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



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

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Rhowch wybod i ni os mai Cymraeg yw eich
dewis iaith.*

*We welcome correspondence in Welsh. Please
let us know if your language choice is Welsh.*

**Gwasanaethau Gweithredol a Phartneriaethol /
Operational and Partnership Services**

Deialu uniongyrchol / Direct line /: 01656 643 387
Gofynnwch am / Ask for: Andrew Rees

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

Dyddiad/Date: 11 May 2016

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in the Council Chamber, Civic Offices Angel Street Bridgend CF31 4WB on **Thursday, 12 May 2016 at 2.00 pm.**

AGENDA

6. Amendment Sheet 3 - 8
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

Corporate Director Operational and Partnership Services

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DEVELOPMENT CONTROL COMMITTEE

ON 12 MAY 2016

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.
8a	19	P/15/787/FUL

A full Development Control Committee site visit was undertaken on Wednesday 11 May 2016. A representative of the Town Council, the applicant and a representative from the local health board were in attendance

The applicant submitted a letter from Colliers International in respect of securing land at The Globe for additional car parking. The letter states that the applicant is in advanced discussions in respect of the overgrown area of the car parking being utilised as a staff car park for the proposed surgery.

REPRESENTATIONS RECEIVED

Letters of Support were received from the following:-

C & C Phillips - 13 Stonechat Close
P & H Owen - 11 De Breos Drive
J Allen - 96 Fulmar Road
G Gore - 73 Long Acre Drive
V Jones - 19 Lougher Gardens
Cllr M Chegwen - 14 Clos y Deri
V Hardee - 34 Locks Lane
E White - 5 St Marys Court
R Evans - 56 Middleton Court
M Lewis - Hafod, Hawthorn Place
G & L Bond & D Lewis - 11 The Green Avenue
D Hill, 20 Hutchwns Close
A Syrad - 29 Carlton Place
K Henderson - 49 Park Avenue
A Humphries - 39 Park Avenue
S Williams - 17 Bridgend Road
S & B Johnson - 70 St David's Way
Mr & Mrs Ashley - 14 St. Christopher's Road
L & A Perkins - 41 St David's way
G Perkins - 9 Lakeview Close
A & F Berry - 79C Meadow Lane
T Jones - 7 George Street
G & C Ezard - 1 Bryneglwys Gardens
R & G John & T Purser - 5 Rest Bay Close
P Jenkins & V Kimpton - 2 St Mary's Court
T & P Curran - 225 West Road
T Jones - 19 Lougher Gardens
J Van Der Merwe - 2 Westborne Close

T Bryan - 63 West Road
G Thorner - 21 Fairfax Crescent
C Masson - 64 Victoria Avenue
M & R Trigg - 31 Lewis Place
P Rossini - The Windmill, South Road
B & J Webb - 18 Crossfield Avenue
G Scott - 9 Middleton Court
M Parish - 34 Fulmar Road
G Williams & J Allen- 93 Fulmar Road
H & V Henderson - 28 Adrian Close
A & R Jones - 209 West Road
P Protheroe - 10 Long Acre Drive
S & E Hunter - 21 Laburnum Drive
R Oliver - 1 Waunlon
C & R Maddy - 71 South Road
R & H Dalziell - High Beaches
W & J Jones - 22 Austin Avenue
W & E Griffiths - 33 Fitzhamon Road
J Anderson - 29 Bridgend Road
E Jones - 40 Newton Nottage Road
F Crawley - 44 Anglesey Way
C Wood - 29 Nottage Mead
Mr & Mrs D Watkins - Apartment 2 Locks Lodge, Locks Common Road
A Waldron - 40 Mackworth Road
D & A Sharp - 21 Greenfield Way
P & M Geoby - 6 Picton Avenue
L Meachin - 14 De Clare Close
R O'Connell - Eyre Court House
S Whitmarsh - 142 Fulmar Road
B & S Rees - 343A New Road
S Goss - 16 Redshank Close
S Richards - 19 George Thomas Close
C Pearce - 30 Birch Walk
K Roberts - 23 Adrian Close
A Williams - 34 Rest Bay Close
J Smith - 36 Heol Croes Faen
J Humphreys - 20 Oak Tree Drive
M Case - Dan y Lan farm
J Davies - 14 Skomer Close
P Prosser - 23 Marlpit Lane
J & M Lewis - 15 De Breos Drive
W Blake - 7 Pine Close
J Cooke - 23A Fenton Place
J Dorrington - 22 Sker Walk
B & S Willis - 327 New Road
M Osland - 118 West Park Drive
Rev R Thomas & D Thomas - 22 Bryneglwys Gardens
M Prince - 9 Cheltenham Road
G Stephens - 3 Wellfield Avenue
G Edwards - 23 Mackworth Road
V & E Clode- Anderson - 34 Beach Road
C Thackwell - 121 New Road

M Jones - 8 Lougher Gardens
E & R Torkington - 16 Long Acre Drive
G Medford - 36 Lime Tree Way
Mr & Mrs Mannings - 6 Lundy Close
B Beynon- 20 South Place
S & J Bentley - Sunlea, Queens Avenue
D Edwards - 91 Meadow Lane
E Green acre - 7 Orchard Drive
P & E May - 8 Adrain Close
A & G Almroth - 19 Ogmore Drive
L Newhams - 23 Spoonbill Close
G & C Mortimer - 8 Nottage Meadow
M Roberts - 19 West Road
E & K Rumph - 31 Beach Road
B & M Hughes - 7 West Park Drive
N Miles - 114 Newton Nottage Road
J Schofield - Top Farm Cottage, West Road
G & R Hoyle - 39 Carlton Place
J & E Lewis - 10 Suffolk Place
P Lord - 12 De Granville Close
V Lawrence - Apothecary Cottage, West Road
P Groom - 19 Birch Walk
M & D Smith - 46 Austin Avenue
D Trindle & M Garrad - 33 Esplanade Avenue
J & A Jones - 40 Danygraig Avenue
J Miles, V Davies , B Charles & J Davies - no address supplied

Concerns and objections were raised by the following:-

M Thompson - 30 Clos Mametz
W Williams - 18 Springfield Avenue
P Henry - 76 Newton Nottage Road
T Bryan - 63 West Road
P Rowlands - 20 Rest Bay Close
D Thomas - 24 Pavillion Court, Mary Street
Mr Williams - 17 Bridgend Road

The objections reiterate the objections previously raised and further objections were received in respect of the level of parking provision, on-street parking and delivery and service vehicles.

COMMENTS ON REPRESENTATIONS RECEIVED

The Transportation Development Control Officer has assessed the scheme with the additional information and parking provision and has verbally advised that he considers it acceptable in terms of highway safety and parking provision subject to a S106 Agreement and conditions.

8b **33** **P/15/648/OUT**

The application was subject to a Full Site Visit which took place on Wednesday 11th May, 2016.

A Town Councillor, a representative from the Civic Trust, the agent for the scheme, the Headmaster from St. Clare's Convent School and an objector were also in attendance.

8c **49** **P/15/647/CAC**

The application was subject to a Full Site Visit which took place on Wednesday 11th May, 2016.

A Town Councillor, a representative from the Civic Trust, the agent for the scheme, the Headmaster from St. Clare's Convent School and an objector were also in attendance.

8d **61** **P/15/847/FUL**

RECOMMENDATION

It is recommended that the application be DEFERRED until further land ownership issues on the site are resolved.

8e **71** **P/16/43/FUL**

The application site was inspected by the Site visit Panel on Wednesday 11 May 2016. The ward Member and the applicant were in attendance.

Appraisal

The word 'formally' should be replaced with 'formerly' in the first paragraph.

8g **91** **P/13/808/OUT**

a. The agent has requested flexibility to the wording of Condition 28 so that it only applies to any subsequent reserved matters application for employment uses. The Group Manager Public Protection has no objections to the rewording of this condition which has been amended below:

28. Any subsequent reserved matters application for employment uses (B1) shall include the submission of a report which reviews the noise likely to be emitted as a result of the employment uses. The report shall include:

- i) a review of the type of operations at the site and the noise levels/noise impact likely to be generated from these operations
- ii) details of fixed plant, including the location and noise levels to be emitted from the plant
- iii) hours of operation
- iv) details of deliveries

v) any mitigation measures

Reason: In the interests of amenities.

b. Observations were received on 6 May 2016 from Maesteg Town Council who supports the proposal.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
12 MAY 2016**