

## DEVELOPMENT CONTROL COMMITTEE DECISION RECORD – 20 AUGUST 2020

### ATTENDEES:

**Councillors** – G Thomas (Chairperson), JP Blundell, N Burnett, AJ Williams, RM Granville, M Kearns, S Dendy, JC Spanswick, R Stirman, M Voisey, C Webster, KJ Watts, R Collins, K Edwards, J Radcliffe.

**Officers** – R Jones, R Davies, C Flower, A Rees, K Stephens, P Thomas, R Morgan, A Provoost, G Denning.

**Apologies for Absence** – Councillor DRW Lewis, Councillor JE Lewis.

Title of Report	<b>P/19/915/RES - Land west of Maesteg Road, Tondu, CF32 9DF</b>
Decision Made	That the application be deferred at the request of the applicant to allow time to resolve outstanding highway related issues
Title of Report	<b>P/16/624/FUL - Parcel R20, Parc Derwen, Coity</b>
Decision Made	<p>That the applicant enters into a Section 106 Agreement to provide financial contributions as follows:</p> <p>i. Provide a financial contribution of £228,382 towards the provision of primary school places in Coety Primary School.</p> <p>ii. Provide a minimum of 20% of the units as affordable housing consisting of 7 intermediate units on the site subject of this application site and 14 social rented units as part of the development on the District Centre site (P/19/656/RES refers). The Agreement will include a timeframe for delivery that will be concomitant to the construction of the market housing on Phase R20.</p> <p>iii. The developer will be also be required to enter into a Section 106 Agreement to fund a financial contribution of £24,000.00 for Traffic Orders to cover the cost of publication of the Orders for this parcel and the development of the District Centre (P/19/656/RES refers) prior to the granting of any consent.</p> <p>The Agreement will also include a Management Plan detailing a scheme for the future management and maintenance of the car parking and communal service areas on the District Centre Development (P/19/656/RES refers) to be submitted by the applicant company.</p> <p>B. The Group Manager Planning and Development Services be given delegated powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to conditions in the report and subject also to the amendment of condition 5 as follows:</p> <p>Within 3 months of the date of this permission, a detailed scheme including all items of play, associated ground works and hard and soft landscaping works for the proposed Local</p>

	<p>Equipped Play Area on LEAP 10A on Phases R16 and R28, fronting no's 16-22 Llys Ceirios shall be submitted in writing to the Local Planning Authority for agreement. The scheme as agreed in writing by the Local Planning Authority shall be completed and in use prior to the occupation of the 50th dwelling on this phase (Parcel R20) of the development.</p> <p>Reason: In the interests of the residential amenities of future occupants.</p>
Title of Report	<b>Bridgend Local Development Plan (LDP) – Revised Delivery Agreement</b>
Decision Made	<p>1. That the Committee agreed the revisions to the timetable and Statement of Community Involvement and authorised the Group Manager Planning and Development Services Communities to submit the revised Delivery Agreement (attached at Appendix 2 of the report) to Council for approval and to Welsh Government subject to approval by Council; and</p> <p>2. That delegated authority be given to the Group Manager Planning and Development Services to make any factual corrections or minor amendments to the Delivery Agreement as considered necessary.</p>
Title of Report	<b>Introduction of Development Viability Model</b>
Decision Made	<p>1. That Committee authorised the Group Manager Planning and Development Services to consult with the housing industry and test the Development Viability Model (DVM) as a chargeable tool that can provide viability evidence in support of Candidate Sites and/or Planning Applications.</p> <p>2. That Committee noted that a report will be taken to Council following consultation to advise Council of the results of the consultation and if deemed appropriate to request Council to formally adopt the model and charging structure.</p>