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**Bridgend County Borough Council**  
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Legal and Regulatory Services /  
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Direct line / Deialu uniongyrchol:  
Ask for / Gofynnwch am: Mark Galvin

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, 5 March 2015 at 2.00 pm.**

**AGENDA**

6. Amendment Sheet 3 - 6  
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**

Assistant Chief Executive Legal and Regulatory Services

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## **DEVELOPMENT CONTROL COMMITTEE**

**5 MARCH 2015**

**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>8a</b>	<b>15</b>	<b>P/14/166/FUL</b>

A full site visit by the Development Control Committee took place on Wednesday 4 March 2015. The two local Members, the agent and two objectors were also present.

Following the site meeting, it was considered appropriate to amend condition 3 to state:

Notwithstanding the requirements of condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme. The scheme shall include:-

- i) Proposals for all hard and soft surface treatment;
- ii) Details of all existing trees and hedgerows on land;
- iii) Details of any trees and hedgerows to be retained and any works to be undertaken;
- iv) Measures for all retained trees and hedgerows to be protected during the course of the development;
- v) A schedule of landscape maintenance for a minimum period of 3 years, including details of the arrangements for its implementation.

The agreed landscaping works shall be carried out in accordance with a timetable to be agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, to promote nature conservation and in the interests of residential amenity.

Condition 4 should be amended to read:-

4. Notwithstanding the requirements of condition 1, no tree shall be felled, and no hedgerow shall be removed, along the north-western, north-eastern and south eastern boundaries of the site unless the prior written agreement of the Local Planning Authority has been obtained.

<b>8b</b>	<b>29</b>	<b>P/14/194/FUL</b>
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Further observations have been received from Rose Cottage, summarised as follows:-

1. Loss of part of the paddocks;
2. Stability of the land;
3. Damage to fence to be rectified;
4. Loss of privacy – high boundary fence required;
5. Loss of security.

Whilst most of the above have been addressed previously it is considered reasonable to require a fence to be erected on the western and northern boundaries of the access track.

Add condition 10:-

10. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected along the western and northern boundaries of the access track and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason : To ensure that the general amenities and privacy of the area are protected.

Condition 3 should be amended to read:-

3. Use of the pitches shall be in accordance with the submitted Management Method Statement dated 4 December 2014.

Condition 4 should be amended to read:-

4. No development shall take place until a scheme for the provision of temporary traffic and pedestrian management along the A4061 Blackmill Road during the construction of the access track has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented for the duration of the access track construction works.

Page 35 - Condition 6 - Remove the word "how" on the 2<sup>nd</sup> line.

**8c**

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**P/14/645/OUT**

A full site visit by the Development Control Committee took place on Wednesday 4 March 2015. The applicant and agent were also present.

The occupier of Ye Old Wine House has withdrawn their objection to the proposal (email received 2 March 2015).

Councillor C James and Councillor P James have no objections to the proposal (email received 3 March 2015).

Page 44 - Section 106 – Amend (ii) to read:-

(ii) Provide a financial contribution for the sum of £16,313 towards educational provision to increase the available capacity at Pil Primary School.

**8e**

**55**

**P/14/390/FUL**

Amend description - 35 houses.

Page 59 paragraph 7 should read '5 dwellings'.

#### Recommendation

Condition 1 be replaced with :-

1. The development shall be carried out in accordance with the following approved plans and documents: plan numbers:-

PL 104 Rev A, PL 105 Rev B, PL 106 Rev B, PL 107 Rev B, PL 108 Rev B, PL 109 Rev A, PL 110 Rev B, PL 111, PL 130 Rev A, PL 131 Rev A, PL 132 Rev A, PL 140, PL 150, PL 151, PL 152, PL 153, PL 154, PL 155, PL 156, PL 157 Rev A, PL 158, G/13/2(A) & G/13/3

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

Condition 2 be replaced with:-

2. No development shall take place on the construction of any dwelling until the rugby pitch has been re-sited in accordance with Plan no PL-11 REV A and as approved by P/12/728/FUL.

Reason: To ensure the provision of the replacement rugby pitch

**8f**

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**APPEALS**

Appellant is incorrect, should be Mr Anthony Smith.

Appendix A - The date on the Decision Letter is incorrect and should have been dated 2 February 2015.

**MARK SHEPHARD  
CORPORATE DIRECTOR – COMMUNITIES  
5 MARCH 2015**