

# 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: 26 August 2015**

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, 3 September 2015 at 2.00 pm.**

### **AGENDA**

1. Apologies for Absence  
To receive apologies for absence from Members / Officers for the reasons so stated.
2. Declarations of Interest  
To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.
3. Site Visits  
To confirm a date of Wednesday 14 October 2015 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
4. Approval of Minutes 5 - 14  
To receive for approval the minutes of the Development Control Committee of 23 July 2015.
5. Public Speakers  
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
6. Amendment Sheet  
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.

7.	<u>Development Control Committee Guidance</u>	15 - 18
8.	<u>Officer's Reports</u>	
(a)	P/14/711/FUL - Former Bryncethin Nurseries & South Wales Wood Recycling Plant. Pant Hirwaun, Heol Y Cyw - Change of Use of Former Nursery & Dwelling to Vehicle Storage, New Buildings, Access, Wood Fuelled Boilers & Wood Drying Facility	19 - 34
(b)	P/14/185/FUL - Land at Waterton Lane, Waterton, Bridgend - Residential Development of 39 Dwellings, New Access Road & Associated Parking & Demolish Existing Building	35 - 50
(c)	P/15/110/OUT - Bayswater Tubes Site Heol-Y-Geifr Pencoed - Construct 47 Dwellings & Associated Works (Outline Application)	51 - 68
(d)	P/15/130/FUL - Beethoven House, 81 Castle Street, Maesteg - Change of use to 4 flats and retain existing flat	69 - 76
(e)	P/15/416/FUL - 59 Newton Nottage Road Porthcawl - Raise Roof of Bungalow to Provide 1st Floor: Single & Two Storey Rear Extensions; New Porch / Study & Garage	77 - 82
(f)	P/15/140/OUT - Terfyn 2 Heol Eglwys, Pen Y Fai - Outline Planning for the Demolition of Terfryn and Build 2 No. Houses on the Land	83 - 92
(g)	P/15/431/FUL - 48 Park Street, Bridgend - Demolish Existing Boundary Wall, Construct new Vehicle Access & Reconfigure Existing Car Parking Spaces	93 - 98
(h)	P/14/742/OUT - Land North of Abergarw farm, Brynmenyn - Provision of 26 No. Building Plots and Access Road and Removal of Modern Type Barn	99 - 100
(i)	P/14/464/OUT - Land East of A4061 (BNDR) Coity - Outline Application for 220 Dwellings	101 - 104
9.	<u>Appeals</u>	105 - 120
10.	<u>Development Control Committee Improvement Plan Workshop</u>	121 - 124
11.	<u>Training Log</u>	125 - 126
12.	<u>Affordable Housing Supplementary Guidance</u>	127 - 160
13.	<u>Urgent Items</u> 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

**Distribution:**

Councillors:

N Clarke  
GW Davies MBE  
PA Davies  
CA Green  
RC Jones  
DRW Lewis

Councillors

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HE Morgan  
LC Morgan  
DG Owen  
D Sage  
JC Spanswick

Councillors

G Thomas  
M Thomas  
JH Tildesley MBE  
C Westwood  
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M Winter