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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: 01656 643147
Ask for / Gofynnwch am: Andrew Rees

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

Date / Dyddiad: 3 September 2015

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, 3 September 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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Councillors:

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PA Davies
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RC Jones
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Councillors

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DEVELOPMENT CONTROL COMMITTEE

3 SEPTEMBER 2015

**AMENDMENT SHEET (AS) - circulated by email 2 September 2015
Incorporating matters arising from
pre-Development Control Committee Meeting
(item number preceded by ASA)**

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.
AS 8b	35	P/14/185/FUL

The site was visited by the Development Control Committee on 2 September 2015. A representative of the Community Council and one of the residents registered to speak were in attendance.

Since the publishing of the report an agent on behalf of TDW Distribution Ltd has submitted a further objection to the planning application. It is clarified that, whilst there is no objection to the principle of residential development on the site, given the previous planning permissions granted historically, the major contention relates to the Company's operation and any impact the granting of residential planning permission may have on the currently unfettered operations.

Confirmation that the Council are happy with the conclusions of the Noise Assessment is requested and that there will be no potential for future residents to complain against noise or operations emanating from the haulage yard, which has no operating restrictions. This issue has been addressed by Condition 17 proposed to be attached to any planning permission that the Authority may be minded to grant.

In addition, this respondent raises general comments in respect of the layout and considers that the amenity space for the dwellings on Plots 15-24 is limited. The nature of the rear private amenity space for these plots has been described within the Appraisal Section of the report with an explanation that these plots will have an average of 6m of amenity space to the rear of the dwellings. It has also been highlighted that the section of Waterton Lane that runs along the northern boundary of these plots will no longer be open to vehicular traffic.

ASA - Amend 6th line of condition 15 - for 'close' read 'closed'
Amend condition 16 to read:-

A 2m close boarded fence shall be erected at the rear of Plots 1 - 28 prior to any of those plots being brought into beneficial use and thereafter retained in perpetuity.

AS 8d	69	P/15/130/FUL
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The site was visited by the Development Control Committee on 2 September 2015. The local Members, a representative of the Town Council, one of the residents registered to speak and the applicant's agent were in attendance.

ASA 8f	83	P/15/140/OUT
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P/94/1132/FUL is not relevant to the history of the site

Add condition 9 -

No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

AS 8g

93

P/15/431/FUL

A letter has been received from the applicant addressing the issues raised by neighbour objections.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
3 SEPTEMBER 2015**

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