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Date / Dyddiad: 20 June 2014

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Your Ref / Eich cyf:

Dear Councillor.

## **DEVELOPMENT CONTROL COMMITTEE**

A meetingof the Development Control Committee will be held in Council Chamber, Civic Offices, Angel Street, Bridgend on Thursday, 26 June 2014 at 2.00 pm.

#### **AGENDA**

6. Amendment Sheet 3 - 6

That the Chairperson accepts the Development Control Committee amendment sheet as a late 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 sincerely

P A Jolley

Assistant Chief Executive Legal and Regulatory Services

#### **Distribution:**

## Councillors:

**GW Davies MBE** 

**PA Davies** 

**RM James** 

**B** Jones

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**DRW** Lewis

DG Owen

**CE Rees** 

CE Smith

JC Spanswick

**G** Thomas

M Thomas

JH Tildesley MBE

C Westwood

HM Williams (Chairperson)



R Williams M Winter RE Young

# Agenda Item 6

# **DEVELOPMENT CONTROL COMMITTEE**

26 JUNE 2014

**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.

ITEM NO. PAGE NO. APP. NO.

2 8 P/14/159/FUL

A full Committee Site Visit was held on Wednesday 25 June 2014. The Local Member, objectors and a representative of the applicant were present.

The following has been received from Mr Keepins of The Holdings, Moor Lane:-

"I wish to have the following added to my original objection to the scheme having read the submitted noise assessment in relation to the planning application.

The applicant states that they have no control over when the national grid can call for use of a power station.

But, consider it too onerous to undertake the noise assessment according to BS 4142 as they go on to say that it is unlikely the power station will be called to generate power at night. If this is the case, then if you are minded to grant permission then it may be justified for you to place a condition to limit use to the daytime.

However, the reality is they will have no control over when the power station is in use.

There is mitigation for exhaust but no mitigation measures for the cooling fans 65dba

Our property The Holdings is 60-80m closer than Cae Canol. But has not been considered in the assessment.

The assessment completely dismisses the campers and the effect of the noise pollution on the amenity of campers and the potential to reduce income generation of Brodawel. The campers bring in money to area which is essential to ensure local business to survive. The power station proposal is a new business offering nothing to the community other than disruption, noise/air pollution, harm to wildlife and an incongruous intrusion into the countryside.

It would a shame to introduce a new industrial enterprise into the country which could possibly result in the demise of a tourist attraction which seeks to provide access to all to enjoy what the countryside has to offer."

It is recommended that a further condition be added at the request of the Public Protection Section.

12. The recommendations contained in the Risk Assessment report dated 5<sup>th</sup> March 2014,' project no: 321639-R07(01) Preliminary Risk Assessment- Porthcawl', shall be carried out in full. Should any further surveys indicate additional remedial measures, these shall be carried out in full.

Reason: In the interests of pollution prevention

#### 4 27 P/14/310/FUL

The applicant's agent clarified in writing on 19 June 2014 that the proposed development will not overhang any neighbouring properties.

The final sentence of the Appraisal Section (Page 30) should be removed.

#### 5 32 P/13/166/OUT

A Full Committee Site Visit was held on Wednesday 25 June 2014. The Local Member and the applicant were in attendance.

# **CONSULTATION RESPONSES**

Land Drainage requested that a condition and notes be attached to any permission granted.

## Recommendation

The following condition be added:-

No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site showing how foul drainage, road and roof/yard water will be dealt with, including future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to beneficial use.

### Notes

No surface water is allowed to discharge to the public highway

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

#### 6 39 P/13/808/OUT

A Full Committee Site Visit was held on Wednesday 25 June 2014. A representative of Maesteg Town Council was present.

Cllr. Ross Thomas submitted the following comments:

"I support the development of this site *in principle* in the knowledge that it is a key, strategic location for the regeneration of Maesteg and the wider Llynfi Valley. Once the home of two major multi-national operations with a combined workforce in excess of 1,000 people (much of it locally-based), this site has been the subject of much local discussion and debate over the past few years.

I recognise the decline in industry - locally, regionally and on a national level - and a move by national government towards supporting the 'service sector' which, in the main, bases itself in areas where existing infrastructure is well-developed and in close proximity to major travel networks (rail, road etc.) To this end, I am aware that we would struggle to attract any sort of development that would bring with it mass employment potential on a scale previously enjoyed at this site. Nonetheless, I am keen to ensure that the developments that do take place realise as much employment potential as is possible.

My primary concern is in the development of smaller units at this site. On balance, I believe it would be far more beneficial to create a small number of bigger units rather than a large number of small units. The occupancy rate of similar such (small) units in the Llynfi Valley is already low. The site lends itself ideally to attracting a few larger stores which could not be accommodated in Maesteg town centre i.e. DIY and general homeware stores. My fear is in the 'pull' factor to this site to the detriment of the town centre, including but not restricted to the new Market Square. There will need to be a concerted effort to avoid this at all costs and ensure that this site and the town centre are **equally attractive** in what they offer for potential visitors and footfall, and that both link well with each other, more particularly when attracting footfall from outside of the valley."

In response to the comments received from Cllr. Thomas, refer to the 'Appraisal' section of the report (sub-headings 'General Retailing' and 'Bulky Goods').

The following amendment to Heads of Terms (v) is recommended:

Ensure that the land identified as Employment Land on Plan Number G2795(05)010: Masterplan (received 9 June 2014) is re-profiled, surfaced and fully serviced, including a highway access of appropriate size and standard, in accordance with a scheme and method statement to be submitted and approved in writing by the Council, no later than the construction of the 50<sup>th</sup> residential unit built on the site.

# 7 75 P/13/938/FUL

A Full Committee Site Visit was held on Wednesday 25 June 2014. The Local Member and the applicant were in attendance.

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<u>Facilitator</u>	<u>Subject</u>	<u>Date</u>	<u>Time</u>
Craig Flower	"Life of a Planning Application"	21 <sup>st</sup> August	12.45

MARK SHEPHARD CORPORATE DIRECTOR – COMMUNITIES 26 JUNE 2014