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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 /  
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Our ref / Ein cyf:  
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**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 on **Thursday, 8 January 2015 at 2.00 pm.**

**AGENDA**

8. Urgent Items 3 - 6  
To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency

Yours faithfully

**P A Jolley**

Assistant Chief Executive Legal and Regulatory Services

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## DEVELOPMENT CONTROL COMMITTEE

8 JANUARY 2015

### AMENDMENT SHEET

| <u>ITEM NO.</u> | <u>PAGE NO.</u> | <u>APPLICATION NUMBER</u> | <u>APPLICATION ADDRESS</u>                    | <u>RECOMMENDATION</u> |
|-----------------|-----------------|---------------------------|---|-----------------------|
| 1               | 13              | P/14/714/FUL              | LAND ADJACENT 11 CARN WEN BROADLANDS BRIDGEND | GRANT WITH CONDITIONS |
| 2               | 23              | P/14/695/OUT              | GROUNDS OF WEST WINDS 2 LOCKS LANE PORTHCAWL  | GRANT WITH CONDITIONS |
| 3               | 32              |                           | MARGAM OPENCAST COAL SITE                     |                       |
| 4               | 45              |                           | TRAINING LOG                                  |                       |

**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>13</b>       | <b>P/14/714/FUL</b> |

A full site visit took place on Wednesday 7 January 2015. The local Member, applicant and objector were present.

### **RECOMMENDATION**

Condition 2 be replaced with:-

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 , E & G of Part 1 to Schedule 2 of the Order shall be carried out within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.

Reason : In the interests of visual and residential amenities.

|          |           |                     |
|----------|-----------|---------------------|
| <b>2</b> | <b>23</b> | <b>P/14/695/OUT</b> |
|----------|-----------|---------------------|

### **CONSULTATION RESPONSES**

The Transportation Development Control Officer provided further comments on the amended scheme and requested that a note be attached to any permission granted.

### **REPRESENTATIONS RECEIVED**

A further objection was received from M Marsden of 22 Springfield Avenue, which reiterated the earlier objection regarding drainage.

An objection was received from Ms G Turner of 34 Sanderling Way. The objections are summarised below as follows:-

- Over development
- Out of keeping
- Highway safety

An amended plan was received on 6 January 2015, which included the area of land adjacent to the highway within the red line boundary.

## **RECOMMENDATION**

Condition 6 be replaced with :-

No development shall commence until a scheme for the provision of replacement access and parking to 2 Locks Lane has been submitted and approved in writing by the Local Planning Authority. The access and parking area shall be implemented in permanent materials before the commencement of any construction unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

And the following condition be added:-

8) The proposed means of access to the new plots shall be located as shown on the submitted plans and shall be completed in permanent materials via conditions attached to any subsequent application dealing with matters of detail.

Reason: In the interests of highway safety

**3**

**32**

Page 34, Para 2. In the interests of clarity it is important to point out that neither Oak or Celtic have confirmed in writing that any enforcement action would result in the folding of either company. It was suggested in a meeting which involved officers from NPT and BCB that this may be a potential consequence in respect of Oak. Celtic has not indicated that it will fold in the event of enforcement action being taken.

Page 37, Para 3, It is drawn to Members' attention that the reason that NPT officers did not recommend formal enforcement action is in view of the technical and other difficulties explained elsewhere in the report.

Page 40, Para 1. The planning application reference should be P/98/377/MIN

Page 42, Option 2 Para 2, the final sentence refers to 'public funds'

**MARK SHEPHARD**  
**CORPORATE DIRECTOR – COMMUNITIES**  
**8 JANUARY 2015**

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