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Bridgend County Borough Council



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

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Rhowch wybod i ni os mai Cymraeg yw eich
dewis iaith.*

*We welcome correspondence in Welsh. Please
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**Gwasanaethau Gweithredol a Phartneriaethol /
Operational and Partnership Services**

Deialu uniongyrchol / Direct line /: 01656 643148
Gofynnwch am / Ask for: Mark Galvin

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

Dyddiad/Date: 27 October 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, 27 October 2016 at 2.00 pm.**

AGENDA

6. Amendment Sheet 3 - 10
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

27 OCTOBER 2016

**AMENDMENT SHEET (AS) - circulated by email 26 October 2016
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.
8a	19	P/16/547/FUL

A Panel Development Control Committee site visit was undertaken on Wednesday 26 October 2016.

The Local Ward Members (who are also on the DC Committee Membership) and the agent acting on behalf of the applicant attended the site visit.

Amend the wording of Condition 3 as follows:

Notwithstanding condition 1, no development shall commence until a scheme detailing a widened vehicular access of 6m, double yellow lines at and in the vicinity of the site access and segregated pedestrian access has been submitted to and approved in writing by the Local Planning Authority. The widened access, double yellow lines and segregated pedestrian access shall be implemented in permanent materials before the development is brought into beneficial use and retained as such thereafter.

ASA:

Amend the recommendation to read as follows :-

That the Corporate Director Communities be authorised to grant consent subject to the Conditions set out in the Report as amended in the Amendment Sheet once discussions concerning proposed Condition 3 have been resolved.

8b	29	P/16/9/FUL
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A Panel Development Control Committee site visit was undertaken on Wednesday 26 October 2016.

The Local Ward Members, a local resident who has registered a request to speak at Committee and the agent acting on behalf of the applicant attended the site visit.

Add the following wording to the reason for condition 4 on page 38 of the report: "...and to preserve the residential amenities of Picton Gardens."

8c	41	P/15/358/OUT
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A Full Development Control Committee site visit was undertaken on Wednesday 26 October 2016.

The Local Ward Members (both of whom are on the Development Control Committee membership) and the adjacent Ward Member, Cllr. Charles Smith, attended the site visit.

Add the following reason for condition 11 on page 56 of the report:

Reason: In the interests of biodiversity and nature conservation and to satisfy the Council's biodiversity and resilience of ecosystems duty under Section 6 of the Environment (Wales) Act 2016.

8d

59

P/15/856/FUL

A Full Development Control Committee site visit was undertaken on Wednesday 26 October 2016.

A Local Ward Member (who is on the Development Control Committee membership) and the agent acting on behalf of the applicant attended the site visit.

ASA:

Please add the following conditions:

17. No development shall commence until a scheme for permanently stopping up the existing access and reinstating the vehicular access as footway has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

18. The proposed means of access shall be laid out as proposed with footways and radius kerbing, constructed and retained in permanent materials as approved in writing by the Local Planning Authority with vision splays of 2.4m x site frontage in both directions before the development is brought into beneficial use and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

19. The access hereby approved shall be at a gradient not steeper than 5% (1 in 20) for the first 10 metres and thereafter not steeper than 8.3% (1 in 12). Unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

20. No structure, erection or planting exceeding 0.6 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

A Full Development Control Committee site visit was undertaken on Wednesday 26 October 2016.

The Local Ward Member, an objector who has registered a request to speak at committee and the agent acting on behalf of the applicant attended the site visit.

Further to the site visit, in light of the fact that the car park is now being used by CGI call centre workers in line with the contract between Ward Jones and CGI, it is necessary to amend the wording of the report and conditions.

The last three sentences in the second paragraph on page 84 of the report should be amended to read:

It is therefore essential that the improvements to the junction are undertaken before beneficial use of the remainder of the site commences. It is acknowledged that the provision and construction of the car park element of this proposal is well advanced so accordingly the conditions will be worded so as to prevent any further development on the remainder of the site. Therefore, the required conditions seek the implementation of these works before any further development on the remainder of the site is undertaken in the interests of highway and pedestrian safety.

Accordingly Conditions 2, 3 and 4 on page 85 of the report should be amended a follows:

2. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme detailing the layout of 150 off-street parking spaces and associated vehicle circulation shall be submitted to the Local Planning Authority. The approved parking area shall be completed within 2 months of the date of this decision in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

3. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme for the provision of junction improvements from the proposed access road onto Horsefair Road, in the form of substantial physical barriers to separate the two access points and give way white line markings, shall be submitted to the Local Planning Authority. The approved junction improvement scheme shall be implemented within 2 months of the date of this decision and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

4. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme for the provision of safe pedestrian access from the footways along Horsefair Road into the proposed development site, including dropped kerbs at the site entrance and a segregated pedestrian footway through the site into the proposed car park, shall be submitted to the Local Planning Authority. The approved pedestrian access scheme shall be implemented within 2 months of this decision and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

Additional comments were received on 25th October, 2016 from the Vale of Glamorgan Council Local Planning Authority as follows:

Further to the comments this Council has previously submitted in respect of this application, I note the additional plans that have been provided. While the additional information gives greater details as to the proposed layout, it doesn't provide a significant amount of information in terms of a number of the points raised in the initial response and consequently it does relatively little to overcome those concerns. You will be aware that this Council has been contacted by the residents of Treoes who have significant concerns in respect of the development and I would therefore respectfully request those concerns are given careful consideration when assessing the application. My understanding is that in particular, residents are very concerned in respect of noise, lighting and drainage. Given the proximity of the site to residential properties, I would be concerned if the hours proposed are/allow for activity or operations at hours that may unreasonably impact on residential amenity and if this matter cannot be adequately controlled, this Council would object. Similarly and in respect of residential amenity, a robust landscaping proposal will be required to mitigate the impact and careful consideration should be given to any proposed lighting to ensure this does not have a harmful impact. I am aware that residents have recently complained in respect of flood lighting at the site.

Members will note that conditions are attached to the recommendation to control the matters raised in the representation from the vale of Glamorgan Council.

In response to the re-consultation and subsequent to the publication of the Committee Report, further letters of objection have been received from the occupiers of the following properties: LLangan Community Council, Stoney Brook, 2 Llys Ty Mawr, Foxwood, The Old Barn, Caeffynnon, Great House, Copperfield, Jane Hutt AM, Crud yr Awel, 14 Brookside, Kahloke, Bodefan, 21 Brookside, Rhoslanog, The Croft, Parc Newydd Farmhouse, and Gwyndy (Speaker). Although many of the issues raised are already set out in the Committee Report, a number of additional objections have been offered which are briefly summarised as follows:-

1. The site does not meet the predevelopment criteria stipulated by Welsh Government as part of the land transfer which included compliance with BREEAM standards – the Welsh Government land transfer also included reference to a 15 landscape buffer
2. Eastern boundary fence line includes land outside the application's title
3. Concern that unauthorised activities by third parties (future developers) on the open storage areas will not be enforced by landowner.
4. Colour of existing containers (blue) unacceptable

Comments:

1. Residents are possibly referencing clauses on the original title documents. Whilst this information has not previously been submitted to the Council, any breaches would not fall to be enforced under the planning legislation and presumably would be for the original transferor to pursue.

2. The application form declares that all land within the application site lies within the applicant's control
3. The application is in part retrospective and would seek to control any part that has or will commence works/operate from the application site.
4. A conditions requiring that all containers are painted green would be unreasonable – the key issues is the provision of adequate screening to limit views of the structures and control being imposed on movements to and from the storage operation.

ASA:

Add wording to "Locomotive Cabs" element of condition 5:

At all other times the Locomotive Cabs section shall be secured to prevent access outside the permitted hours.

8f

89

P/16/328/FUL

Condition 9 should be reworded as follows:

No development shall commence until a scheme for the provision of a shared private drive of 4.5m wide for 10m reducing to 3.65m with turning facility has been submitted to and approved in writing by the Local Planning Authority. The private drive shall be finished in permanent materials in accordance with the approved scheme before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

The following additional conditions shall be added:

11. No development shall commence until a scheme for the provision of 3 off-street car parking spaces for the proposed dwelling has been submitted to and approved in writing by the Local Planning Authority. The parking areas shall be finished in permanent materials in accordance with the approved scheme before the development is brought into beneficial use and retained as such thereafter

Reason: In the interests of highway safety.

12. The existing entrance gates shall be removed and there shall be no gates fitted to the amended private driveway arrangement approved under condition 9.

Reason: In the interests of highway safety.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
27 OCTOBER 2016**

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