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



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

Legal and Regulatory Services /  
**Gwasanaethau Cyfreithiol a Rheoleiddiol**  
Direct line / Deialu uniongyrchol:  
Ask for / Gofynnwch am: Andrew Rees

Our ref / Ein cyf:  
Your ref / Eich cyf:

**Date / Dyddiad:** Date Not Specified

Dear Councillor,

**DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held in Council Chamber, Civic Offices Angel Street Bridgend CF31 4WB on **Thursday, 16 October 2014 at 2.00 pm.**

**AGENDA**

6. Amendment Sheet 3 - 8  
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 faithfully

**P A Jolley**

Assistant Chief Executive Legal and Regulatory Services

**Distribution:**

Councillors:

PA Davies  
GW Davies MBE  
B Jones  
RC Jones  
DRW Lewis  
DG Owen

Councillors

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RM James

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## **DEVELOPMENT CONTROL COMMITTEE**

**16 OCTOBER 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.**

<b>ITEM NO.</b>	<b>PAGE NO.</b>	<b>APP. NO.</b>
<b>1</b>	<b>11</b>	<b>P/14/118/FUL</b>

### **Recommendation**

The following condition be attached:-

7. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, C, D and E of Part 1 to Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To preserve the countryside character of the area and in the interests of visual and residential amenities.

<b>3</b>	<b>28</b>	<b>P/14/337/FUL</b>
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A Full Committee site visit took place on Wednesday 15<sup>th</sup> October 2014. The applicant, objector and local member were in attendance.

### **Consultation Responses**

The Conservation and Design Team have no objection to the proposal

### **Representations Received**

Additional objections were received from the following:-

Dr G A & Dr M Pritchard - Caegarw, Court Colman  
AC Williams - The Cottage , Lluest Fawr Farm, Court Colman  
N & J Gambarini - Sevenoaks, Court Colman Road (requested to speak at the committee meeting)  
AD Harris - 17 Rogers Lane, Laleston  
A Gash - Pantrosia Fach, Court Colman  
G P & M A Bassett - 2 Tyddyn Gwaun, Laleston  
K Jenkins - 58 Westward Place, Llangewydd Court, bridgend  
C Hunt - 1 Tyn Twyn, Court Colman  
S & R Prior - 8 Rogers Lane, Laleston  
A & N - 26 St Georges Avenue, Bridgend

S Lewis - Lluest Fawr Fach, Court Colman  
H Srenner - Cefn Cribwr  
A Jenkins & C Bowen - Ballarat House, Court Colman  
A & E Deans - 11 Rogers lane, Laleston

R Pritchard of 61 Chantal Avenue Objects to the proposal rather than supports the proposal.

A petition of 75 names and addresses was received on 13 & 14 October 2014.

In the main the reasons for objection were same as those previously raised, however the following additional reasons were provided:-

- Mr Gash advised that he objects to the solar panels directly to the front of his property
- Impact of the Educational visits on highways
- The visual impact report is being ignored
- Concern in relation to the reasons for support of the proposal by residents of the county borough
- Concerns in relation to the leaflet sent by Suncredit UK to the members of the planning committee and the information within this leaflet being misleading.

The following letter was received from Carwyn Jones AM :-

*'During the last year I've held a number of meetings with constituents since the initial proposal for the solar park was made known by Sun Credit. The most recent of which was earlier this week where a number of concerns were made known to me. This is what my constituents have said and which I would ask is made known to members of the Development Committee when it meets tomorrow:*

1. *The land which is subject to this application was not included in SLA7 and subsequent enquiries have not indicated the reasons for this;*
2. *The current application does not meet with the LDP and I refer to previous correspondence which I have received from the planning department of 10<sup>th</sup> October 2013;*
3. *My constituents fears of local flooding in the lanes near to the development have not been allayed should the application be granted;*
4. *Similar planning applications in the locality have not been granted because the lanes surrounding the area are not suitable for large lorries;*
5. *A consultant was engaged by the local authority to carry out a visual impact survey which made some critical remarks; yet the bulk of the report appears to be ignored;*
6. *Concerns have been raised regarding the numbers of objectors who have contacted the local authority. My constituents say the figure is in-correct and some names have been left off the objection list without explanation. In July there were 100 objections but now 82;*
7. *The local residents who live closest to the proposed development are adamantly against permission being granted and feel their views are being ignored.*

*I know that several members of the local community have already asked to speak at the committee when it meets tomorrow afternoon where they will be able to place their views on record'*

Councillor Lewis sent a copy of accident statistics on Rogers Lane, provided by South Wales Police, to the Highways Officer.

K Brady provided a list of people who, he understood, had submitted objections but were not included in the Committee report. The case officer has checked the objections received and these objections had not been received by the Local Planning Authority, however objections from Mr & Mrs Ellis of 26 St Georges Avenue were received on 13 October 2014, after the report had been published.

### **Comments on Representations Received**

The impact on the residents and highway safety is addressed in the Committee report.

The main reason given for support of the proposal, from local residents, was for renewable energy creation.

The visual impact report received from White Consultants has been considered.

The leaflet provided by the applicant to the members of the planning committee is not a planning matter.

### **Appraisal**

The applicant has indicated that the details of the community benefits listed in the report, which were taken from the submitted planning statement, are factually incorrect. The applicant provides the following information in regard to the community benefits:-

- ' 1. Over the initial 15 years of the solar farms lifespan, over £500,000 will be made available for educational, environmental and community based projects.
2. These will include an environmental management plan and an outdoor educational area, dog walking path, insect hotel and beehives that can be utilised by local schools for visits.
3. In addition, out of the £500,000 the following will also be made available:
  - a. Annual donations of £5,000 per community will be made to the Pen Y Fai, Laleston and Wildmill communities for 15 years to support local community projects.
  - b. For immediate neighbours of the project £4,000 worth of Solar PV or energy saving measures.
  - c. Free Solar PV or other forms of micro-renewables and energy efficiency measures will be provided for local community buildings.
4. It is proposed that the funds would be accessed through Bridgend County Borough Council and match funding would be sought.
5. Suncredit will consult with local Councillors and residents to decide the best way to deploy the community funds.'

## **Recommendation**

Condition 10 to be replaced with the following:-

Prior to any development commencing on site a scheme for landscaping to the northern boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of instant hedges, trees, planting schedule and maintenance plans. The landscaping directly to the south of Pantrosia Fach shall be planted as agreed and prior to the solar panels being erected in the north eastern field. The landscaping as agreed shall be maintained for the duration of the operation of the solar installation.

Reason: In the interests of visual amenities

## **Notes**

- j) The developer is advised that the landscaping scheme required under condition 10 should include mature trees planted within close proximity to each other along the northern boundary.

**MARK SHEPHARD  
CORPORATE DIRECTOR – COMMUNITIES  
16 OCTOBER 2014**

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