

No.

PLANNING COMMITTEE

Minutes of a remote Special Meeting held on 14th July, 2021.

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

The recording of the meeting is available [here](#).

Present: 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, N.P. Hodges, 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.

Also present: Councillors L. Burnett (Deputy Leader and Cabinet Member for Education and Regeneration), Mrs. J.E. Charles, A.R.T. Davies and G. John.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Ms. M. Levett	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Objector to the application or their representative
Mr. D. Weston	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Objector to the application or their representative
Mr. G. Jenkins	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Objector to the application or their representative
Mr. D. Parker	2019/00871/OUT – Land at Model Farm, Port Road, Rhoose	Applicant or their representative.

Councillor Mrs. J.E. Charles spoke on the application in her capacity as Vale of Glamorgan Member for Illtyd.

Councillor A.R.T. Davies spoke on the application in his capacity as Vale of Glamorgan Member for Rhoose.

Councillor G. John spoke on the application in his capacity as Vale of Glamorgan Member for Llantwit Major.

223 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 live streamed as well as

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recorded via the internet and this recording archived for future viewing.”

224 DECLARATIONS OF INTEREST –

No declarations were received.

225 PLANNING APPLICATION (HRP) –

Having considered the application 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 application be determined as indicated and any other necessary action be taken.

2019/00871/OUT

APPLICANT: Legal & General (Strategic Land) Ltd

AGENT: Mr Darren Parker Park House, Greyfriars Road, Cardiff, CF10 3AF

Land at Model Farm, Port Road, Rhoose

Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.

APPROVED – Subject to the conditions as contained within the report and subject to the amendment of wording to Condition 5 as below:

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

JCD0064-001-D -210331 - Site Boundary Plan;
JCD0064 -003-T-210511- Indicative Concept Masterplan;
JCD0064-004-I-210511 - Parameter plan - Land Use & Storey Heights;
JCD0064 -005-G-210510 - Parameter plan - Movement & Access;
JCD0064-006 -J-210607 - Parameter plan - Green Infrastructure;
JCD0064-007 - Hedgerow, Scrub and Woodland Plan;
210520_ECO01271-002 Rev A - Proposed Additional Mitigation and Wildlife Enhancement

Environmental Statement Vols1-3 by RPS dated July 2019;
Environmental Statement - Addendum (April 2021);

No.

Ecology Surveys Report (Report Ref ECO00138 (Rev A)' by RPS dated 11 October 2019;

JNY9624-05 v.3 Framework Travel Plan;
Design and Access Statement;
Design Brief V6.

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.

Reason for decision

Having regard to the content of the report and discussions at the meeting.