

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 13 JUNE 2024

Page	Application	Location	Item No.	Description
	2023/00780/FUL	Land North of Ffordd Bro Tathan, St Athan	1.	Comments from Cadw – No Objection
			2.	Comments from Agent regarding Policies
			3.	Comments from Agent regarding Heat Network
	2024/00216/FUL	Pantwilkin Stables, Llanquian Road, Aberthin, Cowbridge	4.	Comments from Highway Engineer – No Objection
			4.i	Highway Engineer Comments – No Objection

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE: JUNE 13 2024**

Application No.: 2023/00780/FUL	Case Officer: Guy Watkins
Location: Land North of Ffordd Bro Tathan, St. Athan	
Proposal: Demolition of existing buildings/structures and erection of a Class B8 data centre with all associated back-up generators, plant, equipment, sub-stations, accesses, parking and servicing areas, drainage and engineering works including services diversion/connection and regrading works	

From:

Cadw

Summary of Comments:

In relation to designated historic assets that are located inside 3km of the proposed development site, the intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

Officer Response:

Comments are noted and require no changes to the assessment within the planning report.

Action required:

None required.

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From:

Peter Waldren (Carney Sweeney) – Applicant’s Agent

Summary of Comments:

The report (p73/p74) does not list Future Wales Policy 13 (Supporting Digital Communications) or LDP policy MD3 (Provision for Open Space) as being relevant to the application. I believe they are relevant.

Officer Response:

The Policies detailed could be included in the Policy Section of the Planning Report.

Action required:

Members are requested to note the comment from the agent and see policies below. However this would not materially impact on the assessment of the application in the Planning Report and the recommendation of approval.

LDP POLICY MD 3 - PROVISION FOR OPEN SPACE

Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:

1. Outdoor sports provision 1.6 hectares per 1,000 population
2. Children’s equipped play space 0.25 hectares per 1,000 population
3. Informal play space 0.55 hectares per 1,000 population

Where there is an identified need for public open space provision, major new commercial developments, where floorspace to be created exceeds 1000 sqm or the site is 1 hectare or more, will be required to provide public open space at a ratio of 16 sqm per full time equivalent employee.

In order to create sustainable places areas of open space will usually be required to be provided on-site as part of new development proposals. Where it is not practical or desirable

to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site public open space.

Future Wales Policy 13 - Supporting Digital Communications

The Welsh Government supports the provision of digital communications infrastructure and services across Wales.

Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this.

New developments should include the provision of Gigabit capable broadband infrastructure from the outset.

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From:

Peter Waldren (Carney Sweeney) – Applicant’s Agent

Summary of Comments:

Heat is considered (p.96) but no mention is made of the offer to design the scheme so that it is capable of being connected to a District Heating Network. This is a significant positive which Members may be interested in.

Officer Response:

The comment relates to a statement within the submitted Sustainability Note (CarneySweeney received November 2023). It is stated “With regards to waste heat reuse, CWL21 is designed so that it is capable of being connected to a District Heating Network, if available”.

Members are advised if such a heating network was available within the area this would be a benefit. However, as detailed on page 9 of the submitted Sustainability and Energy Statement Rev 02 (Hoare Lea, July 2023), “there is no local heat network” currently.

Further to the issue of heating, the application details heat recovery systems and air source heat pumps would be provided for the proposed building. These would also be beneficial to moving to a lower carbon future.

Action required:

Members are requested to note the comment. However, this would not materially impact on the assessment of the application in the Planning Report and the recommendation of approval

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 13 June 2024**

Application No.: 2024/00216/FUL	Case Officer: Angharad Hobbs
Location: Pantwilkin Stables, Llanquian Road, Aberthin, Cowbridge	
Proposal: Retrospective planning consent for the change of use of several existing rural buildings for employment uses (B1 & B8) and associated works	

From: Local Highways Authority**Summary of Comments:**

- Retrospective for the change of use which could potentially increase trips to / from the site along the highway network.
- Access has recently undergone significant improvements including works along the A48 highway network.
- Proposals should not have a material impact on safety and traffic along the adjacent highway network.
- Highway Authority has no objection.

Officer Response:

- The Highway Authority comments are noted regarding highway safety and it should be noted that no concerns were raised in the Committee report regarding highway safety.
- However, it should be noted that highway safety and matters relating to the concerns raised on the unsustainable location of the site are separate matters.

Action required:

None - comments are noted.



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2024/00216/FUL
Observations By:	James Aitken
Date:	6 June 2024
Location:	Pantwilkin Stables, Llanquian Road, Aberthin, Cowbridge
Proposal:	Retrospective planning consent for the change of use of several existing rural buildings for employment uses (B1 & B8) and associated works
Case Officer:	Angharad Hobbs

The proposals are retrospective for the change of use of existing agricultural buildings into employment uses. It is recognised that this change of use could potentially increase trips to/from the site along the highway network.

The site lies to the North of the A48 and the access into the site has recently undergone significant improvements including works along the A48 highway network fronting the site to improve vision, turning and geometry for the access.

The proposals should not have a material impact on safety and traffic along the adjacent highway network and therefore the highway authority has no objection to the proposals.