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Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

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**Gwasanaethau Gweithredol a Phartneriaethol /
Operational and Partnership Services**

Deialu uniongyrchol / Direct line /: 01656 643148 /
643147

Gofynnwch am / Ask for: Mr Mark Anthony Galvin

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Friday, 20 April 2018

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in the Council Chamber - Civic Offices Angel Street Bridgend CF31 4WB on **Thursday, 26 April 2018 at 10:00.**

AGENDA

6. Amendment Sheet 3 - 4
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

Yours faithfully

P A Jolley

Corporate Director Operational and Partnership Services

Councillors:

TH Beedle
JPD Blundell
NA Burnett
RJ Collins
SK Dendy
MJ Kearn

Councillors

DRW Lewis
JE Lewis
RMI Shaw
JC Spanswick
RME Stirman
G Thomas

Councillors

T Thomas
JH Tildesley MBE
MC Voisey
KJ Watts
CA Webster
AJ Williams

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DEVELOPMENT CONTROL COMMITTEE on 26 APRIL 2018

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>APPLICATION NO.</u>
8	13	P/17/1073/FUL

A full Development Control Committee site visit was undertaken on Wednesday 25th April, 2018. The Local Ward Members (Cllr. A. Hussein), a Newcastle Higher Community Councillor, local residents who have lodged a request to speak at committee and the agent acting on behalf of the developer (Geraint John Planning Ltd.) attended the site visit.

In addition, the LPA has received additional representations from five local residents, Newcastle Higher Community Council (endorsing comments/objections from residents and requesting that their comments are heeded) and Bridgend Ramblers (regarding the steps on the footpath).

A petition has also been submitted by Cllr. Hussain on behalf of local residents with the heading "Please help to protect Penyfai."

Most of the comments reiterate earlier concerns/objections although new points include the suggestion that the site is of historic value connected to Smyrna Baptist Chapel; the development is not in line with LDP policies, no public consultation on Section 106 contributions, contaminated land; the lack of adequate re-consultation and time to submit representations; the proposed steps on the diverted footpath; late updates on the website; indecent haste towards a decision; incomplete geological report; none of the original comments have been addressed; measurements/distances/levels not accurate with particular reference to the construction and levels of the proposed access road to the south of the site; mudslides caused by the removal of vegetation and heavy rain.

The application has been deferred following the full Committee Site Visit to allow the developer to provide additional information and clarity regarding the levels and distances between the application site (access road) and existing properties, together with another consultation exercise.

RECOMMENDATION

That the application be DEFERRED.

9	35	P/17/910/FUL
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The following condition (10) should be added to the recommendation:-

10. The parking area hereby approved shall be implemented in permanent materials before the development is brought into beneficial use and retained for parking purposes thereafter in perpetuity.

Reason: In the interests of highway and pedestrian safety.

10	47	P/17/816/FUL
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The last sentence of the penultimate paragraph on page 52 of the report should read: "The materials are designed to be in keeping with the established character and appearance of the garden centre complex."

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES
25 APRIL 2018**