

No.

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 13th February, 2025.

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

The Meeting recording is available [here](#).

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

Also present: Councillors W.A. Hennessy, G. John (Cabinet Member for Leisure,
Sport and Wellbeing) and J.M. Norman.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. Rik Stevens	2022/00907/FUL – Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major	Objectors to the application or their representative
Councillor G. Smith	2022/00907/FUL – Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major	A representative of a Town or Community Council
Mr. Rob Mitchell	2022/00907/FUL – Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major	The applicant or their representative

Councillor G. John also spoke in relation to Planning Application No. 2022/00907/FUL – Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major in the capacity as Vale of Glamorgan Council Member for Llantwit Major.

ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Democratic and Scrutiny Services Officer 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”.

APOLOGY FOR ABSENCE –

This was received from Councillor C.M. Cowpe.

No.

MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 12th December, 2024 be approved as a correct record, subject to it being noted that under the Planning Site Inspections report Councillor A.E. Ernest should read Councillor A.M. Ernest. The minutes for the Reconvened meeting on 16th January, 2025 were also agreed as a correct record.

DECLARATIONS OF INTEREST –

No declarations of interest were received.

SITE INSPECTION (CX) –

RESOLVED – T H A T the attendance of the following Councillors at the site visit below, held on 12th December, 2024, be noted.

Land at Bridge House Farm, Llanmaes Road, Llantwit Major	Councillor N.C. Thomas (Chair), Councillors C.E.A. Champion, N.P. Hodges, Dr. I.J. Johnson and E. Williams.
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Apologies were received from Councillors J. Aviet, I.R. Buckley, C.A. Cave, C.M. Cowpe, P. Drake, W. Gilligan, H.M. Payne and C. Stallard.

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 rejected building application, as listed in Section B of the report, be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section C of the report, be noted.
- (4) T H A T Section 32 of the Building Act, 1984 be implemented in order to serve notices in respect of plans which are three or more years old and that the serving of such notices, as listed in Section (d) of the report, be noted.

No.

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 14 through 24, under the above delegated powers, be noted.

APPEALS (HSD) –

RESOLVED –

- (1) T H A T the 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 at the time of the meeting taking place.
- (3) T H A T 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 at the time of the meeting taking place.
- (5) T H A T the statistics relating to appeals for the period April 2024 – March 2025, as detailed in Section E of the report, be noted.

TREES (HSD) –

- (i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 32 through 34, as determined by the Head of Sustainable Development under delegated powers, be noted.

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.

2024/00060/FUL

Received on 6 March 2024

(P. 36)

APPLICANT: Mark and Roberta Vatsaloo Maes Isaf, Pencarreg, Llanybydder, SA409QG

AGENT: Mark and Roberta Vatsaloo Maes Isaf, Pencarreg, Llanybydder, SA409QG

Hillside Cottage, Leckwith Road, Leckwith

No.

Retention of the importation and deposition of soil and inert material and associated ground engineering operations to support and safeguard the structural stability of Hillside Cottage, Leckwith, Cardiff, damaged by flooding originating from the adjacent public highway, land and mud slides.

REFUSED –

1. Insufficient information and evidence has been submitted to demonstrate that the deposition of material has not been detrimental to the nearby watercourses or to public health by way of potential pollutants. The property known as Hillside currently is uninhabitable and further assessments are required prior to the property potentially being used once again for residential purposes. It is evident, due to the nature and level of materials deposited on the site, that there remain uncertainties with regards to the overall stability of the site, which is further evidenced in a landslip in December 2022. The proposal is therefore considered contrary to Policy MD7 (Environmental Protection) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.
2. The application site has been subjected to a significant loss of green infrastructure and the Green Infrastructure Statement has failed to demonstrate that the stepwise approach has been followed. Whilst the loss of trees is irreversible, the site should be returned to its original state, prior to the loss of green infrastructure. However, insufficient information / evidence has been submitted to provide a baseline for the previous state of the site and as such, an assessment cannot be made as to whether or not the proposed replacement planting scheme is sufficient to address the loss. Notwithstanding this, the scheme proposed is not considered to be of a scale / nature that would be comparable with the woodland lost and given the lack of evidence on the composition of the soils / materials and the nature of any ground preparation methods, it is considered that there is insufficient evidence to demonstrate that the proposed planting would be suited to these ground conditions. The proposal is therefore considered contrary to Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, in addition to the advice set out in Planning Policy Wales (Edition 12).
3. Insufficient evidence has been submitted to demonstrate that the proposed retention of materials would not be detrimental to the Cwm Cydfin Site of Special Scientific Interest (SSSI). In addition, the proposed compensatory measures for the loss of habitats / green infrastructure is considered insufficient. The proposal therefore fails to comply with Policy MG20 (Nationally Protected Sites and Species) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, in addition to the advice set out in Planning Policy Wales (Edition 12).
4. Given the concerns on the acceptability of the landscaping scheme and the lack of evidence to demonstrate that the site is viable for a landscaping scheme, the proposed development is considered unacceptable as it results

No.

in a stark and engineered appearance. The proposal is therefore considered contrary to policies MD1 (Location of New Development) and MD2 (Design of New Development) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Reason for decision

The decision to refuse 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 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.

2022/00907/FUL

Received on 18 August 2022

(P. 73)

APPLICANT: Lidl GB Ltd C/O Agent

AGENT: Mr Rob Mitchell Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major

Erection of a Class A1 foodstore with access, surface level parking, landscaping and all associated development

Following the matter being addressed at the meeting, a Member put forward a Motion to approve the application which was duly seconded. Subsequently, a request was made by another Member for a Recorded Vote on the Motion, with the vote having taken place as follows:

Members	For	Against	Abstain
Julie Aviet	√		
Gillian Bruce		√	
Ian Buckley	√		

No.

Christine Cave		√	
Charles Champion	√		
Marianne Cowpe	Not present		
Pamela Drake	√		
Anthony Ernest		√	
Wendy Gilligan	√		
Nic Hodges	√		
Dr. Ian Johnson	√		
Helen Payne	√		
Ian Perry			√
Carys Stallard	√		
Neil Thomas	√		
Eddie Williams	√		
Mark Wilson	√		
TOTAL	12	3	1

RESOLVED – T H A T, subject to the interested parties first entering into a Section 106 Agreement to provide for the following:

- pay a contribution of £50,600 for the provision of sustainable transport improvements;
- pay £30,000 towards public art;
- pay contribution of £5,020 for the provision of training and development;

and subject to Welsh Government not calling in the application to the Welsh Ministers for decision (Holding Direction),

APPROVED – subject to the following conditions:

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

No.

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:

Drawings

Site Location Plan P420

- P110 Proposed Floor Plan
- P111 B Proposed Roof Plan
- P222 A Proposed Elevations Option 9
- P423 D Proposed Surfacing Plan
- P424 D Proposed Boundary Treatment
- SS P425 C Proposed Site Plan
- P428 D Proposed Levels
- PA02 B Proposed Access Design and Active Travel Improvements
- SP01 A Proposed Access Swept Path Analysis;
- SP02 A Proposed Access Swept Path Analysis; and Documents
- Design and Access Statement (DA01 Revision E, July 2024)
- Green Infrastructure Statement (R04, June 2024)
- Arboricultural Report ArbsTS, 5 March 2024
- Ecological Survey Revision 4 (Just Mammals, July 2022)
- Transport Assessment 20-00699/TA/01/A (Corun, May 2023)
- Travel Plan 20-00699/TP/01/A (Corun, August 2022)
- Delivery Management Plan 20-00699/DMP/01 Rev A (Corun, November 2023)
- Agricultural Land Classification Report (LRA, Report 2039/1, July 2022);
- Heritage Assessment (Cotswold Archaeology, CA Report: CR1049_1, April 2022);
- Red River Archaeology (Report no. RR0982, dated August 2023)
- Flood Consequences Assessment & Drainage Strategy (Waterco);
- Noise Assessment (Inacoustic, May 2022);
- Ground Investigation Report Phase 2 (943.02.01, Remada, March 2022);
- Landscape and Visual Appraisal (Tir Collective, June 2022);

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. A schedule of materials (including 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

No.

in accordance with the approved details prior to the first beneficial use 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.

4. Prior to the commencement of development, a Construction Traffic Management Plan shall be 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 **construction related** vehicles (including, amongst other things, measures to **prohibit** routing vehicles through Llanmaes), 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.

5. Notwithstanding the approved plans, no development shall commence until full Engineering details of the "off site works", including those shown on drawings PA02 Rev B 'Proposed Access Design and Active Travel Improvements' have been submitted to and approved in writing by the Local Planning Authority. These shall include the vehicular and pedestrian access into the site inclusive of vision splays; new shared active travel route; toucan crossings; street lighting; highway drainage; details of Traffic Regulatory Orders for no waiting and no loading along the site frontage (Llanmaes Road to include all carriageway markings) and signage (including that to **prohibit** vehicle movements through Llanmaes); and any associated highway retaining structures within the vicinity of the site. The works approved by this condition shall thereafter be carried out in accordance with the approved details and implemented in full prior to beneficial use of the development.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

6. Notwithstanding the submitted details, no development shall commence until a scheme has been provided and agreed in writing by the Local Planning Authority for the alteration of the staging sequences/telematics for the signalised junction to the South of the site (B4265/Llanmaes Road). The

No.

works shall then be carried out by an approved telematics contractor, which shall also be agreed in writing, prior to the beneficial occupation of the development hereby approved.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

7. No development (including site clearance and demolition) shall take place, until a Condition Survey of an agreed route along the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed with the Local Planning Authority prior to the survey being undertaken. The survey must consist of:
- A plan to an appropriate scale showing the location of all defects identified within the routes for construction traffic
 - A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

Reason:

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

8. Within 1 month following the completion of the development, a Second Condition Survey along the route agreed under Condition 7 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 approved 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 at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

9. The site access, circulation, shared cycle footway to site frontage and on-site parking as shown on drawing nos. PA02 Rev B 'Proposed Access Design and Active Travel Improvements' and SS P425 Rev C shall be laid out prior to first beneficial use of the development and thereafter retained whilst the development remains in existence.

No.

Reason:

To ensure that the development is served by satisfactory access, circulation and parking and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

10. The operation of the development hereby approved shall be carried out in accordance with the Delivery Management Plan 20-00699/DMP/01, including with reference to routing of delivery vehicles as specified in paragraph 1.3, and there shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 11pm and 7am.

Reason:

In the interests of highway safety and free flow of traffic along the highway network and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

11. Notwithstanding the submitted details, prior to the beneficial occupation of the development hereby approved, a scheme of EV car parking shall be submitted to and approved in writing by the Local Planning Authority, and shall thereafter be provided and retained in accordance with the agreed details prior to the beneficial use of the development hereby approved.

Reason:

To ensure the timely provision of suitable parking facilities and the wider area and to ensure compliance with Policies MD2 and MD5 of the Local Development Plan and to ensure compliance with the requirements of Policy 12 of Future Wales

12. Notwithstanding the submitted details, prior to the beneficial occupation of the development hereby approved, a scheme of cycle parking shall be submitted to and approved in writing by the Local Planning Authority, and shall thereafter be provided and retained in accordance with the agreed details prior to the beneficial use of the development hereby approved.

Reason:

To encourage alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy SP7 of the adopted Vale of Glamorgan Local Development Plan and Future Wales.

13. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

No.

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 the provisions of Policy MD7 of the adopted Local Development Plan.

14. The development shall be carried out strictly in accordance with Arboricultural Report, ArbsTS dated 25.03.2024. All the trees and hedges shown on the Tree Protection Plan ref 1421.5 enclosed in the Arboricultural Report as "to be retained" and/or any trees whose canopies overhang the site shall be protected in accordance with the Arboricultural Report. Tree/hedgerow protective fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development (including site clearance), and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP10 and MD2 of the adopted Vale of Glamorgan Local Development Plan and Future Wales

15. Notwithstanding the submitted details, prior to the first beneficial occupation of the development, a detailed scheme of soft landscaping, which shall include, but not be limited to, further details of translocated and additional hedgerow planting; additional native tree planting; provenance of wildflower mixes, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD2 (Design of New Developments)

16. 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 (Delivering the Strategy), SP10 (Built and

No.

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

17. Notwithstanding the submitted details, no development shall take place, including site clearance, until a landscape and ecological management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:
- i) Details of sensitive site clearance with respect to reptiles and breeding birds;
 - ii) Details of newt friendly drainage.
 - iii) A plan showing wildlife and habitat protection zones, if appropriate;
 - iv) A lighting scheme (including specifications, timing, intensity, **colour and type** and details of lighting) for the site in order to ensure minimal light spillage onto adjoining vegetation;
 - v) Details of the management of ecology features and landscaped areas to maximise biodiversity;
 - vi) Measures to be undertaken to enhance biodiversity on site (including but not limited to bat and bird box provision);
 - vii) Details of site wide scrub and compensatory planting (including details of aftercare);
 - viii) A minimum of 100mm gap at the bottom of all fencing used on site;
 - ix) Details of ongoing maintenance and management of both retained and additional landscaping features.
 - x) Additional details of the proposed mitigation to the western boundary of the site that should be in line with section 10.3 of the submitted preliminary ecological appraisal
 - xi) Details of tree/hedgerow replacement/translocation to ensure a 3:1 replacement ratio in line with chapter 6 of PPW
 - xii) Further details of the proposed green roof as shown on the approved plans, including planting specifications, details of aftercare and maintenance.

The works shall thereafter be completed in accordance with the timings approved by the local planning authority and the site operated in accordance with the approved details (including management and aftercare) thereafter.

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.

18. 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

No.

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.

19. Any aggregate (other than virgin quarry stone) or recycled aggregate material and 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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

20. The retail unit hereby approved shall be operated as a class A1 foodstore as detailed within the submissions with a floor sales area of no more than 1251 sqm as shown on the submitted floor plan. Services offered within the building shall not extend at any time to ancillary functions including, but not limited to, post office, financial services, pharmacy, delicatessen, cafe or newsagent, or any other use not falling within class A1.

Reason:

To safeguard the health and vitality of Llantwit Major Town Centre in accordance with Policy MG13 of the adopted Local Development Plan and accord with the provisions of Chapter 4 (inclusive of paragraph 4.3.29) of Planning Policy Wales (12th edition).

21. Prior to beneficial use of the building, further details of a scheme of acoustic mitigation (including any acoustic fencing necessary) shall be submitted to

No.

and approved in writing by the Local Planning Authority. The scheme shall ensure that the rating noise level of static plant serving the store is no greater than the background sound level when assessed in accordance with the BS4142:2014+A1:2019 methodology at any off-site residential receptor. The development shall thereafter be operated at all times in accordance with the approved details.

Reason:

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

22. Prior to beneficial use of the building hereby approved, further details of the public art to be provided on site, shall be submitted to and approved in writing by the local planning authority. The approved Strategy shall thereafter be implemented in accordance with its agreed implementation plan.

Reason:

To ensure that public art is provided as integral part of the development in accordance with Policy MD2 (Design of New Development) of the Local Development Plan and the advice contained in the Public Art Supplementary Planning Guidance.

23. Prior to the beneficial occupation of the development hereby approved, a scheme (including details of the timing of such provision) for the provision and maintenance of the identified open space shall be submitted to and approved in writing by the Local Planning Authority, and the open space shall thereafter be provided and retained in accordance with the agreed details.

Reason:

To ensure the timely provision of open space in the interests of the amenity of future occupiers and the wider area and to ensure compliance with Policies MD2 and MD5 of the Local Development Plan.

24. The use, hereby approved, shall not be open to customers visiting the premises outside of the following hours:

08:00 hours to **21:00** hours Monday-Saturday.
10:00 hours to 16:00 hours Sundays

Reason:

To ensure that the amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

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25. Prior to the beneficial occupation of the development hereby approved, a scheme for securing the car park outside of operational hours, including gates/enclosures; mechanism of opening/closing and hours of closure, shall be submitted to and approved in writing by the Local Planning Authority. All measures shall be installed prior to beneficial occupation of the development and maintained and operated in accordance with the approved details thereafter.

Reason:

To safeguard local amenities and reduce the opportunity for crime and anti-social behaviour in accordance with the provisions of criterion 4 of Policy MD2 of the Local Development Plan.

26. Prior to the beneficial use of the development hereby approved, and notwithstanding the details submitted a revised scheme of lighting (including **timing and** any associated mitigation measures) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of the siting, **intensity, colour** and type of external lighting to be used.
- Drawings setting out light spillage from the store, within the car park and on vegetative boundaries surrounding the site

The lighting and any mitigation measures shall be installed and retained in accordance with the approved details.

Reason:

In the interests of amenity and biodiversity interests at the site in accordance with the provisions of Policy MD2, MD7 and MD9 of the adopted Local Development Plan.