

Extract from minutes of  
Vale of Glamorgan PLANNING COMMITTEE meeting

Minutes of a meeting held on 3<sup>rd</sup> October, 2013.

Present: Councillor F.T. Johnson (Chairman); Councillors Mrs. M.E.J. Birch, Ms. R. Birch, J.C. Bird, Ms. B.E. Brooks, Mrs. P. Drake, J. Drysdale, E. Hacker, Mrs. V.M. Hartrey, K. Hatton, N.P. Hodges, H.J.W. James, Mrs. M. Kelly Owen, A. Parker, R.A. Penrose, A.G. Powell, E. Williams and M.R. Wilson.

Also present: Councillor Dr. I.J. Johnson.

445 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. A.J. Preston and Mrs. M.R. Wilkinson.

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**2013/00335/FUL** Received on 18 April 2013

(p146)

Coastal Oil and Gas Limited, Unit 9, Bridgend Business Centre, Bridgend, CF31 3SH

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**Land on the west side of the road leading from Llancarfan to Bonvilston (Grid ref. 305209:172962)**

Drill an exploration borehole to test for gas reserves

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

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

2. No operations authorised by this permission, with the exception of the site restoration works set out in Section 8.17 of the supporting statement submitted with the application, shall take place after a period of 10 weeks following the commencement of drilling operations on the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

3. The drill rig and all other items of plant and equipment to be used in the drilling operations hereby approved shall each have a typical noise level at 1 metre not exceeding 79 dB(A).

Reason:

In order to protect the local amenity in accordance with Policy ENV29 of the Unitary development Plan.

4. No operations authorised by this permission shall take place until details of a scheme to mitigate noise impacts at the nearest residential and commercial properties, as well as the bat roost to the west of the site, has been submitted to and approved in writing by the Local Planning Authority. All operations shall subsequently be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted documents, prior to any drilling taking place, a detailed working method statement for the drilling operation, to include methods to minimise the risk of the loss of drilling fluid to ground water resources during the drilling process and monitoring for any loss of drilling fluid, as well as measures for the collection and disposal of spilt drilling fluid, shall be submitted to and approved in writing by the Local Planning Authority. All operations shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

6. Monitoring and assessment of vibration from the operations shall be carried out in accordance with the vibration methodology below unless otherwise agreed in writing with the Local Planning Authority.

i) An acceptable datum level of vibration will be agreed with the Local Planning Authority prior to drilling commencing.

ii) The inherent vibration of the drill rig will be monitored before transporting to site.

iii) Normal prevailing vibration over the drilling area will be measured at the nearest residential and commercial properties before drilling commences.

iv) From the commencement of the drilling operation, vibration will initially be continuously monitored without interruption; at times when the drill is both in use and not in use. Monitoring will take place at both the nearest residential and commercial properties. The duration of continuous monitoring will be agreed with the Local Planning Authority once representative vibration data has been compiled and assessed.

v) Once the recorded vibration level approaches 10% below the agreed datum level, drilling will cease.

Reason:

To inform the Council's analysis of any impacts at the site from vibration caused as a result of the drilling hereby approved, and to comply with Policy ENV29 of the Unitary Development Plan.

7. Within three months of the commencement of drilling and testing operations, all plant, machinery, buildings and the bund compound shall be removed from the site and the site shall be restored in accordance with the details set out in Section 8.17 of the statement entitled

Accompanying Information submitted with the application or any alternative scheme that may first be agreed in writing with the Local Planning Authority.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

8. The works to prepare the site for drilling, construct and dismantle the drill and equipment, and restore the site shall not take place outside the hours of 08:00 to 18:00.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

9. Prior to the commencement of development details of measures for wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the duration of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted plans any lighting shall be in accordance with a lighting plan that shall be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site and any lighting shall be installed and operated in accordance with the details hereby approved.

Reason:

In the interests of the amenity of the area and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

11. Notwithstanding the submitted documents, prior to any drilling taking place on the site, a detailed working method statement/construction environmental management plan, which shall include a buffer zone between the existing hedgerows and the proposed works, shall be submitted in writing to and approved by the Local Planning Authority, and all operations shall thereafter be carried out in accordance with the approved details.

Reason:

Since the construction phase of any proposed development poses significant risks to controlled waters, specifically diffuse pollution to the water environment arising from ground works, and in the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

12. Any facilities for the storage of oils, fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound should be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason:

To prevent pollution of the water environment, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Full details of a scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to any drilling operations or site preparation taking place on the site. The approved scheme shall include proposals for the treatment and disposal of suspended solids from surface water run-off and shall include emergency procedures to be implemented where any failure results in the pollution of controlled waters.

Reason:

To mitigate the risks of pollution and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. Prior to any drilling operations taking place, a scheme for the treatment, storage and disposal of any dust created by the operation shall be submitted in writing to and approved by the Local Planning Authority and the approved scheme shall thereafter be retained in operation throughout any periods of drilling on the site.

Reason:

In the interests of amenity and to meet the objectives of Policies MIN1 and ENV27 of the Unitary Development Plan.

15. Vehicular access to the site shall only be made in accordance with Section 7.6 of the supporting information and, in particular heavy traffic (such as the rig, drill pipe and cabins) shall approach and leave the site only from / to the North via the A48 to avoid Llantrithyd.

Reason:

In the interests of highway safety and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

16. Within two weeks of the commencement of the first drilling operations a full noise survey shall be undertaken at all the nearest identified noise sensitive residential and commercial properties, as well as the bat roost to the west of the site, to ensure compliance with the details set out in Condition Nos. 3 and 4 above and the submitted noise report and if any readings indicate a breach of the requirements, additional acoustic protection measure shall be implemented immediately and retesting shall be undertaken within 1 week of the original tests and should a continued failure to meet the requirements of Condition Nos. 3 and 4 be then identified, all drilling operations must cease immediate until such time as sufficient acoustic protection is implemented to ensure compliance with Condition Nos. 3 and 4 and the submitted noise report.

Reason:

In order to protect local amenity in accordance with Policy ENV29 of the Unitary development Plan.

It was also

RESOLVED - T H A T the Council write to the Welsh Government expressing concern and disappointment over the lack of any Welsh guidance regarding the exploration or extraction of onshore oil and gas with particular regard to hydraulic fracturing, given the number of applications that have recently been submitted for such activities in South Wales.

Reason for decision



To assist in the planning process.