DR-A-XXXX-0001 Rev PL08
- SDPS-STL-XX-ZZ-DR-A-XXXX-0002 Rev PL08
- SDPS-STL-XX-ZZ-DR-A-XXXX-0201 Rev PL08
- SDPS-STL-XX-ZZ-DR-A-XXXX-0101 Rev PL08
- SDPS-STL-XX-ZZ-DR-A-XXXX-0102 Rev PL08
- SDPS-STL-XX-XX-DR-L-9001 Rev PL09
- SDPS-STL-XX-XX-DR-L-9002 Rev PL09
- SDPS-STL-XX-XX-DR-L-9003 Rev PL09
- SDPS-STL-XX-XX-DR-L-9004 Rev PL09
- SDPS-STL-XX-XX-DR-L-9401 Rev PL09
- SDPS-STL-XX-XX-DR-L-9402 Rev PL09
- SDPS-RVW-ZZ-00-DR-C-2000 Rev P1

- SDPS-RVW-ZZ-00-DR-C-1000 Rev P2
- SDPS-RVW-ZZ-00-DR-C-3000 Rev P2
- Aecom Preliminary Ecological Appraisal February 2020
- Aecom Bat Roost Survey Report dated 5th September 2019
- SDPS-MCO-V1-00-DR-E-9000 Rev T02
- Indicative footway and car park plan- received 20/8/20

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Prior to their use in the development, samples of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason:

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

4. 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) 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.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

5. 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.

6. Any topsoil (natural or manufactured) or subsoil, and any aggregate (other than virgin quarry stone) or recycled aggregate to be imported (and any site won material including soils, aggregates, recycled materials) 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 the relevant Code of Practice and 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 and to ensure compliance with Policies MD1 and MD7 of the LDP.

7. The drainage scheme for the site shall ensure that surface water and land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

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 MD7 of the LDP.

8. The development shall at all times be carried out in accordance with the recommendations contained within the Aecom Preliminary Ecology Appraisal February 2020.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

9. The development shall at all times be carried out in accordance with the recommendations contained within the Aecom Bat Roost Survey Report dated 5th September 2019.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

10. Prior to the commencement of development, a scheme of ecological enhancements (and timescales for their delivery) shall be submitted to and approved in writing by the Local Planning Authority. The enhancements shall thereafter be delivered in accordance with the approved timescales and retained at all times thereafter.

Reason:

In the interests of ecology and to ensure compliance with policy MD9 of the LDP.

11. The landscaping scheme shown on plan SDPS-STL-XX-XX-DR-L-9002 POL11 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 and MD2 of the Local Development Plan.

12. Prior to commencement of the development hereby approved and notwithstanding the submitted plans, further details of the parking layout to include a minimum of 1:1 car parking for teaching staff, cycle store and traffic management plans shall be submitted to and approved in writing by the Local Planning Authority, to include full details of road markings within the site, signage, and a tracking plan for all vehicles that would need to access the site. The spaces and cycle store shall be provided prior to the first beneficial use of the school and shall be so retained at all times thereafter.

Reason:

In the interests of ensuring adequate parking to serve the development, and to ensure compliance with policy MD2 (Design of New Developments) of the Local Development Plan

13. Prior to the first beneficial use of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall 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/implemented 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.

14. Prior to the school being occupied with more than 140 pupils, the following shall be provided/carried out:
- a footway in the area of verge along the western side of the highway that runs adjacent to the application site, to provide a pedestrian link to the car park that lies adjacent to the village hall,
 - a crossing point from the new footway to the eastern side of the road.
 - the laying out/demarcation of a formalised parking area (with lines to delineate parking bays) in the area adjacent to the village hall.

These works shall be carried out in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority (and

those details shall be generally reflective of the indicative layout submitted on 20/8/20).

Reason:

In the interests of pedestrian/highway safety and to ensure compliance with Policies SP1 and MD2 of the LDP.

15. Notwithstanding the submitted plans, 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 development.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 and MD2 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.

Having regard to Policies SP1, SP7, SP10, MG6, MD2, MD5, MD7, MD8 and MD9 of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, PPW 10, TANs 11, 12, 16 and 18 and the Council's SPG on Biodiversity and Development, Parking Standards, Sustainable Development - A Developer's Guide and Travel Plans, the proposed development is considered acceptable in principle, and in respect of design, residential amenity, highway safety, parking, ecology and drainage.

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.