

# Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr Bridgend County Borough Council

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



*Rydym yn croesawu gohebiaeth yn Gymraeg.  
Rhowch wybod i ni os mai Cymraeg yw eich  
dewis iaith.*

*We welcome correspondence in Welsh. Please  
let us know if your language choice is Welsh.*



Annwyl Cyngorydd,

## **PWYLLGOR DATBLYGIAD A RHEOLI**

Cynhelir Cyfarfod Pwyllgor Datblygiad a Rheoli yn Siambr y Cyngor - Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr CF31 4WB ar **Dydd Iau, 26 Ebrill 2018 am 10:00.**

## **AGENDA**

6. Taflen Gwelliant 3 - 4  
Bod y Cadeirydd yn derbyn taflen gwelliant pwyllgor rheoli datblygu fel eitem frys yn unol â rhan 4 (paragraff 4) Rheolau Gweithdrefn y Cyngor, er mwyn caniatáu i'r Pwyllgor ystyried addasiadau angenrheidiol i adroddiad y Pwyllgor, felly ynghylch hwyr yn ystyried sylwadau a diwygiadau sy'n ei gwneud yn ofynnol i gael eu lletya.

Yn ddiffuant

**P A Jolley**

Cyfarwyddwr Gwasanaethau Gweithredol a Phartneriaethol

### **Dosbarthiad:**

#### Cynghowrwr

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

#### Cynghorwyr

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

#### Cynghorwyr

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

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Gwefan/Website: [www.bridgend.gov.uk](http://www.bridgend.gov.uk)

Cyfnwidi testun: Rhowch 18001 o flaen unrhyw un o'n rhifau ffon ar gyfer y gwasanaeth trosglwyddo testun

Text relay: Put 18001 before any of our phone numbers for the text relay service

Rydym yn croesawu gohebiaeth yn y Gymraeg. Rhowch wybod i ni os yw eich dewis iaith yw'r Gymraeg

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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.**

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

A full Development Control Committee site visit was undertaken on Wednesday 25<sup>th</sup> 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.**

<b>9</b>	<b>35</b>	<b>P/17/910/FUL</b>
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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.

<b>10</b>	<b>47</b>	<b>P/17/816/FUL</b>
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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**