

DEVELOPMENT CONTROL COMMITTEE

19 OCTOBER 2023

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>Item No.</u>	<u>Page No.</u>	<u>App. No.</u>
9	121	P/22/455/RLX

Since the compilation and circulation of the agenda, the neighbour who wishes to speak against the development (Ms. S. Morse of 31 West Road) has submitted a further letter of objection which is attached at **Appendix 1**.

10	61	P/22/716/FUL
----	----	--------------

A Full DC Committee Site Visit was undertaken on Wednesday 18 October 2023. As well as Development Control Committee Members and Officers, representatives from the Penprysg and Pencoed Ward (Cllr. Alex Williams and Cllr. Melanie Evans as well as Cllr Richard Williams who is on DC Committee), Pencoed Town Council and representatives of the applicant (agents, architects, consultants and SWP Officers) attended the site visit.

The Head of Estates at South Wales Police, Clare Jones, has also submitted a letter in support of the facility and application as attached at **Appendix 2**.

As outlined within the Officer's Report, the noise impact of the development on the surrounding uses has been found to be acceptable by the Environmental Health Officers of both Councils. Despite this, some residents have contacted their local Members to note concerns with the noise impact on the cemetery specifically.

Despite the noise impact of the proposals being deemed acceptable from a technical standpoint by our Environmental Health Officers, the applicant has agreed to provide additional acoustic fencing to the west of the tactical bus, which will further protect the cemetery from the noisiest activities taking place on the development site. In the worst-case scenario, which would be infrequent, the noise impact at the cemetery would be 1db above the background noise levels – a change which is barely perceptible.

An amended site plan has been provided to reflect this addition, which now forms part of the plans recommended for approval in Condition 1.

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Site Plan (ref. ZZ 00 90 100 rev. P12);
 - Proposed Ground Floor Plan (ref. JFU-PDA-ZZ-00-DR-A-(05)200 rev. P05);
 - Proposed First Floor Plan (ref. JFU-PDA-ZZ-01-DR-A-(05)201 rev. P06);
 - Proposed Elevations 01 (ref. JFU-PDA-ZZ-ZZ-DR-A-(05)202 rev. P07);
 - Proposed Elevations 02 (ref. JFU-PDA-ZZ-ZZ-DR-A-(05)203 rev. P07).

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

The wording for Condition 11, which requires the acoustic fencing / bunding to be erected and maintained on site, has also been amended to reflect this addition.

11. The acoustic barriers and bunds shall be erected at the locations and heights as shown in Figure 8.2 of the noise impact assessment by MACH Group (document reference: JFU-MAC-ZZ-XX-RP-Y-1001_Noise Impact Assessment_P04) and as shown on the amended site plan entitled JFU_PDA_ZZ-00-DR_A_90100-Proposed Site Plan (including the additional new proposed barrier at the Bus Location shown in Figure 1.1 of the technical note JFU-MAC-ZZ-XX-RP-Y-1007_Acoustic Response to Pre-Committee Comments). The acoustic barriers and bunds shall have a minimum mass density of at least 12kg/m² mass per unit area and be a solid construction, with no gaps between the floor and the acoustic screen, must be non-permeable, rot-proof and have no gaps within the acoustic barrier itself. Prior to construction of the barriers/bunds, the design details shall be submitted to the Local Planning Authority for prior approval and shall be agreed in writing. The details shall include a location plan showing the position of the barriers, construction details and details confirming that the barrier/bunding has a minimum mass density of at least 12kg/m². The design shall be implemented as agreed and the barrier shall be maintained in good condition and be retained in perpetuity. Should any part of the barrier become seriously damaged such that the effectiveness of its attenuation is reduced, it shall be repaired in good time with like-for-like materials, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of protecting the amenity of neighbouring uses.

11

87

P/23/92/FUL

A Panel DC Committee Site Visit was undertaken on Wednesday 18 October 2023. As well as members of the panel (Chair, Cllr. Richard Granville, Vice-Chair, Cllr. Simon Griffiths and Third Member Cllr. Tony Berrow) and Officers, a Ward Member (who is also on DC Committee), Cllr. Jonathan Pratt, and the agent acting on behalf of the applicant attended the site visit.

12

97

P/23/536/FUL

The applicant has submitted a statement in support of the scheme/application which is attached at **Appendix 3**.

JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
19 OCTOBER 2023

APPENDICES

17th October 2023

Re: P/22/455/RLX Response to Officer's report dated 13/10/23

I wish to respond to the comments in the latest Officer's report:

Quoting from the Officer's report:

Officer: since the last Committee meeting amended plans have been submitted

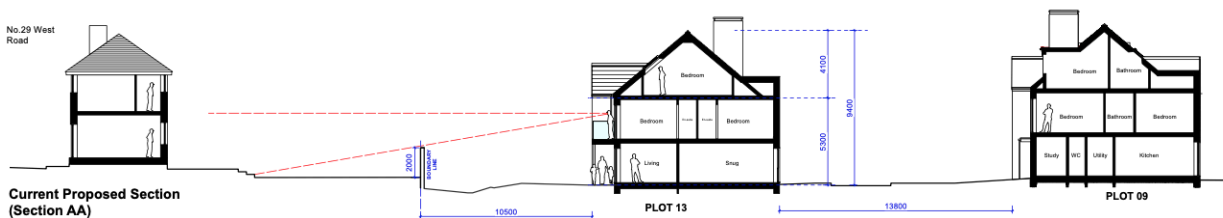
SM: However the applicant's amended drawings are inadequate, and contain errors, to name but two:

- the tree shown does not exist
- the sightline from the balcony to the boundary is not shown

This is ludicrous when this was the reason for the deferral in the first place!

Collectively, residents have commissioned professional drawings to show an accurate section from plot 13 to 29 West Road. The sightline directly looking into the garden is obvious, especially when you consider there is no tree on the boundary.

Residents section drawing from Draw Creative Design Ltd.



Officer: the set back of plots is compliant with our SPG even if there were no trees on the boundary between proposed and existing properties;

SM: This is untrue.

The objection is the overlooking OF gardens, so the only relevant distance is NOT window to window, but window to boundary.

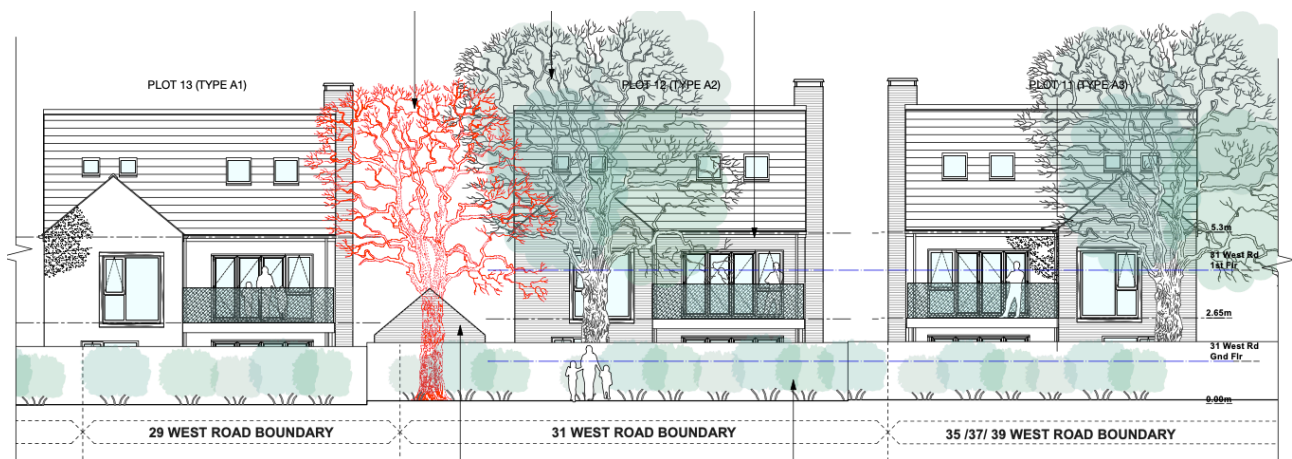
The SPG02 planning guideline requires:

- 10.5m for a first floor window to a boundary
- 12m for a first floor living space, which is what a balcony is

It is now compliant with SPG for a window, (which it fell far short of before) and as such is welcomed by West Road, but it is still not adequate for a balcony/living space which is 12m.

The officer's report ignores the 12m requirement entirely.

The rear elevations in the professional drawings commissioned by the residents illustrates just how ineffective tree screening and the effect of a 2m fence/hedge would be :-



Residents rear elevations drawing from Draw Creative Design Ltd showing plots 13 to 11 from left to right (the left hand tree on the left is scheduled to be felled).

This is the view looking from West Road gardens towards Plots 13 12 & 11. The balconies sit well above any boundary fences and hedges, mostly in open space, and its clear to see that the 2 remaining trees on this boundary make no difference at all.

The overlooking and overbearing nature of Plots 13 12 & 11, particularly with respect to the balconies, and particularly in this part of the site, is undeniable.

Officer: the overall number of units on this part of the site has not increased beyond what was allowed by the Inspector in 2017 so there is no overdevelopment;

SM: The scheme approved by the inspector was not compliant with SPG from the outset (some of the houses were only 7m from the boundary) but it was allowed citing "screening from trees" as a mitigating factor.

The approved scheme was not compatible with the approved tree reports at the time, and 23 out of 40 trees have subsequently been cut down to make way for the scheme as approved. It is clear then that the site was already overdeveloped even before the application to increase the bedrooms by 50%.



Image - Tree removal in Phase 3 since appeal decision 2017

Officer: the rooflights will not allow overlooking into surrounding gardens (unless, as pointed out by one objector, the future occupier is on a ladder or platform);

SM: This statement is contradictory as the remark in parenthesis admits that overlooking would be allowed.

Officer: the sections show that the dwellings will not be bigger than the previously approved dwellings;

SM: This is not true. The height of the plot 13 building in the 'Previously approved' version is shown as the same height as the Currently Proposed version at 9.4m. But in fact the previously approved version is 50cm shorter than the proposed version (compare drawings AR-60001 Rev P02 9/3/2017 and AL(00)06 Rev A April 2021).

Officer: the Building Conservation Officer approves of the revised scheme and Officers consider it to be an improvement on the original approval

SM: the conservation officer has not addressed the overbearing of the Listed Building at all, and the increase in dominance of 3 vs 2 habitable storeys. The impact of 5 roof windows in each house seems to have not been considered at all. If any sightline were more appropriate for the applicant to visualise for this committee it would have been the one into the Listed Building garden.

Officer: the relatively slender balconies are in line with the closest 1st floor window to the boundaries

SM: The report describes the balcony as relatively slender which is a subjective description, in any case it is certainly large enough (1.4m from the submitted section) for a bistro table and chairs, and prolonged overlooking gardens is inevitable.

Officer: parking complies with the Council's guidance and visitor parking is provided in excess of the requirements;

and

Officer: the garages will be used for the parking of private vehicles and one or both of the loft bedrooms could be used for storage;

SM: The officer cannot stipulate what a private owner does with his own garage, nor can he say whether the bedrooms would be used for storage. A condition could be imposed to prevent the garage being converted into living accommodation but that has no bearing on whether a car is physically parked there or not. Indeed, in a 6 bed house with no loft space available, it would seem far more likely that the garage would NOT be used for parking. It would be ridiculous for a homeowner to be carting garden furniture, bicycles, and the lawnmower up three floors to store them in the bedroom!

Officer: the originally approved houses had chimneys and fireplaces;

SM: It is not clear that the Inspector approved usable chimneys. In her decision document she refers to approving plans submitted on 9/3/2017 which do not have chimneys. Plans submitted on 29/7/2017 do have chimneys, but they were labelled "false chimneys". The decision document makes no reference to chimneys.

Officer: the scheme is in keeping with the LDP and its policies

SM: This is not true. There are 12 violations of policy and guidelines. I wrote a detailed objection letter dated 6th October setting these out, and listing the policies violated at the end. I had assumed DCC councillors would be given all objection letters in full in the interests of a balanced and fair consideration but despite asking for confirmation of this on numerous occasions I have not received a response to my question. Therefore, I have attached my letter below for inclusion in the amendment sheets.

Sarah Morse
31 West Road

Enc. 6th October objection letter (5 pages)

6th October 2023

**Re: Objection to P/22/455/RLX, and the revised plans provided on 22/09/23
from Sarah Morse 31 West Road, CF31 4HD**

The DCC meeting of 7/9/23 deferred a decision on this application and requested further information on sightlines, and the number of storeys in the proposed house designs. The document submitted on 22/9/23 "*AL(90)05 Comparison Sections.pdf*" contains fundamental errors and omissions. It is a misleading representation of the reality and does not answer what the DCC councillors asked for.

In addition, during the DCC meeting there were various incorrect, irrelevant and speculative answers given. At times, the Officers' answers seemed against the spirit of balanced debate and were frustrating to witness, particularly with no opportunity for residents to respond. Following the meeting Alistair Nelson submitted a document to the DCC Chair "*Critique of LPA Officers Report and input to DCC.pdf*" listing residents' concerns about the proceedings. I agree with all of Mr Nelson's points in that document.

At the DCC meeting, the Group Manager for Planning reminded councillors that any refusal of this application must be based on material planning matters. This document focuses on the material planning matters which I believe would warrant a refusal of this application.

Contrary to the Planning Officers' opinions, I believe there are several violations of planning policy and recommendations that warrant a refusal, namely SP2, SP5 and ENV7 of the Local Development Plan, Supplementary Planning Guidance SPG02 Householder Development and SPG17 Parking Standards.

Errors and Omissions in Applicant's Drawing "AL(90)05 Comparison Sections.pdf "

- 1) The drawing shows a large fir tree between plot 13 and 29 West Road, which does not exist.
- 2) The sightline from an observer on the balcony is not shown, which is bewildering when this was the basis of the objection from West Road, and specifically why the DCC voted to defer the application, requesting that further information on sightlines be provided.
- 3) The only sightline that is shown is of an observer looking up through a roof light, ignoring the fact the rooflight will be openable, and an observer could stand on a platform or small step-ladder and look down in to the West Road gardens.
- 4) The drawing notes the length of the West Road gardens but this is completely irrelevant. The objection is regarding loss of privacy due to overlooking OF GARDENS, so the relevant dimension is the distance from balcony to boundary, not from window to window.
- 5) Since the balcony would be a living space, with extended day-time occupancy, the distance from it to the boundary of the West Road gardens should be greater than 12m. The applicants drawings do not refer to the required 12m distance at all, but erroneously refer to 10.5m distance which is the requirement for a window.
- 6) The dimension shown from the balcony of plot 12 to the boundary is 11.7m but it is actually 11.3m.
- 7) The drawing shows West Road gardens as "ground level assumed" and the West Road houses as "height assumed" The West Road houses are 8m high and the new houses are 9.4m high. The West Road gardens are only 40cm higher than the new houses, almost imperceptible. The roof ridge of the new plots will be level with the West Road houses, not subservient as implied.

New Drawings

Collectively, residents have commissioned a professional draftsman to provide an accurate depiction of sightlines, and illustrate our objections on the basis of overlooking and lack of privacy.

I attach the following drawings:

1. Site Plan and Block Plan showing separation distances
2. Section showing overlooking from balconies
3. Rear Elevation showing overlooking, and lack of any screening from trees

Overlooking and Loss of Privacy (violates SPG02 4.6.1, 4.6.2 and 4.6.3)

**See attached drawings "Site Plan" "Block Plan" and "Proposed Section"*

The applicants drawings show dimensions for the gardens of West Road but these are irrelevant.

The objection is overlooking of the garden itself, and so the only relevant dimension is the distance from a window, or in this case a balcony, to the boundary and not to the building it faces.

- Windows of habitable rooms on the first floor should be 10.5m from any boundary
- Living rooms (which would include balconies) on the first floor should be 12m from any boundary

In the DCC meeting on 7/9/23 the Planning Officer remarked that the houses were "in the same positions as allowed at appeal". What he failed to address however is that when approval for the development was given in 2017, the scheme did not meet the planning guidelines for separation distances even then, so how can any further development be justified now?

In the applicant's revised plans plots 11 12 & 13 have been moved further away from the boundary with West Road, which means that these plots now meet the guidelines for first floor windows. However, plots 12 & 13, and 9 & 10 still do not meet the minimum separation distance - 12 metres from the boundary - to make the addition of a balcony acceptable. Overlooking of gardens and lack of privacy remains a problem, and the balcony should not be allowed.

Furthermore, the movement of plots 12 & 13 compromises plots 9 & 10, which now fail to meet the planning guidelines on two counts; not only are they too close to the boundary with the listed building to meet the guidelines for balconies, but they are too close to plots 12 & 13 as well.

- Plot 13 balcony is 10.5m from the boundary, it should be >12m
- Plot 12 balcony is 11.3m from the boundary, it should be >12m
- Plot 9 balcony is 10.3 from the boundary, it should be >12m
- Plot 10 balcony is 11.85m from the boundary, it should be >12m
- Plot 9 windows are 13.8m from plot 13, they should be >21m
- Plot 10 windows are 12.3m from plot 1, they should be >21m

Plot 11 meets the guidelines by 30cm, however this entire house will be in full view of users of the highway of West Road. A balcony here would be totally overbearing and inappropriate in the street scene. The LPA has previously refused a balcony at 2 Coed Parc Court for this reason.

With such tight margins, it is evident the site is too tightly developed and already violates planning policy and guidelines. This application only exacerbates that.

No Screening (violates SPG02 4.6.5)

**See attached drawing "Rear Elevation"*

Much reference has been made to screening from trees, which is incorrect. Not only was the layout approved in 2017 incompatible with guidelines on separation distances, it was completely incompatible with the tree reports that were approved alongside it.

When the scheme was approved, in 2017, 40 trees were to remain in Phase 3. Since then, there have been 3 iterations of the tree reports and 23 of those trees have been removed. From 25 West Road all the way around to Walters Road there are only 3 remaining trees. See image below.



Image - Tree removal in Phase 3 since 2017

Trees 1 and 2 are on the boundary between West Road and plots 11, 12 & 13, but as well as being deciduous trees, their canopies are approximately 5 metres from the ground. Perimeter fences or hedges would be around 2m high and the balcony floor is 2.7m from the ground, so the eye level of someone using the balcony would be above any hedge or fence and below the tree canopy. Neither the trees nor hedges provide any screening whatsoever.

Only plots 9-13 have balconies proposed, which makes no sense when these plots are in the location where there is the very least tree cover, where the houses are more densely situated, and where the gardens of the new houses directly face the gardens of existing houses, rather than being perpendicular or at any angle which is the case elsewhere on the site.

There has been no attempt to position or screen the balconies to minimise overlooking, and the impact of this to West Road gardens is stark in the elevation drawings provided.

Pollution (violates SP2(8), ENV7.1 and ENV7.3 and ENV7.7)

Now that only 17 out of 40 trees in Phase 3 remain, the addition of 45 new windows in what would otherwise be dark slate roofs will cause considerable light pollution. The topography of the site means that the new houses will dominate the existing dwellings, particularly the Listed Building, and the addition of 9 dormer windows and 36 velux windows will have an enormous impact. The Planning Officer described this as "insignificant" in his report which is absurd.

Previous applications have refused the addition of log burners after objections by residents and comments from consultees. If the real fires were removed on previous iterations after objections, what justification can there be for them being re-introduced?

The Planning Officer proposed to apply a condition if this application is approved to the effect that 'specifications of the type of fire installation shall be submitted to and approved by the LPA'.

Regardless of what was specified, no installation of 9 solid fuel burning stoves could be without any harmful emissions whatsoever, and as such it would violate the guideline and should not be allowed.

Overbearing and Detriment to Listed Building (violates SP5(1) and SP2(1) and SP2(2) and SP2(3))

The Conservation consultation Report for P/16/611/LIS referred to development outside the Listed Building, stating (Conservation consultation report 00514560.pdf pages 6-7, June 2017)

- *Development to be subservient in scale to the existing listed building and relatively small scale (mews/terrace)*
- *Development height of no greater than 2 storeys to limit visual impact and create Subsistence to the listed building*

This stipulation of subservience seems to have been abandoned entirely, but in their consultation response Conservation & Design do not address this abrupt change of stance. Nor do they make any remark now that some buildings are clad entirely in timber rather than render and brick, and timber windows and doors have been replaced with uPVC, an obvious violation of SP5(1) and SP2(2). Has Conservation even noticed?

There appears to be no consideration given to plots 9 and 10 and how they dominate the listed building. The listed building is 10.5m high and the proposal for the houses directly behind it (Plots 9 & 10) is for an overall height of 12.4m (two 9.4m buildings set 3m above the listed Building), which could not be described as subservient.

Moving plots 12 & 13 puts them much closer to plots 9 & 10. SPG 4.6.2 requires at least 21m between habitable windows, but these plots are now 12.3m and 13.8m from houses opposite, far short of the guideline. In addition there is now no front garden to speak of, plots 12 and 13 sit right on the pavement. In their consultation response Conservation and Design requested a condition that the front amenity space must remain as such, but now it has been removed entirely.

Although floor levels differ across the site, the dominance of the new houses is clear throughout. This overbearing nature, together with loss of trees, 45 additional windows, and proposed introduction of balconies, is not only detrimental to the Listed Building, and to existing houses, but would also be undesirable for potential owners of the new dwellings.

Parking (potential violation of SPG17 section 9a)

The Planning Officer's report presented at the last DCC said "*a condition will be added to ensure that the detached garages can only be used for the parking of vehicles*" but the LPA does not have any power to impose such a condition. In their consultation response Conservation & Design requested a condition could be imposed to prevent the garages being converted to living accommodation, but that would have no bearing on whether a property owner actually parked in the garage or not.

In a 6 bedroom property, where the loft space is converted to bedrooms, there would be no storage space available, so it would be inevitable the garage would be used for storage and not parking, the result being that only two parking spaces would be available in total per property, giving a total of 18 permanent and 3 visitor parking spaces for 54 bedrooms.

The Planning Officer confirmed that conversion to an Air BnB or HMO in future would require planning consent, but did not address Steven Bletsoe's remark in his submission to the DCC, that there was no power

for the LPA to prevent part of the house (for example the upper loft bedrooms independently) from being used as Air BnB accommodation and so this would remain perfectly possible.

The surrounding streets do not have the ability to cope with 2 additional bedrooms and parking chaos seems an inevitable result.

In summary, I believe the following Planning Policy and Guidelines are violated by this application:

- Overlooking and Loss of Privacy (violates SPG02 4.6.1, 4.6.2 and 4.6.3)
- No Screening (violates of SPG02 4.6.5)
- Pollution (violates SP2(8), ENV7.1 and ENV7.3 and ENV7.7)
- Overbearing and Detriment to Listed Building (violates SP5(1) and SP2(1) and SP2(2) and SP2(3))
- Parking (potential violation of SPG17 section 9a)

I understand permission has been given for me to speak at the next committee meeting on 19th October, I acknowledge that and confirm my intention to do so.

Sarah Morse
31 West Road, CF31 4HD

Annexed - Drawing Pack x 4 pages (Site Plan, Block Plan, Section, Rear Elevation)

***Referenced Strategic Policies and Guidance**

SP5(1) Development should conserve, preserve or enhance the built and historic environment....and will only be permitted where it can be demonstrated that they will not have a significant adverse impact upon the following heritage assets:

(1) Listed buildings and their environments

SP2(1) and (2) and (3) All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment..by

- 1) Complying with all relevant national policy and guidance where appropriate;
- 2) Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;
- 3) Being of an appropriate scale, size and prominence;

SP2(8) All development should contribute to creating high quality, sustainable places which enhance the community...by

(8) Avoiding or minimizing noise, air, soil, and water pollution

ENV7(1) and (3) and (7) Development proposals will only be permitted where it can be demonstrated that they would not cause a new or exacerbate an existing unacceptable risk of harm to health or local amenity due to:

(1) Air pollution

(3) Light pollution

(7) Any other identified risk to public health or safety

SPG17 section 9a

New Houses parking - 1 space per bedroom (maximum requirement 3 spaces)

SPG2 4.6.1, 4.6.2, 4.6.3 and 4.6.5

4.6.1 A sense of privacy within the house and a freedom from overlooking in at least a part of the garden are aspects of residential amenity.

4.6.2 BCBC believes the minimum distance between directly habitable room windows in adjacent properties should normally be 21 metres.

4.6.3 Two storey extensions to the rear of houses can affect privacy if first floor habitable room windows overlook the backs of adjacent properties. To reduce the loss of privacy it is recommended that the minimum distance from the new habitable room window to the boundary should be 10.5 metres, increasing to 12 meters if the window is to a first floor living room, because of the extended day-time occupancy of such a room.

4.6.5 If a balcony is proposed it should be located or screened to prevent or minimise overlooking.

Pencadlys Heddlu | Police Headquarters
 Heol y Bont-faen | Cowbridge Road
 Penybont | Bridgend
 CF31 3SU | CF31 3SU

Mewn argyfwng ffoniwch **999** | In an emergency dial **999**
 fel arall, ffoniwch **101** | Non-emergencies dial **101**
www.heddlu-de-cymru.police.uk | www.south-wales.police.uk

PROTECT – PERSONAL

18th October 2023

Dear Council Members,

The proposed tactics facility is of regional and national importance. To ensure that Firearms Officers are full trained to meet the needs of the National Police Firearms Training Curriculum a wide range of training will be carried out in three distinct environments, these being indoor; outdoor; and public space. The facility will be used primarily by South Wales Police, Dyfed Powys Police and Gwent Police, but will be available for use by other constabularies from across the UK as necessary. There are only 6 facilities of this nature across the UK and they are used to train all UK police officers in tactics and firearms for incidents that may arise. The facility is therefore of critical importance to national security.

The Joint Firing Unit (JFU) training department provides all the training for the 200 plus authorised firearms officers to ensure that they stay in compliance with their role profile which is set by the College of Policing and the National Police Firearms Training Curriculum. The officers are mandated to achieve all 151 units of the curriculum over a training year (March – April) which equates to 114 contact hours that include qualification shoots, developmental shooting, and tactical training.

The Armed Response Vehicle officers respond to threat to life calls across the region 24 hours a day, 365 days a year. When they are not engaged with threat to life calls the officers assist local policing as outlined below

- Briefed and tasked to assist in arresting priority suspects and offenders across the region. The JFU have its own intelligence unit that feeds from the three force areas to ensure that the JFU have the most up to date information and intelligence to be effective withing the communities.
- They are also often called to assist divisional officers with gaining entry to premises as the officers have advanced method of entry training and equipment. This is often used to assist vulnerable persons who have fallen ill within locked premises and to arrest outstanding offenders.
- Medical calls – JFU officers have enhanced first aid skills, kit & equipment. This is used almost daily and has resulted in lives being saved by officers. The JFU are often called upon to use these skills, not just in firearms incidents.
- The JFU have strong relationships within various communities across the region and will often attend events to highlight the work of the department and to promote community cohesion.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

south-wales.police.uk    [swpolice](https://www.facebook.com/swpolice) [HeddluDeCymru](https://www.facebook.com/HeddluDeCymru)

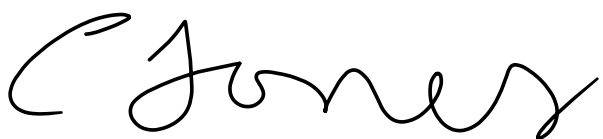


The current facility in Waterton is not fit for purpose and restricts the provision of training to officers within force, resulting in officers having to travel to neighbouring force areas to carry out essential training. This is often problematic due to lack of availability in other facilities and reduces the number of officers available to respond to incidents and to provide resilience.

Without the development of the new facility South Wales Police, Dyfed Powys and Gwent Police would be unable to provide sufficient numbers of compliant officers to respond to major incidents, provide mutual aid to other UK forces and keep South Wales Safe.

External Training facilities will be used infrequently, up to a maximum 100 days in a year. Live ammunition will not be used in the external facilities; only blanks will be fired in this location. External facilities comprise of the bus, train and road network, which have been designed to replicate real life situations, to allow officers to train for specific scenarios in a safe and controlled environment. The sole purpose of tactical training is to defuse situations, preventing the need for firearms to be used. Indeed, between 2021 & 2022 a total of 5 minutes of firearms discharged occurred within the year. This equates to 1.2 seconds of weapons discharge per day, with this being across all facilities, including internal and external tactical areas. The AK47 will be used significantly less frequently than any other firearm and ammunition type which are much quieter.

The project design team in consultation with South Wales Police have worked closely with Bridgend County Borough Councils planning department and key consultees and stakeholders since January 2022. The application is being presented to the planning committee with an officer's recommendation for approval and no objections raised by technical consultees. The application boundary crosses both Bridgend and RCT administrative boundaries and is due to be presented to RCT planning committee on the 9th November, also with an officer's recommendation for approval. The scheduled planning committees align with the projects critical path insofar that following a positive recommendation, the project will be presented to the Polices Platinum Board in mid-November for approval ahead of the imminent purdah period in January (Police and Crime Commissioner elections in May 2024). It is therefore respectfully requested that planning committee approved the application in line with the officer's recommendation to allow the project to hit the necessary milestones before the new year; allowing the project to progress promptly upon granting of planning permission.

A handwritten signature in black ink, appearing to read 'Clare Jones', written in a cursive style.

Clare Jones
Head of Estates

D2 Propco Co Ltd

P/23/536/FUL – 50 COITY RD, BRIDGEND, CF31 1LR

This property has been identified to use as temporary accommodation for single adults within the Bridgend Borough.

D2 already operates in 10 councils across the South Wales Area looking after 58 temporary accommodation units.

D2 looks after a total of 124 adults across 5 different local authorities as well as a further 120 young adults across 5 Local authorities.

D2 wants these people to feel part of the community and for those in the neighbourhood to treat them as such, to be their neighbours and feel like they belong while always being able to contact the house manager with any concerns.

The management structure is set out such that the property and tenants are visited daily (Mon-Fri) by the dedicated house manager to check on their welfare and the condition of the property. Any issues are reported to the housing team and any maintenance issues are reported to our dedicated maintenance team. There will be CCTV cameras covering all communal parts of the property, each morning these cameras are checked, and a full report is sent to the housing team.

We work very closely with the council and report back the activities of the tenants to the council.

We have fully trained house managers who keep in contact with tenants even if they are not seen on the house visit.

D2 keeps the houses to a high standard with a full-time maintenance manager and weekly collection of refuse collection. We also employ cleaning contractors to visit on a regular basis to assist in keeping the property clean.

D2 operates a strict house rules structure which is explained to each tenant on moving in. If tenants do not adhere to the house rules the information is reported back to the council to act on.

We have a very good working relations with all the local authorities we deal with and are in daily contact about all houses and tenants each day.

Tenants that are placed are not on Occupation Contracts but licences and therefore if breaches of rules occur then these issues are dealt with, and placements can be ended, and tenants can be moved on.

The Bridgend Housing Team decides who is placed following discussion on client profile.

If issues / ASB occur, then issues will be addressed directly.

D2 operates a 24/7 on-call system for both tenants and neighbours and this number will be made available.

The level of accommodation that D2 provides for temporary accommodation is done to a very high standard with the ethos of giving people good accommodation to live in they will treat it well.

I hope this gives a brief understanding of our service and what type of company we are.