

REFERENCE: P/18/63/FUL

APPLICANT: Mr M Waldron c/o Green Planning Studio Ltd, Unit D Lunesdale, Upton Magna Business Park, Upton Magna, Shrewsbury, SY4 4TT

LOCATION: Land off Dyffryn Madoc Maesteg CF34 9RF

PROPOSAL: Erection of agricultural barn

RECEIVED: 24 January 2018

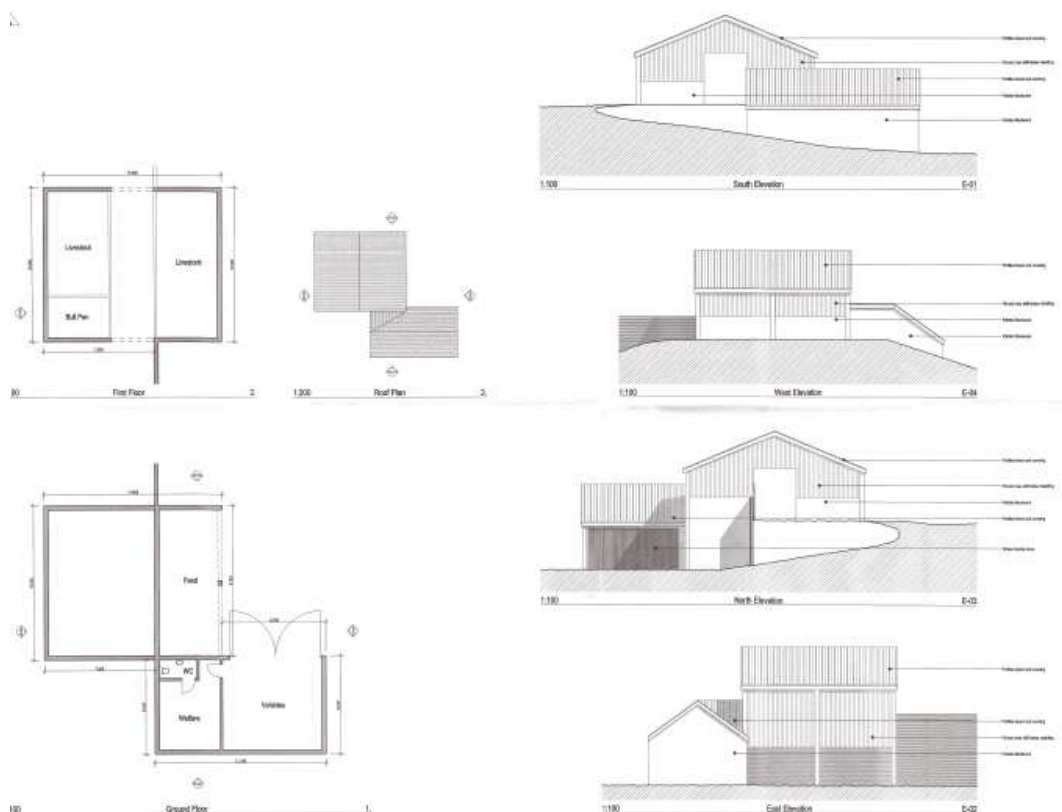
APPLICATION/SITE DESCRIPTION

The application is a resubmission of application reference P/17/522/FUL which seeks full planning permission for the erection of an agricultural barn and an associated access track on land at Duffryn Madoc, Maesteg, Bridgend. The previous application was refused and this proposal is intended to address the reasons for refusal.

The proposal is to erect an agricultural barn in connection with the established agricultural enterprise on the site with two interconnecting sections comprising an internal floor area of approximately 205 sq.m. positioned in the south west corner of the site. Due to the sloping nature of the site, one section of the barn will be positioned at a higher level than the other. The upper level element will house livestock and feed and will have a steel portal frame with block work and "hit and miss" timber cladding. The other element is to be positioned at a lower level, will be brick built and will accommodate welfare facilities, machinery and vehicles.

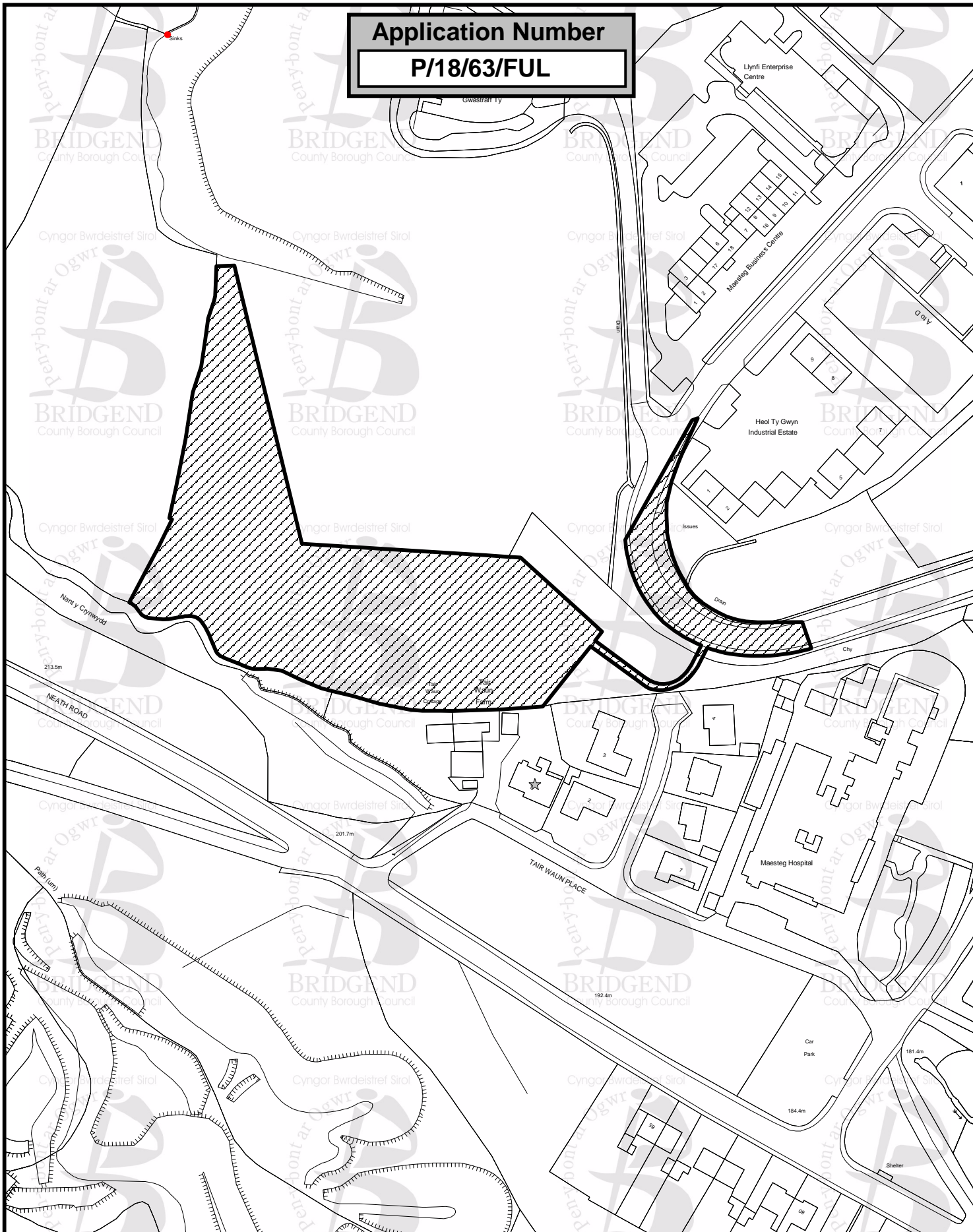
The proposed building will measure 18.3m x 16.1m, with an overall height of 9m to the ridge (due to the sloping nature of the site) and will be surrounded by a hard standing area finished in a loose bound permeable material.

Proposed Elevations and Floor Plans:



Application Number

P/18/63/FUL



Scale 1:1,750

**Date Issued:
29/05/2018**

**Development-Mapping
Tel: 01656 643176**

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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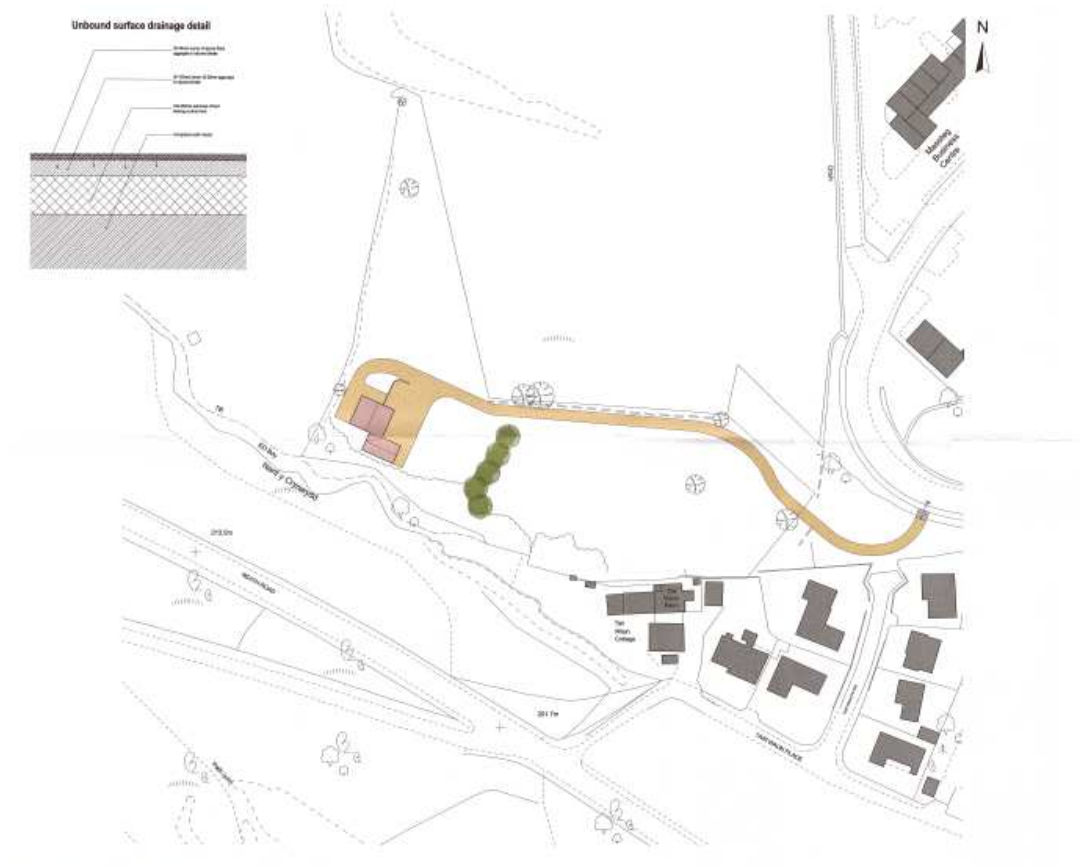
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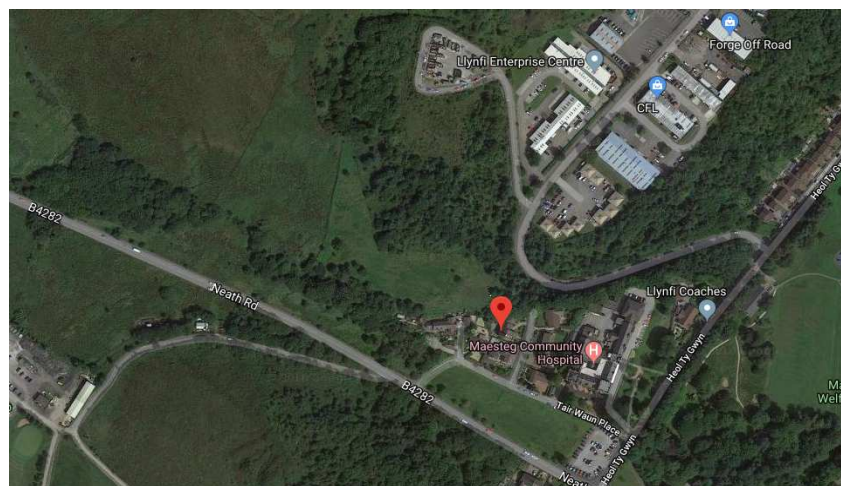
The proposed building is to be positioned at the far eastern corner of the field and is to be accessed via an extended access track (approximately 150m in length) that runs along the northern boundary of the site and connects the barn and the access off the industrial estate access road. The access road is to be finished in a loose bound permeable material to match the hard standing area.

Proposed Site Layout:



There is a gated access located on Tair Waun Place and a protected mature oak tree however, these do not form part of this application.

There are a number of mature trees and hedgerows located along the northern and western boundaries of the site.



The site is located to the north west of Maesteg and lies outside the settlement boundary of Maesteg as defined by Policy PLA1 of the Local Development Plan (LDP) 2013 and is part of a wider agricultural holding of 25 hectares. It is a sloping site (from west to east) and is bounded to the east by an industrial estate, to the north and west by agricultural fields and to the south by residential properties.

An amended site location plan was submitted on 10 April 2018 which included land located on the opposite side of the proposed access via the Industrial Estate.

Proposed Site Location:



The application is accompanied by the following documents:

- Supporting Planning Statement produced by Green Planning Studio;
- Agricultural Appraisal prepared by Charles Holt Consultancy;
- Preliminary Ecological Assessment produced by Biocensus;
- Coal Mining Risk Assessment;
- Goat and Sheep Movement Documents;
- Rights of Way Agreement.

RELEVANT HISTORY

P/14/841/APN – Proposed Agricultural Barn – Planning Permission required – 29/01/2015.

P/17/522/FUL – Erection of an agricultural barn – Refused – 07/11/17.

PUBLICITY

The application was advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to re-consultation/publicity expired on 28 March 2018.

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2006-2021 (LDP), which was formally adopted by the Council in September 2013, and within which the following policies are of relevance:

- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy ENV1 – Development in the Countryside
- Policy ENV6 – Nature Conservation
- Policy ENV7 – Natural Resource Protection and Public Health
- Policy ENV13 – Unstable Land

Supplementary Planning Guidance

SPG07: Trees and Development

SPG19 – Biodiversity and Development

National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 9, November 2016) (PPW) is of relevance to the determination of this application.

Chapter 4 of PPW deals with planning for sustainability -

4.7.8 Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

Technical Advice Note 6 – Planning for Sustainable Communities (2010)

Technical Advice Note 12 – Design (2016)

Technical Advice Note 18 – Transport (2013)

CONSULTATION RESPONSES

Maesteg Town Council – No Objection.

Head of Street Scene (Highways) – No objection subject to conditions.

Head of Street Scene (Drainage) – No objection subject to standard conditions and advisory notes.

Destination and Countryside Manager – No objection subject to a condition regarding the conclusion section of the submitted ecology report and submission of a method statement

prior to works commencing on site.

Coal Authority – No objection subject to the imposition of conditions regarding site investigation works and remedial works at the site.

REPRESENTATIONS RECEIVED

Councillor Phil White has raised no objection to the proposed development.

One letter of support has been received from 4 Tair Waun Place, Maesteg.

Maesteg Hospital has raised an objection to the proposed development on the following grounds:

- Noise from farm machinery & increase in traffic noise travelling on the road at the front of the hospital as the main ward is at the front of the hospital.
- Increase in heavy traffic travelling on the main road outside the hospital entrance to access the site e.g. lorries transporting livestock, tractors
- Possible smells from farm animals experienced by patients & staff whilst inside the grounds of the hospital
- Possibility of burning waste on the land causing smoke & smells
- The possibility of wandering animals on to hospital grounds
- Concerns around the security of the proposed site – would this have the potential to an increased security risk for the hospital

A petition has been received from the Tair Waun Community Committee raising an objection to the proposed development. The document has been signed by 8 local residents.

Five separate letters of objection have been received from individual residents including a letter from KGJ Planning Consultant on behalf of a local resident.

The main issues regarding the proposed development are summarised below:

- Farm vehicles still using the cul-de-sac entrance by removing the fence causing traffic concerns;
- Damage to trees and hedgerows as a result of the development;
- Damage to the protected Oak tree on Tair Waun Place;
- Impact of noise and smell as a result of the development;
- Impact of heavy vehicles crossing a public footpath;
- Possibly contamination of a stream that links with the Lynfi River;
- Proposed scale of barn appears very large for the field and is not in keeping with the countryside;
- Proposed building will be prominent and obtrusive in the landscape;
- No legal agreement to form an access over Tyle Teg;
- Concerns regarding the viability and sustainability of the whole business;
- Unauthorised building erected on the site;
- No substantial existing enterprise on the site;
- Lack of agricultural justification;
- Adverse impact on the ecology value of the site;
- Concerns over drainage and water run off;
- Proposed access will have a detrimental impact on highway safety due to poor visibility;
- Impact on existing residential amenities due to intensification is use of site.

Following re-consultation on the amended site location plan, two letters were received regarding the changes, one letter of support and one letter of objection stating that the proposal is unsafe and a danger to the public and other road users. No consideration has been taken to the length of vehicles using the access route especially when being towed and the difficulty due to the gradient.

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the issues raised above are addressed within the appraisal section of this report, however, specifically:-

The applicant has served Notice on the Council's Property Section, as the owners of the land that relates to the access road into the site and submitted Certificate B.

The applicant has also provided, as part of the application, the legal agreement for the right of access across Tyle Teg.

The agricultural appraisal was submitted to the Local Planning Authority (LPA) and published on the website for comment on 27 February 2018. The period for consultation was extended in order for this document to be viewed and to allow time for further comments.

The application form was completed by the applicant's agent and the matters that have been raised in the Tair Waun Community Committee submission have been addressed through the planning process.

No public footpaths cross the site.

Access to the site from Tair Waun Place and the impact on the protected oak tree do not form part of this application.

Animal waste from the site will be recycled for fertiliser as much as possible. Any remaining waste that cannot be recycled will be transported off site by a local collection and disposal consultant.

APPRAISAL

The application is referred to the Development Control Committee for consideration due to the number of objections and petition received from the locality.

The main issues to consider in this application are whether the proposed development is justified and reasonably necessary for agricultural purposes in this open countryside location, whether the proposed design of the development is appropriate for its purpose as well as its potential impact on neighbouring residential amenity, land stability, ecology and highway safety.

The previous application was refused on 7 November 2017 for the following reasons:

- 1. The proposed barn is not considered to be reasonably necessary for agricultural purposes on the unit as there is no significant established agricultural activity at the site and the uses proposed do not provide sufficient justification for a barn of the size and scale proposed. As such, there is no agricultural justification for the proposed barn which is contrary to Policies ENV1 and SP2 of the Bridgend Local Development Plan 2013, advice contained within Planning Policy Wales (Edition 9, November 2016), Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and Technical Advice Note 12: Design (2016).*
- 2. The proposal, by reason of its design, nature and proximity to the neighbouring residential properties, would fail to protect the residential amenities of adjoining*

properties contrary to Policy SP2 (12) of the Bridgend Local Development Plan 2013, Council's Supplementary Planning Guidance SPG02: Householder Development (2008) and advice contained in Planning Policy Wales (Edition 9, November 2016).

- 3. The proposed development would generate extraneous traffic into a predominantly residential area to the detriment of highway safety contrary to Policies SP2 (6) and SP3 of the Bridgend Local Development Plan 2013 and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note 18 – Transport (2013).*
- 4. Insufficient information has been submitted with the planning application to allow an assessment of the impact of the development on land stability contrary to Policies ENV7 and ENV13 of the Bridgend Local Development Plan 2013 and advice contained within Planning Policy Wales (Edition 9, November 2016).*

This application seeks to address all reasons for refusal and an alternative scheme has been submitted which includes a reduction in the scale and re-positioning of the barn, access track and access into the site and an up to date Coal Mining Risk Assessment Report.

Justification for the proposed building

The proposal is to erect an agricultural barn in connection with the established agricultural enterprise on the site. The barn has two interconnecting sections comprising of an internal floor area of approximately 205 sq.m. This is stated to be required to accommodate the existing 20 Lleyne ewes and 1 Charolais ram, the proposed addition in the Lleyne flock of 50 ewes and to develop a small herd of approximately 20 Welsh Black cattle.

The application has been accompanied by a supporting planning statement and an agricultural appraisal as justification for the proposed development. The agricultural appraisal states that the applicant owns approximately 21 hectares (52 acres) of land. The land is in two parcels, with a small section of 3.09 acres to the south east of the main parcel. The land is all permanent grassland of low agricultural quality. There are currently no buildings located on the site. The appraisal also confirms that the applicant currently grazes Lleyne sheep on the site, however, due to the lack of buildings on the site, the applicant has to sell the in-lamb ewes prior to them lambing in March.

The agricultural appraisal also refers to the proposed farm business and the wishes of the applicant to develop a small livestock farming business, rearing and selling finished lambs bred and reared on his own land. He wishes to increase the Lleyne flock to 50 ewes and develop a small herd of Welsh Black cattle (approximately 20) to calve in the spring. The appraisal also refers to the current and future investment in machinery and budgets for the business.

Both local and national policies contain strict controls on development in the countryside. However, Policy ENV1 of the LDP does allow for certain works, including those necessary for agricultural purposes. The supporting text also recognises the important role that the agricultural industry has on the local and wider economy and this approach is supported by national guidance, including Planning Policy Wales (PPW) and TAN6-Planning for Sustainable Rural Communities. Paragraph 7.6.5 of PPW states:-

Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive

approach to the conversion of rural buildings for business re-use.

The applicant's agent has submitted supporting justification for the proposal. This outlines the current operations on the holding and the difficulties relating to the sheep rearing element.

The site currently comprises a single field which is approximately 3.4ha in area. The agent has advised that the field is being used for an established agricultural activity. This is further supported by the submitted Sheep and Goat movement documents which also states that it is extremely difficult to produce a profit from the land without appropriate facilities for wintering livestock and storing farm requisites. At the site inspection, it was noted that an unauthorised steel container and a temporary style building have been erected on the land to house the existing livestock on the field. Due to the poor design and condition of these buildings, it is necessary to attach a condition to any consent granted to require the removal of these buildings on completion of the permanent barn building subject of this report. It is also considered that the reduction in the size/scale of the barn by 50% is justified in view of the established agricultural activity being undertaken on the site. The applicant's agent also states that the reduction in the scale and size of the building also allows the applicant to grow his business gradually in a more secure and sustainable way. In conclusion, from the submitted appraisal and documents, it appears that there is a genuine need for the erection of an agricultural building in the absence of any authorised buildings on the site. This would provide improved welfare conditions for the animals and would allow the established agricultural enterprise to expand and be more sustainable. This explanation provides a reasonable and acceptable justification for the building and is therefore considered to accord with the requirements of Policy ENV1 of the LDP which requires the development to be essential and necessary for the purposes of agriculture within the unit. It is also considered to accord with paragraph 4.4.3 of Planning Policy Wales (Edition 9, 2016).

Visual impact of the proposed barn and access track

Following an assessment of the submitted plan, it is noted that the proposed barn has been re-located and has been reduced in size/scale by more than 50% as opposed to that proposed under the previous application (P/17/522/FUL refers). Furthermore, additional screening is proposed to be placed in front of the barn in order to mitigate any visual impact experienced from any public vantage points and from neighbouring residential properties. It is also considered that, due to the position of the proposed barn at the top of the field and the location of the proposed access track along the northern boundary of the site, the generally open appearance of the field will be retained and the overall visual impact reduced.

Whilst the introduction of the 150m long access track into the site will have an impact, its proposed location along the northern boundary of the site and the finished materials will sufficiently reduce the visual impact of the development such that it is in keeping with the character and appearance of the rural site.

Also, the design of the barn is considered to be appropriate for agricultural purposes and the reduction in its size/scale will limit its prominence and will enhance and respect the landscape character of the area. The design is also compatible with the surrounding landscape and adjacent land uses being agricultural in nature. Accordingly, the proposed development is considered to accord with Policies SP2 (2) and SP2 (3) of the LDP 2013.

Impact on neighbouring residential amenities

The proposed barn has been re-located to the eastern corner of the site approximately 100m away from the nearest residential properties. It will also be screened by native species trees and hedgerows. In view of this, it is considered that the proposed re-located

position of the barn will not have an adverse impact on overlooking, overbearing or on the current levels of privacy enjoyed by the neighbouring properties. The proposed access track through the field has also been re-sited and is to be located along the northern boundary of the site, which is located away from the rear boundaries of the existing residential properties. Whilst it is noted that the existing neighbouring residents may experience increased noise and vehicle movements as a result of this development, the LPA have to have consideration for the fact that the site is a working farm and that these activities are currently being undertaken at the site, albeit on a smaller scale.

The application also proposes access to the site from Heol Ty Gwyn and not from Tair Waun Place as previously stated under refused planning application P/17/522/FUL, thus reducing the impact of noise and nuisance from the use of the site by large agricultural vehicles.

Accordingly, it is considered that the re-location of the proposed barn and associated access track do not have a significant adverse impact on the residential amenities of the neighbouring properties and therefore accords with Policy SP2 (12) of the LDP and the Council's Supplementary Planning Guidance SPG02: Householder Development.

Landscaping

The application proposes a planted screen consisting of a number of native species in front of the proposed barn in order to reduce its visual impact on the area. The hedge planting will consist of hawthorn, hazel and alder, will be 0.6 – 0.8m high at the time of planting and will be planted 5 plants per metre in a staggered row which will be undertaken within 12 months of the commencement of development. In view of this, the development is considered acceptable and accords with Policies SP2 and ENV6 of the LDP (2013) and the Council's Supplementary Planning Guidance SPG07: Trees and Development.

Access

The Transportation Officer has assessed the submitted details and, in principle, the creation of an agricultural access at this location is accepted. The traffic generated by the agricultural use is not considered to be of such volume that it would be detrimental to the free flow of traffic on the industrial estate to such a level that would cause a highway safety concern. In addition the access road into the industrial estate is constructed to accommodate heavy goods vehicles which serve the estate. It is noted that the applicant has provided details regarding a 'no-dig' method of creating the access track. However there is some concern that if the track follows the gradient of the land at the start of the access track then it will not meet the 1:12 gradient standard. In order to overcome those concerns, it is considered necessary to attach a condition which requests a scheme to be submitted to show the routeing and gradient of the access track to ensure it meets the standards.

With regards to the positioning of the proposed access onto the industrial estate access road, the vision splays have been calculated for 30mph speeds. It is considered that the vision splays for vehicles emerging from the access meet the standards, however, it is noted that the forward vision splay for vehicles travelling downhill out of the industrial estate is restricted by dense vegetation. The applicant submitted a revised red line boundary/site location plan which includes the land required to be cleared in order to achieve the required vision splays. In view of this, it is considered necessary to attach a condition to ensure that the vegetation is cleared and remains free of any obstruction in perpetuity.

Finally, it is noted that the applicant has indicated that the first 5 metres of the proposed access track will be surfaced in permanent materials, however considering the proposed

use of the access for agricultural purposes, it is considered that it would be appropriate to surface the first 10 metres in permanent materials, with any gate installed at least 10 metres from the back side of the footway.

Accordingly, it is considered that the proposed development accords with Policy SP2 (6) of the LDP 2013.

Drainage

The Council's Drainage Officer has assessed the submitted details and considers that they are acceptable subject to the imposition of a condition on any consent requiring a drainage scheme to be submitted and agreed by the LPA prior to any works commencing on the site, which accords with Policy SP2 (13) of the LDP.

Coal Authority

The application site falls within the defined Development High Risk Area, therefore, within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site and has used this information to inform the Minor Development Risk Report (received on the 24 January 2018) which accompanies the planning application. In view of this, the Coal Authority raises no formal objection to the development subject to a condition requiring site investigation works be undertaken prior to the commencement of development and to accord with Policy ENV13 of the LDP 2013.

Biodiversity/Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21 March 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

The applicant submitted a preliminary bat roost assessment report prepared by Biocensus. Following further assessment of the report, the Council's Ecologist supports the findings of the report and recommends that the conclusion section of the assessment, and a request for a method statement, form part of the conditions of any approval.

The applicant has also provided further details and a method statement of how the access track is to be constructed at the site and details of how the existing hedgerows, trees and their roots will be protected during the construction works. The submitted details advise that, prior to works commencing on site, protective fencing will be erected 3m away from and around the existing trees and hedgerows to form an exclusion zone. This will ensure that the roots will not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted. The access track will also be hand dug and the works will be carried out in accordance with BS:5837 (2012) Trees in relation to Construction.

Given the above, it is considered that overall, there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009), relevant LDP policies, Supplementary Planning Guidance SPG07: Trees and Development and SPG19: Biodiversity and Development: A Green Infrastructure Approach.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

CONCLUSION

The application is recommended for approval as it complies with Council policy and guidance as it is considered to be a justifiable form of development which does not have an unacceptable impact on the character and appearance of the open countryside nor a significant adverse impact on any neighbouring amenities, drainage, ecology or on highway safety.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 16_825A-005, Planning statement, Agricultural appraisal, Ecological appraisal and Coal Mining Risk Assessment Report submitted on the 24 January 2018; amended proposed site drawing no. 16_825A_003 Rev D and tree protection details received on the 29 March 2018 and amended Site Location Plan received on the 10 April 2018.

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.

2. The agricultural building hereby approved shall be used solely for the keeping of sheep and cattle as specified in the supporting planning statement and agricultural appraisal statements submitted on 24 January 2018 and shall not be used for any other use. In the event that the use of the agricultural building hereby approved permanently ceases, the building shall be removed from the site along with the associated access track and works and the ground shall be returned to its former condition within 6 months of the last agricultural use of the building.

Reason: To safeguard the use of the site and protect the character and appearance of the rural area.

3. Prior to the erection of the barn building, a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

4. No development shall take place until details of the proposed floor levels of the building in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

6. If within a period of three years from the date of the planting of any landscaping or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

7. No development shall take place until an intrusive site investigation report detailing the exact situation regarding ground conditions and identifying the necessary remedial measures and works shall be submitted to and agreed by the Local Planning Authority. The approved development shall be carried out in accordance with the approved details.

Reason: In the interest of public safety and the stability of the proposed development.

8. The barn building shall not be brought into beneficial use until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard (surface) water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the beneficial use.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased

9. No development shall commence until a scheme detailing the alignment and gradient of the access track serving the site has been submitted to and approved in writing by the Local Planning Authority. The agreed alignment of the access track shall be implemented before the development is brought into beneficial use and retained for access purposes in perpetuity.

Reason: In the interests of highway safety.

10. No development shall commence until a scheme for the provision of a 33 metre forward vision splay envelope on the inside of the bend (opposite the proposed access) at the eastern side of Heol Ty Gwyn Industrial Estate access road, has been submitted to and approved in writing by the Local Planning Authority. The vision splay envelope area shall be cleared before the development is brought into beneficial use and shall be kept clear of vegetation in perpetuity and shall always be used as a vision splay.

Reason: In the interests of highway safety.

11. The proposed means of access shall be laid out with vision splays of 2.4m x 43m in both directions before the development is brought into beneficial use and retained in perpetuity.

Reason: In the interests of highway safety.

12. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas as stated in Condition 10 and 11 at any time.

Reason: In the interests of highway safety.

13. Notwithstanding the approved details, the access shall be completed in permanent materials for the first 10 metres prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

14. The access gates from the highway shall be set back not less than at least 10 metres

from the nearside edge of carriageway.

Reason: In the interests of highway safety.

15. Prior to works commencing on site, a site specific ecology method statement shall be submitted and approved by the Local Planning Authority which assesses the ecological impact of the development on the site and shall be implemented in accordance with the recommendations of that method statement.

Reason: To ensure compliance with wildlife and invasive species legislation.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS:

- a) The application is recommended for approval as it complies with Council policy and guidance as it is considered to be justified development which does not have an unacceptable impact on the character and appearance of the open countryside nor have a significant adverse impact on any neighbouring amenities, drainage, ecology or on highway safety.
- b) Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.
- c) Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under Section 163 of the Highways Act 1980.
- d) No surface water is allowed to discharge to the public highway.
- e) No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.
- f) With regard to Condition 8, the applicant is advised that in order to satisfy the drainage conditions the following supplementary information is required:
 - Provide further details on the proposed sustainable drainage system
 - Provide a drainage layout showing proposed surface water drainage

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None