

Public Document Pack
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 643387
Ask for / Gofynnwch am: Sarah Daniel

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

Date / Dyddiad: 11 February 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, 18 February 2016 at 2.00 pm.**

AGENDA

1. Apologies for Absence
To receive apologies for absence from Members.
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 30 March 2016 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
4. Approval of Minutes 3 - 8
To receive and confirm the Minutes of a meeting of the Development Control Committee of the 7th January 2016
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

Tel/Ffôn: 01656 643643

SMS Messaging/Negeseuon SMS: 07581 157014

Fax/Facs: 01656 668126

Twitter@bridgendCBC

Email/Ebost: talktous@bridgend.gov.uk

Website/Gwefan: www.bridgend.gov.uk

Text relay: Put 18001 before any of our phone numbers for the text relay service

Cyfnwidi testun: Rhwyh 18001 o flaen unrhyw un o'n rhifau ffon ar gyfer y gwasanaeth trosglwyddo testun

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> | 9 - 12 |
| 8. | <u>Officer's Reports</u> | |
| (a) | P/14/838/FUL - Land East Cwm Felin and South, Craig Terrace/ Ebenezer Terrace, Blackmill | 13 - 28 |
| (b) | P/15/865/FUL - Land Rear Of 7 Heol Yr Onnen, Pencoed | 29 - 36 |
| (c) | P/15/693/FUL - Rear of 69-73 Cowbridge Road, Bridgend | 37 - 44 |
| (d) | P/15/687/FUL Wilderness Allotments Heol Y Goedwig, Porthcawl | 45 - 50 |
| 9. | <u>Appeals</u> | 51 - 54 |
| 10. | <u>Training Log</u> | 55 - 56 |
| 11. | <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
L Ellis
CA Green
RC Jones

Councillors

DRW Lewis
JE Lewis
HE Morgan
LC Morgan
D Patel
JC Spanswick

Councillors

G Thomas
M Thomas
JH Tildesley MBE
C Westwood
R Williams
M Winter

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 7 JANUARY 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

N Clarke	GW Davies MBE	PA Davies	CA Green
RC Jones	LC Morgan	D Patel	G Thomas
JH Tildesley MBE	C Westwood	R Williams	

Officers:

Rhodri Davies	Development & Building Control Manager
Jane Dessent	Lawyer
Craig Flower	Team Leader Technical Support
Nicola Gandy	Principal Planning Officer
Eilian Jones	Senior Planning Officer
Gary Jones	Head of Democratic Services
Rod Jones	Senior Lawyer
Richard Matthams	Development Planning - Team Leader
Robert Morgan	Senior Development Control Officer
Andrew Rees	Senior Democratic Services Officer - Committees
Elizabeth Woolley	Senior Planning Officer

667. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so stated:

Councillor DRW Lewis – Jury service
Councillor JE Lewis – Family commitment
Councillor HE Morgan – Unwell
Councillor JC Spanswick – Holiday.

668. DECLARATIONS OF INTEREST

The following Declaration of Interest were made:

Councillor GW Davies – P/15/661/FUL – Councillor Davies declared a personal and prejudicial interest in the application as a Member of Maesteg Town Council but takes no part in the consideration of planning applications and he is aware of the applicant and those who attend the proposed development. Councillor Davies withdrew from the meeting during consideration of this item.

Councillor N Clarke – P/15/ 583/FUL and P/15/594/FUL – Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council but takes no part in the consideration of planning applications. Councillor Clarke declared a personal and prejudicial interest in agenda item 10 – Cosy Corner, Porthcawl Harbour Planning Development Brief as her husband is a director of Porthcawl Harbourside Community Interest Company (CIC) who is hoping to develop Cosy Corner. Councillor Clarke withdrew from the meeting during consideration of this item.

Councillor CA Green – Agenda Item 9 – Appeals – Councillor Green declared a personal interest in appeal A/15/3135226 (1763) – New access for new dwelling at The Laurels Heol Pen Y Fai, Pen Y Fai, Bridgend as her son and family live directly next door to this property.

669. SITE VISITS

RESOLVED: That the date for site inspections (if any) arising from the meeting or identified in advance of the next meeting of the Committee by the Chairperson, was confirmed as 17 February 2016.

670. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee of 26 November 2015, be approved as a true and accurate record.

671. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers addressing the following application which was considered at the meeting:-

<u>Name</u>	<u>Planning Application No:</u>	<u>Reason for Speaking</u>
Councillor E Venables	P/15/368/OUT	Objector
Mr R Chichester	P/15/368/OUT	Agent
Mr D Phillips	P/15/379/FUL	Objector
Mr S Harries	P/15/379/FUL	Agent

672. AMENDMENT SHEET

The Group Manager Development advised that in accordance with new procedures, and following the Chairperson's consent, Members had received the Amendment Sheet following the Site Visit as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules, in order to allow for the Committee to consider modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

673. P/14/388/FUL - LAND OFF ALL SAINTS WAY PENYFAI BRIDGEND

RESOLVED: (1) That the applicant enter into a Section 106 Agreement to provide a financial contribution for the sum of £73,284 (index linked) towards the provision of affordable housing.
(2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in the report of the Corporate Director Communities and subject to addition of condition 14 and note p) as follows:

14. No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the vision splay areas as shown on drawing CD/PR/01 at any time.

Reason: In the interests of highway safety.

p) The developer is advised to undertake appropriate ground investigations to ensure there is suitable ground stability within the site.

673.1 P/15/379/FUL - LAND OFF COYCHURCH ROAD (ADJ. JUBILEE CRES.)
BRIDGEND

- RESOLVED:**
- (1) That the applicant enter into a Section 106 Agreement to:
 - (i) Provide for a minimum 10 units of affordable housing, with the type of units, location within the site and affordable tenure to be agreed by the Council.
 - (ii) Provide a financial contribution of £22,560 on the commencement of development towards the upgrading of an existing play area in the vicinity of the application site.
 - (iii) Provide a financial contribution of £7,000 on the commencement of development for the preparation of Legal Traffic Orders for a 20mph zone within the development site.
 - (2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement subject to the conditions contained in the report of the Corporate Director Communities and subject to the following additional conditions:
 21. No development shall commence until a scheme for the provision of a yellow box hatch road marking on route B4181, Coychurch Road, at the site access has been submitted to and agreed in writing by the Local Planning Authority. The road-markings shall be demarcated in permanent materials in accordance with the agreed layout prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.
 22. No individual property shall be served by an individual pedestrian or vehicular access from route B4181 Coychurch Road or Jubilee Crescent.

Reason: In the interests of highway safety.
 23. No individual property shall be served by an individual pedestrian or vehicular access from the Playground abutting the North Eastern corner of the site.

Reason: In the interests of highway safety.
 24. There shall be no pedestrian or vehicular access onto Jubilee Crescent from the development.

Reason: In the interests of highway safety.
 25. No development shall commence until a scheme for permanently stopping up the existing vehicular access onto Jubilee Crescent at the northern site corner and reinstating the vehicular crossing as verge has been submitted to and agreed in writing by the Local

Planning Authority. The scheme as agreed shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

26. No development shall commence on site until a comprehensive scheme has been submitted to and agreed in writing by the Local Planning Authority for an uncontrolled pedestrian crossing on route B4181 (Coychurch Road) in the vicinity of the site access to aid pedestrian movements between the site and public amenities and transport facilities. The agreed scheme shall include full engineering details including cross sections, construction details, surface water drainage, and shall be submitted to and agreed in writing by the Local Planning Authority before any works commence. Such scheme shall be implemented as agreed by the Local Planning Authority prior to the development being brought into beneficial use.

Reason: In the interests of highway safety and promoting sustainable travel.

673.2 P/15/661/FUL - CAERAU CLINIC DUFFRYN ROAD CAERAU

RESOLVED: That the application be granted subject to the conditions contained in the report of the Corporate Director Communities.

674. P/15/583/FUL - JOLLY SAILOR INN 1 CHURCH STREET NEWTON PORTHCAWL

RESOLVED: That the application be granted subject to the conditions contained in the report of the Corporate Director Communities.

674.1 P/15/594/FUL - 4 HEOL CROES FAEN NOTTAGE PORTHCAWL

RESOLVED: That the application be granted subject to the conditions contained in the report of the Corporate Director Communities.

675. APPEALS

RESOLVED: (1) That the following Appeals received as outlined in the report of the Corporate Director – Communities be noted:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/15/3135226 (1763)	New access for new dwelling at The Laurels Heol Pen Y Fai, Pen Y Fai, Bridgend

A/15/3133430 (1764)	5.1MW Solar Array with Inverter Stations, Switchgear Cabins, Fencing, CCTV & Access: Land North Brynheulog, Caerau Park, Maesteg
---------------------	--

A/15/11/ADV	Non-illuminated advertisement sign 1 Rock Street, Aberkenfig
-------------	--

- (2) That the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that they be DISMISSED

<u>Code No.</u>	<u>Subject of Appeal</u>
A/15/3129184 (1759)	1 No. 5-Bed Two Storey Dwelling to be occupied by operatives of an existing rural enterprise: Land West of Ton Phillip, Ffordd Y Gyfraith, Bridgend

A/15/3130150 (1760) Erect a single storey bungalow designed to accommodate a disabled person: Land at Wern Dew Farm, Heol Persondy, Aberkenfig

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be ALLOWED, subject to a new condition

<u>Code No.</u>	<u>Subject of Appeal</u>
A/15/3133197 (1761)	Remove condition 4, modify condition 5 to permanently retain mast D to be erected 5 Hours in 24 Hour Period at 1 Green Meadow, Cefn Cribwr

676. COSY CORNER, PORTHCAWL HARBOUR PLANNING DEVELOPMENT BRIEF

The Development Planning Team Leader sought approval of the content of the amended Cosy Corner Planning Development Brief as a material consideration in the determination of future planning applications for this site.

He stated that Cosy Corner fulfils an extremely important landscape function, providing extensive community and tourism benefit in terms of valuable amenity space with exceptional, unimpeded views of a collection of historic harbour buildings and marina. The site is shown as public open space in the Bridgend Local Development Plan and the adopted Porthcawl Waterfront Supplementary Planning Guidance.

The Development Planning Team Leader informed the Committee that the recent renovation of the marina and the planned mixed-use scheme at the Jennings Building has stimulated interest in the harbour area and in particular the redevelopment of Cosy Corner. However, development on this site represents a change to the uses shown in the Council's existing adopted plans. He stated that the Council should only consider re-use of the site if it could be demonstrated that development would have exceptional economic and environmental benefits for the town and the wider area, and if a landmark development of exceptional quality is delivered, that off-sets the loss of this highly valuable open space. Therefore, a Planning Development Brief that established a planning and design framework is required to safeguard Cosy Corner from inappropriate forms of development.

The Development Planning Team Leader reported that the Planning Development brief considers the context of the redevelopment of the site and puts forward a number of development parameters and design principles which can be used to guide the redevelopment of the site. He stated that the purpose of the development is not present detailed proposals, but to set a framework within which a high landmark development can be delivered.

RESOLVED: That the Committee:

- (1) Approved the amended Cosy Corner Planning and Development Brief as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the site; and

Delegated authority to the Group Manager of Development to make any necessary factual and/ or cartographical amendments to the document that may be required prior to formal publication.

677. TRAINING LOG

The Group Manager Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director Communities be noted.

678. URGENT ITEMS

There were no urgent items.

679. P/15/379/FUL - LAND OFF COYCHURCH ROAD (ADJ. JUBILEE CRES.) BRIDGEND

The meeting closed at 3.10 pm

Development Control Committee Guidance

I submit for your consideration the following report on Planning Applications and other Development Control matters based upon the information presently submitted to the Department. Should any additional information be submitted between the date of this report and 4.00pm on the day prior to the date of the meeting, relevant to the consideration of an item on the report, that additional information will be made available at the meeting.

For Members' assistance I have provided details on standard conditions on time limits, standard notes (attached to all consents for planning permission) and the reasons to justify site inspections.

STANDARD CONDITIONS

On some applications for planning permission reference is made in the recommendation to the permission granted being subject to standard conditions. These standard conditions set time limits in which the proposed development should be commenced, and are imposed by the Planning Act 1990. Members may find the following explanation helpful:-

Time-limits on full permission

Grants of planning permission (apart from outline permissions) must, under section 91 of the Act, be made subject to a condition imposing a time-limit within which the development authorised must be started. The section specifies a period of five years from the date of the permission. Where planning permission is granted without a condition limiting the duration of the planning permission, it is deemed to be granted subject to the condition that the development to which it relates must be begun not later than the expiration of 5 years beginning with the grant of permission.

Time-limits on outline permissions

Grants of outline planning permission must, under section 92 of the Act, be made subject to conditions imposing two types time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. The periods specified in the section are three years from the grant of outline permission for the submission of applications for approval of reserved matters, and either five years from the grant of permission, or two years from the final approval of the last of the reserved matters, whichever is the longer, for starting the development.

Variation from standard time-limits

If the authority consider it appropriate on planning grounds they may use longer or shorter periods than those specified in the Act, but must give their reasons for so doing.

STANDARD NOTES

- a. Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developer's) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- b. The enclosed notes which set out the rights of applicants who are aggrieved by the Council's decision.
- c. This planning permission does not convey any approval or consent required by Building Regulations or any other legislation or covenant nor permits you to build on, over or under your neighbour's land (trespass is a civil matter).

To determine whether your building work requires Building Regulation approval, or for other services provided by the Council's Building Control Section, you should contact that Section on 01656 643408 or at:- <http://www.bridgend.gov.uk/buildingcontrol>

- d. Developers are advised to contact the statutory undertakers as to whether any of their apparatus would be affected by the development
- e. Attention is drawn to the provisions of the party wall etc. act 1996
- f. Attention is drawn to the provisions of the Wildlife and Countryside Act 1981 and in particular to the need to not disturb nesting bird and protected species and their habitats.
- g. If your proposal relates to residential development requiring street naming you need to contact 01656 643136
- h. If you are participating in the DIY House Builders and Converters scheme the resultant VAT reclaim will be dealt with at the Chester VAT office (tel: 01244 684221)
- i. Developers are advised to contact the Environment and Energy helpline (tel: 0800 585794) and/or the energy efficiency advice centre (tel: 0800 512012) for advice on the efficient use of resources. Developers are also referred to Welsh Government Practice Guidance: Renewable and Low Carbon Energy in Buildings (July 2012):-
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/energyinbuildings/?lang=en>
- j. Where appropriate, in order to make the development accessible for all those who might use the facility, the scheme must conform to the provisions of the Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005. Your attention is also drawn to the Code of Practice relating to the Disability Discrimination Act 1995 Part iii (Rights of Access to Goods, Facilities and Services)
- k. If your development lies within a coal mining area, you should take account of any coal mining related hazards to stability in your proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or www.coal.gov.uk
- l. If your development lies within a limestone area you should take account of any limestone hazards to stability in your proposals. You are advised to engage a Consultant Engineer prior to commencing development in order to certify that proper site investigations have been carried out at the site sufficient to establish the ground precautions in relation to the proposed development and what precautions should be adopted in the design and construction of the proposed building(s) in order to minimise any damage which might arise as a result of the ground conditions.
- m. The Local Planning Authority will only consider minor amendments to approved development by the submission of an application under section 96A of the Town and Country Planning Act 1990. The following amendments will require a fresh application:-
 - re-siting of building(s) nearer any existing building or more than 250mm in any other direction;
 - increase in the volume of a building;
 - increase in the height of a building;
 - changes to the site area;
 - changes which conflict with a condition;
 - additional or repositioned windows / doors / openings within 21m of an existing building;
 - changes which alter the nature or description of the development;
 - new works or elements not part of the original scheme;
 - new works or elements not considered by an environmental statement submitted with the application.

- n. The developer shall notify the Planning Department on 01656 643155 / 643157 of the date of commencement of development or complete and return the Commencement Card (enclosed with this Notice).
- o. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, should be brought to the attention of the Public Protection section of the Legal and Regulatory Services directorate. Developers may wish to refer to 'Land Contamination: A Guide for Developers' on the Public Protection Web Page.
- p. Any builder's debris/rubble must be disposed of in an authorised manner in accordance with the Duty of Care under the Waste Regulations.

THE SITE INSPECTION PROTOCOL

The Site Inspection Protocol is as follows:-

Purpose

Fact Finding

Development Control Committee site visits are not meetings where decisions are made and neither are they public meetings. They are essentially fact finding exercises, held for the benefit of Members, where a proposed development may be difficult to visualise from the plans and supporting material. They may be necessary for careful consideration of relationships to adjoining property or the general vicinity of the proposal due to its scale or effect on a listed building or conservation area.

Request for a Site Visit

Ward Member request for Site Visit

Site visits can be costly and cause delays so it is important that they are only held where necessary normally on the day prior to Committee and where there is a material planning objection.

Site visits, whether Site Panel or Committee, are held pursuant to:-

1. a decision of the Chair of the Development Control Committee (or in his/her absence the Vice Chair) or
2. a request received within the prescribed consultation period from a local Ward Member or another Member consulted because the application significantly affects the other ward, and where a material planning objection has been received by the Development Department from a statutory consultee or local resident.

A request for a site visit made by the local Ward Member, or another Member in response to being consulted on the proposed development, must be submitted in writing, or electronically, within 21 days of the date they were notified of the application and shall clearly indicate the planning reasons for the visit.

Site visits can not be undertaken for inappropriate reasons (see below).

The Development Control Committee can also decide to convene a Site Panel or Committee Site Visit.

Inappropriate Site Visit

Examples where a site visit would not normally be appropriate include where:-

- purely policy matters or issues of principle are an issue
- to consider boundary or neighbour disputes
- issues of competition
- loss of property values
- any other issues which are not material planning considerations
- where Councillors have already visited the site within the last 12 months, except in exceptional circumstances

Format and Conduct at the Site Visit

Attendance

Members of the Development Control Committee, the local Ward Member and the relevant Town or Community Council will be notified in advance of any visit. The applicant and/or the applicant's agent will also be informed as will the first person registering an intent to speak at Committee but it will be made clear that representations cannot be made during the course of the visit.

Officer Advice

The Chair will invite the Planning Officer to briefly outline the proposals and point out the key issues raised by the application and of any vantage points from which the site should be viewed. Members may ask questions and seek clarification and Officers will respond. The applicant or agent will be invited by the Chairman to clarify aspects of the development.

The local Ward Member(s), one objector who has registered a request to speak at Committee (whether a local resident or Town/Community Council representative) and a Town/Community Council representative will be allowed to clarify any points of objection, both only in respect of any features of the site, or its locality, which are relevant to the determination of the planning application.

Any statement or discussion concerning the principles and policies applicable to the development or to the merits of the proposal will not be allowed.

Code of Conduct

Although site visits are not part of the formal Committee consideration of the application, the Code of Conduct still applies to site visits and Councillors should have regard to the guidance on declarations of personal interests.

Record Keeping

A file record will be kept of those attending the site visit.

Site Visit Summary

In summary site visits are: -

- a fact finding exercise.
- not part of the formal Committee meeting and therefore public rights of attendance do not apply.
- to enable Officers to point out relevant features.
- to enable questions to be asked on site for clarification. However, discussions on the application will only take place at the subsequent Committee.

Frequently Used Planning Acronyms

AONB	Area Of Outstanding Natural Beauty	PINS	Planning Inspectorate
APN	Agricultural Prior Notification	PPW	Planning Policy Wales
BREEM	Building Research Establishment Environmental Assessment Method	S.106	Section 106 Agreement
CA	Conservation Area	SA	Sustainability Appraisal
CAC	Conservation Area Consent	SAC	Special Area of Conservation
CIL	Community Infrastructure Levy	SEA	Strategic Environmental Assessment
DAS	Design and Access Statement	SINC	Sites of Importance for Nature Conservation
DPN	Demolition Prior Notification	SPG	Supplementary Planning Guidance
EIA	Environmental Impact Assessment	SSSI	Site of Special Scientific Interest
ES	Environmental Statement	TAN	Technical Advice Note
FCA	Flood Consequences Assessment	TIA	Transport Impact Assessment
GPDO	General Permitted Development Order	TPN	Telecommunications Prior Notification
LB	Listed Building	TPO	Tree Preservation Order
LBC	Listed Building Consent	UCO	Use Classes Order
LDP	Local Development Plan	UDP	Unitary Development Plan
LPA	Local Planning Authority		

RECOMMENDATION : SECTION 106

REFERENCE: P/14/838/FUL

APPLICANT: BARRATT SOUTH WALES
C/O ASBRI PLANNING LTD. UNIT 9 OAK TREE COURT CARDIFF GATE
BUSINESS PARK CARDIFF

LOCATION: LAND EAST CWM FELIN & SOUTH CRAIG TERRACE / EBENEZER
TERRACE BLACKMILL

PROPOSAL: ERECTION OF 36 DWELLINGS, CAR PARKING, AN ACOUSTIC FENCE,
LANDSCAPING AND ASSOC. WORKS

RECEIVED: 18th December 2014

SITE INSPECTED: 20th December 2014

APPLICATION/SITE DESCRIPTION

Barratt Homes South Wales Limited is seeking planning consent for the erection of 36 dwellings and associated works on an area of vacant land situated between Isfryn Industrial Estate, to the east, existing housing on Cwm Felin to the west and the Ogwr Fach River to the south, located in the village of Blackmill. The application site also includes an area of undeveloped, sloping land, in the ownership of the Council that adjoins the highway and properties on Ebenezer Terrace and fronting the access and yard serving Coppice Alupack, an industrial operator on Isfryn Industrial Estate.

BACKGROUND INFORMATION

The site has a long planning history which records a number of applications where the Council has resisted the development of housing on this site that, under previous development plans, had been allocated for employment uses. In August 2010, under planning reference P/09/691/OUT, the Council resolved to grant planning permission for a mixed use development of 43 residential units, 'Live Work' units and an enterprise centre on the current application site. Permission was to be granted subject to Barratt Homes signing a S106 agreement which required the provision of a financial contribution of £200,000 to be used for the development of employment and community facilities, provision of 8 'Live Work' units, 6 affordable housing units and various land transfers between the developer and the Council. The S106 agreement was not progressed as the developer was unable to find a partner to deliver the 'Live Work' and affordable housing units.

A report proposing alternative heads of terms was prepared for the meeting of the Development Control Committee on 30 May 2013. The application was deferred to consider a legal challenge from Solicitors, acting on behalf of Coppice Alupack, who claimed that the Council had not properly considered the impact of the proposed housing on the operation of their client's business. It became apparent that consideration of the application was based on a 2009 noise survey which the Group Manager Public Protection recommended should be reviewed. On the basis of a detailed examination of site operations and information contained in a revised noise report, it became apparent that part of the application site would no longer be viable for residential development - the predicted noise levels would exceed those permitted in legislation. The development, as proposed on the indicative plan that accompanied application P/09/691/OUT, could no longer be supported on the basis of the predicted noise levels and discussions with the developer focused on a revised application which resulted in this current submission.

The current application has been the subject of prolonged negotiation and consultation and, as

revised, proposes 36 dwellings being a mix of three house types, including 1 bedroom flats, two/three bedroom terraced and semi-detached properties. The Planning Statement confirms that the proposed finishes will consist of a mixture of yellow and red facing brick with a variation of brick detailing and grey tiled roofs. The proposed boundary treatments between properties will generally be formed by a combination of 1.8m privacy panels and 1.2m high post and wire fencing between plots and either 1.8m close boarded fencing or screen walling in other locations. On the riverside boundary, to the rear of Plots 22-29, 1.8m high 'hit and miss' fencing will allow, in an extreme event, flood water to enter and egress without restriction.

Access, both vehicular and pedestrian, to the proposed housing site from the public highway will be from the A4093 via the un-adopted estate road that currently serves the existing Cwm Felin estate. This will be extended, bisecting the development area into two halves. The new access road will then form a 'T' junction at the north east boundary with two separate arms extending into the two portions of the site. These access roads run along the length of the north east boundary terminating in turning heads which provide access to parking courts and the associated dwellings. The Planning Statement indicates that car parking and cycle provision will both be provided at a ratio of at least one space per unit. The majority of car parking will be located in parking courtyards off the main access route, with the exception being those spaces accessed directly off the main estate road in to the development area.

In an attempt to mitigate the impact of noise from the adjacent Coppice Alupack operation and to limit potential complaints from future residents, the application proposes the construction of a 5m high acoustic barrier to be positioned between the diverted watercourse and the adjacent factory unit. A number of existing trees will be removed to accommodate the barrier, the design of which has been informed by a noise report prepared by Hunter Acoustics. Additional noise mitigation works, as recommended in the aforesaid report, are proposed to the adjacent factory. These include replacing the tonal reversing beepers on the forklifts with white noise alarms and providing alternative access arrangements to the warehouse. A legal agreement is proposed to secure these measures and initial discussions with representatives of Coppice Alupack indicate that such an agreement will be signed by the parties.

That part of the application site that lies adjacent to Ebenezer Terrace and the Coppice Alupack operation is to be retained for future community/employment use, with the developer proposing to eradicate invasive species on site (Japanese Knotweed), clear scrub and plant new trees and shrubs. The Planning Statement suggests that this will assist the Council in attracting investors to Isfryn Industrial Estate.

The proposed planning obligations have also been recently revised with the developer proposing 2 affordable units on-site (as opposed to the 6 on the original submission) with the remainder being in the form of a financial contribution. A viability appraisal has accompanied the revised offer which seeks to support a financial contribution of £124,000 towards off-site affordable housing provision, in addition to the 2 on-site affordable units proposed and the £20,000 contribution to be offered towards off-site community facility improvements.

The application has been accompanied by the following supporting documents:

- * Planning Statement (Asbri Planning)
- * Design and Access Statement (Asbri Planning)
- * Environmental Noise Survey (Hunter Acoustics)
- * Hydrology Assessment (Waterco Consultants)
- * Flood Consequence Assessment (CD Gray & Associates)

- * Site Investigation Report (Integral Geotechnique)
- * Site Preparation Report (Integral Geotechnique)
- * Blackmill Supplemental Soakaway Tests (Integral Geotechnique)
- * Coal Mining Risk Assessment (Integral Geotechnique)
- * Extended Phase 1 Habitat Survey and Summary of Ecology (Soltys Brewster)
- * Site Report and Management Plan for Control and Eradication of Japanese Knotweed and After Dig Report (Elcot Environmental)
- * Tree Survey (Treescene)

RELEVANT HISTORY

P/05/1425/FUL REFUSED 23-12-2005
ERECT 26 DWELLINGS WITH ASSOCIATED HIGHWAYS & ENGINEERING WORKS

P/07/340/FUL REFUSED 05-11-2007
RES DEV COMPRISING 32 DWELLINGS & ASSOCIATED WORKS PLUS COMMUNITY CENTRE

P/08/591/FUL REFUSED 27-11-2009
RES. DEV. OF 32 DWELLINGS & ASSOCIATED WORKS AND COMMUNITY CENTRE

P/09/691/OUT
MIXED USE DEVELOPMENT COMPRISING 44 RES. UNITS, COMMUNITY CENTRE & EMPLOYMENT UNITS

P/98/1009/RES APPROVED 23-02-1999
+conditions
RESIDENTIAL AND EMPLOYMENT DEVELOPMENT COMPRISING 40 RESIDENTIAL UNITS AND 7 INDUSTRIAL UNITS

P/98/407/RES APPROVED 22-12-1998
+conditions
RAISING OF GENERAL GROUND LEVEL ABOVE FLOOD LEVEL WITH IMPORTED INERT MATERIAL

P/99/475/RLX APPROVED 03-08-1999
REMOVAL OF CONDITION 14 OF CONSENT 98/1009 RE: DIVERSION OF EXISTING MAIN FOUL SEWER

P/99/476/RLX APPROVED 03-08-1999
+conditions
REMOVAL OF CONDITIONS 2 4 & 15 OF CONSENT 98/407 RE: HIGHWAY MATTERS

P/99/477/RLX APPROVED 03-08-1999
+conditions

REMOVAL OF CONDITIONS 2 4 & 15 OF CONSENT 98/407 RE: HIGHWAYS

P/99/478/RLX APPROVED 03-08-1999
REMOVAL OF COND 14 OF CONSENT 98/1009

PUBLICITY

The application has been advertised in the press and on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity will expire on 17th February 2016.

NEGOTIATIONS

Negotiations commenced on 11th February 2015 in response to observations received from Natural Resources Wales, Public Protection, the Coal Authority and the Transportation and Engineering Section.

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 23rd December 2014

The Community Council provided two sets of observations dated 27th January 2015 and 17th July 2015 objecting to the development for the following reasons:

- * Highway through Cwm Felin (Phase 1) which has not been adopted and is not fit for extra traffic
- * Car parking not enough on plan, already problems with Phase 1 due to insufficient place for parking
- * Threat to factory if residents complain about future noise problems
- * Is sewerage system able to cope with extra load?
- * That any future resident/tenants are not affected by the noise from the factory. The factory must be protected from possible noise complaints against them.

Head Of Street Scene (Highways)

No objection subject to conditions.

Head Of Street Scene (Waste & Recycling)

Private access roads can limit accessibility by the Council's waste contractor. This may result in residents having to deposit waste and recyclates for collection beside the nearest adopted footpath. The Developer should consider provision of suitable collection points where necessary

Head Of Street Scene (Drainage)

No objection subject to clarification and additional information to be submitted and agreed through a condition to be imposed on the consent requiring the agreement of a comprehensive and integrated drainage for the site, showing how foul drainage, highway and roof/yard water will

be dealt with.

Head Of Parks & Playing Fields

Previously provided comments concerning an earlier application by the same applicant in 2009,(P/09/691/OUT). At the time of the previous application, the Parks and Playing Fields Manager considered that, as the applicant provided play facilities above the value of those normally required in the Phase 1 development, no on site provision or off-site in-lieu payment would be necessary.

I note that the total number of dwellings for both developments would be 86 (50 Phase 1 + 36 Phase 2). Based on the provision of one LEAP per 100 dwellings it is considered that the provision of the equipped children's play area on Phase 1 is sufficient for both development phases. The Council has adopted the open space with equipped children's play area on the Phase 1 development area and has noted that the standard of provision is more in line with the standard required for a NEAP type play area.

Natural Resources Wales

Revised observations from Natural Resources Wales are expected in response to the revised planning layout which removes the proposed development from the C2 flood zone. These will be verbally reported to Members at the Committee Meeting or included on the amendment sheet.

Welsh Water Developer Services

No objection subject to advisory notes.

Crime Prevention Design S.Wales Police

Comments provided - no objection.

The Coal Authority

No objection subject to conditions.

Group Manager Public Protection

No objection subject to the following:

1. A 5m closed boarded fence shall be erected along the eastern boundary as shown on plan 3187/SP2 - Proposed Housing Layout Plan of the noise report by Hunter Acoustics entitled 'Environmental Noise Survey 3187/ENS1_Rev1' dated 17 December 2014 to remove line of sight from first floor windows to the service yard of Coppice Alupack. The fence shall be maintained in perpetuity.
2. The layout of the houses shall be designed as shown on 3187/SP2 - Proposed Housing Layout Plan of the noise report by Hunter Acoustics entitled 'Environmental Noise Survey 3187/ENS1_Rev1' dated 17 December 2014 i.e. with no habitable rooms directly overlooking the service yard of Coppice Alupack with gable ends facing the site.
3. There shall be no residential development on the parcel of land shown on the layout '3187/SP1 on the supplementary letter by Hunter Acoustics to Sam Courtney dated 30 October 2013.
4. A legal agreement shall be in place between Barratt and Coppice Alupack so that Coppice Alupack will carry out work to replace the tonal reversing alarms with white noise reversing alarms and alternative arrangements shall be put in place to prevent the necessity for the forklifts at Coppice Alupack to sound their horns as they enter and leave the building.

REPRESENTATIONS RECEIVED

Open Spaces Society, C/O Dr Jay Kynch

This is an unnecessary and opportunist attempt to eliminate open space and should be rejected as outside, and contrary to, the democratic spirit of allocation of land for development after consultation under the Local Development Plan (adopted 18 Sept 2013).

Deprive the community of the enjoyment, health and welfare benefits of their local open spaces.

Bridgend CBC ought to protect its grassed open spaces and reject this application and others like it in line with Bridgend CBC's own policies and the Welsh Government's Well-Being of Future Generations Act 2015.

Objections:, .

Residents have been consulted on three occasions in response to variations to the submitted scheme with the latest consultation being sent on 1 February 2016. Objections have been received from the residents of the following properties:

2, 6, 12, 17, 21, 22, 29, 32, 33, 35, 37, 44, 48, 47 and 49 Cwm Felin;

2 Mount Pleasant Blackmill;

Blackmill and Glynogwr Residents and Tenants Association;

On 15 January 2015, a petition signed by 59 residents of Cwm Felin was also received objecting to the development. The following is a summary of the objections received to date:

1. The status of the land was previously 'greenfield' but the applicants now maintain that this has changed to brownfield - on what basis?
2. The proposed development is out of character and differs from the surrounding - the mix of house types has changed and the density is higher. The three storey flatted development will affect the neighbours privacy, will dominate outlook and will overshadow homes and gardens.
3. Can the existing access road cope with the additional traffic? increase in traffic will affect the safety of the children in the streets - existing traffic calming facilities are ineffective in controlling speed. The level of car parking for the proposed housing is below the required standard.
4. The site drains poorly with the natural flow of water impeded by the developer's actions and ground conditions. Local Authority must be satisfied that the proposed surface water collection, storage and discharge arrangements are sufficient and fit for purpose; are the foul and surface water drainage connections adequate to serve the proposed development?
5. Flood Consequence Assessment is based on out dated information.
6. Buildings works and associated construction traffic, noise, dust will inconvenience existing residents and affect the levels of amenity that are currently enjoyed.
7. Loss of wildlife.
8. The proposed acoustic barrier is no guarantee to preventing noise nuisance - the proposed dwellings in close proximity to the industrial premises could give rise to complaint which could constrain the commercial activity and potentially result in job losses or relocation of the

business. The proposed 5m acoustic fence will be an eyesore - a dominant feature to those living close to the structure.

9. The method used for the eradication of Japanese Knotweed is not a guarantee that the invasive species will not return. The developer must have regard to the potential re-infestation.

COMMENTS ON REPRESENTATIONS RECEIVED

Objections received from residents are relevant to the acceptability of the application and are generally considered in detail in the following section of the report, however, the following comments are offered in response to the specific representations received:

1. Planning Policy Wales indicates that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. As the site has not previously been occupied by a permanent structure, it could not be defined as brownfield. Nonetheless, it lies within the settlement boundary of Blackmill and is allocated for mixed use development including residential, employment and community uses.

6. Inevitably, a development so close to existing properties is going to result in some inconvenience for highway users and noise and general disturbance during the construction phase and thereafter. Whilst this is not grounds for refusing planning permission, given the scale of the development it will be reasonable to impose planning conditions to control the hours of construction and the implementation of a traffic management plan throughout the period of construction. The Group Manager Public Protection has not indicated that the additional traffic along the existing estate road will cause an unacceptable level of disturbance.

7. Any potential ecological impacts have been considered in an 'Extended Phase I Habitat Survey undertaken by Soltys Brewster. The survey concluded that the area revealed a range of habitat types which were generally considered to be of low intrinsic ecological value although the ponds were of local ecological value in the context of the site. The report recommends that the development should seek to minimise the impacts on the broadleaf woodland and riparian corridors. Reptiles (common lizard and slow worms) were noted on site and it is understood that the developer has already implemented a programme of translocation from the development area. The Extended Phase I Survey also includes a number of recommendations in respect of vegetation clearance, translocation of amphibians from ponds and the eradication of invasive species which will be the subject of a planning condition. Any loss of habitat is considered to have only local significance and would not be grounds for resisting the grant of planning permission.

9. The existence of knotweed is acknowledged by the landowner and a site report and management plan for its eradication has accompanied the application. Implementation of the plan has also commenced which involves application of herbicide, the digging out of all material containing knotweed, sifting out rhizome material, followed by a period of inspection and management. Should permission be granted, a condition will be imposed to ensure that the developer follows the management plan prior to works commencing on construction. On the basis of the information before the Authority it would appear that the landowner's management of this invasive species accords with the Environment Agency's code of practice.

Comments in response to the observations provided by Open Spaces Society:

The application site does not constitute an area of 'open space' and is allocated for a mixed use development under Policy PLA3 (17) of the Bridgend Local Development Plan 2013. The

application will deliver housing under Policy COM2 (4) which, contrary to the observation of the Open Spaces Society, does contribute to housing supply for the County Borough.

In response to the comments of the Head of Street Scene (Waste and Recycling) the scheme has been designed to ensure access to all parts by a refuse vehicle.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the number of objections received from local residents and the Ogmore Valley Community Council.

The application and site history are described in detail in the first section of the report. The main issues relevant to the determination of this application are:

(i) whether the form of development proposed accords with the allocation of the Bridgend Local Development Plan:

Under the Bridgend Local Development Plan (2013) the application site is allocated for 'Regeneration and Mixed Use Development' (Policy PLA3 (17) refers) where it was intended that the site would accommodate a mix of uses comprising residential, work units and local community facilities. The allocation reflected the resolution to grant permission for a mixed use development under P/09/691/OUT but, as indicated at the beginning of the report, a change in site circumstances, namely the revised noise profile associated with the Coppice Alupack operation and the resultant reduction in the developable area, prevents the delivery of the original scheme. The application, according to the supporting planning statement, has sought to address the identified constraints and brings forward the residential element of the mixed use with associated affordable housing (reduced from six to two units), on and off-site noise mitigation works, a contribution to community facilities and enhancements to the undeveloped land on Isfryn Industrial Estate.

The current proposal represents a significant downsizing both in terms of housing numbers but also the employment provision (the omission of 'Live Work' and starter units) and the levels of community benefit which previously included a new community centre. It is accepted that development viability has been significantly affected by the reduction in the housing numbers and delivering the original scheme and the associated levels of obligation is no longer achievable. Whilst the development will not realise the economic benefits of earlier submissions it will deliver the housing element of the mixed use allocation without prejudicing the implementation of the remaining policies. Furthermore, the proposed housing will meet a wider need in a sustainable location. The application does also propose obligations which are at a level that reflects the revised quantum of housing whilst including measures to mitigate against the potential negative impacts of the development. It is considered that the principle of the development accords with the site's allocation and broad policies of the Bridgend Local Development Plan.

(ii) the effect of the proposal on the character and amenities of the area, specifically those enjoyed by existing residents:

Strategic Policy SP2 relates to design and sustainable place making and the proposed scheme should comply with the criteria of Policy SP2. Policy SP2 of the LDP states:-

'All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment'

The Supplementary Planning Guidance (SPG) 02 - Householder Development, adopted on 12/12/2008, sets out objectives that define development that is likely to be acceptable. Whilst the SPG relates to householder development it is considered that its principles are generally relevant

to this application and in particular Notes 1, 2, 6 & 8, addressed below.

Objectors have highlighted the difference between the existing Cwm Felin estate and the proposed development in terms of housing mix, density and the scale of the development. On the recent revisions, the three storey flatted complex in the north western corner of the development has been omitted. All housing units are now two storeys and, apart from the two (one bedroom) flats on Plots 10 and 11, are either two or three bedroom semi-detached or link units. The housing mix is not significantly different to the adjoining site and is the house builder's response to market demand. Concerns about density are also noted although Policy COM 4 of the LDP (2013) does establish a density requirement of at least 35 dwellings per hectare. Although this is exceeded, the numerical increase is not in itself grounds to refuse permission. Increased densities should not, however, be accepted if the living environment created is poorly designed. For the majority of the properties, the level of private amenity space is modest with garden lengths not achieving the 10m that would be the preferred distance. In some of the more recent higher density schemes approved by this Council, such compromises in garden sizes have been accepted. The privacy that will be afforded to the future occupiers of the new dwellings will meet the Council's privacy standard and although garden lengths will not be particularly generous, spacing between the proposed units will ensure that the outlook is relatively open.

The supporting planning statement maintains that the proposed layout has been carefully considered to ensure that the amenity of the adjacent existing residents is not unduly harmed. The omission of the three storey units has assisted in this regard. Units 1 and 12 on the revised layout are the closest on the northern part of the development with a gable end (8.6m to the ridge) of the proposed dwelling being 'set in' approximately 1m from the shared boundary, with a distance of between 12.5m and 14m being recorded on plan, between the rear elevation of the existing dwelling and the side elevation of the new units. Even accounting for any minor change in ground levels, the new dwellings should not unreasonably overshadow or dominate outlook. Whilst the open aspect that is currently enjoyed by the occupiers of the neighbouring properties will be lost, the layout in this respect, meets the Council's guidelines for spacing between new and existing properties. No habitable room windows will directly overlook the existing properties from the new dwellings so privacy will not be compromised. The relationship on the southern part of the proposed layout is slightly different with the nearest units being on Plots 22 and 36. Again on Plot 22, an 8.6m high gable end of the new dwelling will be positioned adjacent to the shared boundary with the nearest existing dwellings (35 & 36 Cwm Felin). From the submitted plans, a separating distance of 14m is recorded which, for the reasons set out above, is acceptable. Plot 36 will share a similar orientation to 29 Cwm Felin with the driveways of the existing and new dwellings creating space between. Such an arrangement is again acceptable and should ensure that the amenities of the occupiers of this neighbouring dwelling are not unreasonably affected by the development.

The car-parking courtyards in the northern and southern parts of the site will share the remaining boundaries with the existing houses and it is intended to provide screening in the form of fencing and new planting to minimise the impact of the proposed works.

(iii) the effect of the development on the highway network and highway safety generally:

The transportation and highway safety implications of the proposal have been fully considered by the Transportation and Development Control Officer who has not objected to the development subject to conditions. The most recent revisions to the proposed layout have been in response to concerns regarding the level and accessibility of the parking bays and the width of the proposed estate road. A reduction in the number of units and consequential demand for resident car parking, the provision of more convenient residents car parking and visitor parking on the widened carriageway has addressed previous objections. Whilst it is understood that the existing estate road serving Cwm Felin has not been adopted, that process is continuing and does not prejudice the consideration of the new application. Given the number of units proposed, the

highway (vehicular and pedestrian) infrastructure is considered acceptable to serve the development.

(iv) the effect of the development on the existing drainage systems and connected flood risk:

Apart from Natural Resources Wales, the relevant drainage bodies have commented on the proposed development and offered no objection to the development subject to conditions. The Council's Land Drainage Engineer confirms that discussions have taken place with the developer's drainage engineers and it is considered that an appropriate scheme can be designed and accommodated within the site.

Part of the south eastern corner and the southern boundary of the development site are located within 'Zone C2' as identified on the Welsh Government Development Advice Maps. In response to the original consultation on this application Natural Resources Wales indicated that the modelling and data on which the Flood Consequences Assessment (FCA) was based was out of date and they requested the submission of additional survey and modelling work. Barratt Homes response has been to amend the application site boundary and remove any built development from within the C2 zone. Natural Resource Wales have been asked to provide comments on the revised layout and any observations received will be brought to Members attention. The expectation is that no objection to the development will be made. If observations to the contrary are received, the application will be deferred to enable the comments to be considered further.

(v) Whether the development would impact on the adjoining employment site which is allocated and protected under policies of the Bridgend Local Development Plan.

Under Policy REG1 (31) of the Bridgend Local Development, Isfryn Industrial Estate is allocated and protected for employment uses. Planning Policy Wales (2016) indicates that employment and residential uses can be compatible but local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised. In response to the noise survey that has accompanied the application, and on the advice of colleagues in the Public Protection Section, a number of noise mitigation measures are proposed as part of this application. The proposed acoustic barrier is one part of a series of measures to mitigate the impact of noise emanating from the Coppice Alupack operation on the existing residents and those that will occupy the development. The additional measures are set out elsewhere in this report and include replacing the tonal reversing beepers on the forklifts with white noise alarms and providing alternative access arrangements to the warehouse. Such measures and a plan of implementation will be the subject of a S106 Agreement which will be signed by the Council, the developer and the appropriate parties in Coppice Alupack. This will ensure that the mitigation works will be implemented prior to the occupation of the proposed dwellings. Having regard to the advice contained in Technical Advice Note (TAN) 11: Noise 1997, this approach is consistent with Welsh Government Guidance. Furthermore, it provides some comfort that the continued operation of the Coppice Alupack will not be compromised by the introduction of new housing on the adjacent land.

It is acknowledged that a 5m structure will appear as a somewhat 'alien feature' on this new housing estate. If such a structure does diminish the visual amenities of the area, its purpose along with all other forms of mitigation, is to protect residential amenity and allow the delivery of the residential element of this mixed use allocation thus providing housing to meet local need.

In summary, it is considered that the development accords with SP2, PLA3 (17) and COM4 of the Bridgend Local Development Plan and will have a design that is appropriate in scale which will ensure that the viability and amenity of neighbouring users/occupiers will not be adversely affected. The implementation of biodiversity enhancements, as required by conditions 7 and 9, will help contribute to the environmental sustainability of the development and will demonstrate

compliance with Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. On the advice of the land drainage bodies, appropriate arrangements for the disposal of foul sewage, waste and existing land drainage can be accommodated on the development and methods to deal with invasive species have been incorporated in the planning submission. Finally, safe and efficient access within and outside the site can be provided by the development

CONCLUSION

This application is recommended for approval because the development is in accord with the policies of the Bridgend Local Development Plan and will deliver housing on a sustainable site without any significant adverse impact on the highway network and local drainage system. Furthermore, the proposed housing layout has been designed to ensure that the amenities of existing and future residents and adjoining users will be safeguarded.

The representations received have been taken into account however, on balance, it is not considered that they outweigh the merits of the development and the Local Development Plan.

RECOMMENDATION

(A) The applicant and Coppice Alupack enters into a Section 106 Agreement to:

(i) Provide 2 units of affordable housing to be transferred to a Registered Social Landlord, with the type of units, location within the site and affordable tenure to be agreed by the Council and a financial contribution of £150,000.00 as the equivalent value to providing the level of affordable housing on site under Policy COM5 of the Bridgend Local Development Plan (2013).

(ii) Provide a financial contribution of £20,000.00 towards improvements to the existing community centre in Blackmill or towards the provision of a new community building

(iii) Secure the following noise mitigation works on their existing site on Isfryn Industrial Estate:

a) Replace the tonal reversing alarms with white noise reversing alarms on the forklift trucks in operation on the land currently being occupied by Coppice Alupack;

b) Provide an alternative access arrangement to the existing warehouse to prevent the necessity for the forklift trucks operating at Coppice Alupack to sound their horns as they enter and leave the building;

(iv) Ensure the aforementioned mitigation works are implemented on the Coppice Alupack site prior to commencement of the development approved under P/14/838/FUL:

(v) Establish a 'Management Company' for the future maintenance of the acoustic barrier, the existing watercourse on the eastern boundary of the development site and all storage drainage systems in the private areas of the development. Details of the Management Company, including the funding of the Management Company, and the maintenance regime shall be agreed in writing by the Local Planning Authority to ensure that the maintenance works are carried out in perpetuity.

(B) The Corporate Director Communities be given plenary powers to issue a decision notice granting planning consent in respect of this proposal once the applicant and Coppice Alupack has entered into the aforementioned Section 106 Agreement, subject to the following conditions:

1 The development shall be carried out in accordance with the following approved plans: Job No. 1327 Drawing No. 1000 Revision T, 1060, 1061, 1062, 1063, 1066 and 1067.

Reason: For the avoidance of doubt as to the nature and extent of the approved

development.

- 2 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how road, roof and yard water will be dealt with has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the occupation of any dwelling.

Reason: To ensure that effective drainage facilities are provided for the proposed development

- 3 No development shall commence until a scheme showing the scale, design, specification and precise location of the required acoustic barrier to be erected along the eastern boundary of the application site has been submitted to and agreed in writing by the Local Planning Authority. The acoustic barrier shall be erected in accordance with the agreed scheme, prior to the occupation of any dwelling and maintained in perpetuity.

Reason: To maintain noise levels in the interests of the occupiers of the residential properties.

- 4 No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 5 No development shall take place until details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

- 6 No development shall commence, including any works of site clearance until a 'Site Clearance Method Statement' has been submitted to and agreed in writing by the Local Planning Authority. The statement shall include details for avoidance of harm to reptiles and nesting birds. The development shall be carried out strictly in accordance with the agreed method statement.

Reason: In the interests of visual and residential amenity and to promote nature conservation

- 7 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a soft and hard landscaping scheme. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of 3 years has been submitted to and agreed in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the agreed schedule.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

- 9** No development shall commence until a scheme for the erection of bird and bat boxes and a programme of implementation has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as agreed.

Reason: In the interests of visual and residential amenity and to promote nature conservation

- 10** No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities
- haulage routes

Reason: In the interests of highway safety

- 11** No development shall commence on site until a scheme has been submitted to and agreed in writing showing the internal access road being subjected to a 20mph speed restriction. The agreed scheme shall be implemented prior to any building on the site being brought into beneficial occupation.

Reason: In the interests of highway safety.

- 12** No dwelling shall be occupied until the individual drive and parking bays serving the dwelling concerned have been laid out as approved and completed in permanent materials at gradients that do not exceed 8.33% (1 in 12) in accordance with the approved layout and shall be retained thereafter for parking purposes.

Reason: To ensure the provision and retention of sufficient off-street parking and to prevent loose stones, mud and gravel being spread on to the highway, in the interests of highway safety.

- 13** The development shall be carried out strictly in accordance with the recommendations set out in Chapter 6 of Soltys Brewster's Extended Phase 1 Habitat Survey and Summary of Ecology dated April 2015 and the Knotweed Management Plan set out on pages 7-8 of Elcot Environmental Site Report and Management Plan for Control and Eradication of Japanese Knotweed and After Dig Report dated October 2015.

Reason: For the avoidance of doubt and in the interests of protecting biodiversity interest and the environment.

- 14** Construction works shall not take place outside 07:30 hours to 17:30 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To maintain noise levels at a sustainable level in the interests of residential amenities.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- (a) This application is recommended for approval because the development complies with the

policies of the Bridgend Local Development Plan and will deliver housing on a sustainable site without any significant impact on the highway network and local drainage system. Furthermore, the proposed housing layout has been designed to ensure that the amenities of existing and future residents and adjoining users will be safeguarded.

(b) Foul and surface water shall be drained separately.

(c) No surface water will be allowed to discharge to the public sewer.

(d) No land drainage run-off will be permitted to discharge either directly or indirectly into the public sewerage system.

(e) Rainwater run-off from driveways shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under Section 163 of the Highways Act 1980.

(f) It is a requirement under Section 153 of the Highways Act 1980 that any gates must be located and fitted so as not to open out over the highway.

(g) The Highway Authority will require the developer to enter into a Section 38 Road Agreement and a Section 104 Sewer Agreement, including appropriate bonds to secure the implementation of the proposed highway and sewer works.

(h) The applicant is advised that the Highway Authority reserves the right to invoke the powers contained in Section 59 of the Highways Act, 1980 and recover additional expenses incurred in maintaining certain lengths of the highway network.

(i) The applicant is advised that the development should be designed and constructed in accordance with the January 1993 Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads which has been adopted by Bridgend County Borough Council.

(j) In accordance with the Bridgend County Borough Council Design Guide, road gradients shall be such that the maximum gradient of 1:12 is not exceeded. A 10m near level platform shall apply at junctions. Access roads shall have a minimum gradient of 1:125.

(k) The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the access and parking areas, although compacted chippings would not be acceptable as they may be dragged onto the highway to the detriment of highway and pedestrian safety. As a result of the above, impermeable surfacing such as concrete or tarmac extending across the full width of the access and parking areas should not be considered as a first option.

(l) Details of any retaining walls within the site to be submitted to the Authority should include location, finishes, structural calculations and constructional details proving that the structures concerned have been designed and will be constructed so as to prevent subsequent structural failure and ground movement and, in addition, in respect of any retaining wall or embankment supporting or having an influence on the abutting highway, the design details duly certified by a professional structural engineer, including full engineering details and structural calculations produced in accordance with the requirements of BD2/12 - Technical Approval Highway Structures as well as qualification that the structure will achieve a 120 year life span.

(m) Commuted sums to cover the extraordinary long term maintenance costs of any highway structures will be a prerequisite of the adoption of the road works as highways maintainable at public expense.

(n) Street nameplates reflecting the official street name allocated by the Council should be erected by the developer at locations and to a specification to be agreed with the Local Planning Authority prior to beneficial occupation of the first dwelling house in the street that has been so allocated.

(o) Any building materials delivered to the development site should not be deposited or stored on the highway, without the express PRIOR consent of Bridgend County Borough Council as the Highway Authority.

(p) An information pack containing public transport information including timetables shall be provided by the developer upon occupation of each residential unit.

(q) All lorries should be suitably sheeted before leaving the site.

(r) The developer should consider provision of suitable waste/recyclates collection points where necessary.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/865/FUL
APPLICANT: VALLEYS TO COAST
C/O PAUL SAWTELL TREMAINS BUSINESS PARK TREMAINS ROAD
BRIDGEND

LOCATION: LAND REAR OF 7 HEOL YR ONNEN PENCOED

PROPOSAL: 2NO. SEMI-DETACHED BUNGALOWS

RECEIVED: 23rd December 2015

SITE INSPECTED: 19th January 2016

APPLICATION/SITE DESCRIPTION

The application proposes two single bedroom bungalows to be constructed in the northern section of a car parking compound at the rear of properties off Heol Yr Onnen, Ton Y Groes and Heol Y Groes, Pencoed. The site lies at the rear of gardens and semi detached properties and is accessed via Heol yr Onnen.

The bungalows will be semi-detached and will be sited approximately 8m south of the rear (southern) boundary of 45 & 47 Heol Y Groes and 1 Heol Yr Onnen and adjoining the rear (western) boundaries of 3 & 5 Heol yr Onnen and the rear (eastern) boundaries of 28 & 30 Ton Y Groes.

The building will have an overall footprint of 15.25m in width by 9.5m in depth with a gable roof reaching 5.2m in height. A cycle store is to project from the rear (northern) elevation and this will measure 2.25m by 2.9m with a gable roof reaching 3.65m to the ridge. Three parking spaces are shown to the south of the building abutting the rear boundaries of 7 & 9 Heol Yr Onnen. The remainder of the former parking compound is to be hard surfaced with dark grey herring bone setts and enclosed by 2.1m high close boarded fences although access to an existing garage in the rear of 26 Ton Y Groes is to be retained.

RELEVANT HISTORY

None

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 27th January, 2016.

NEGOTIATIONS

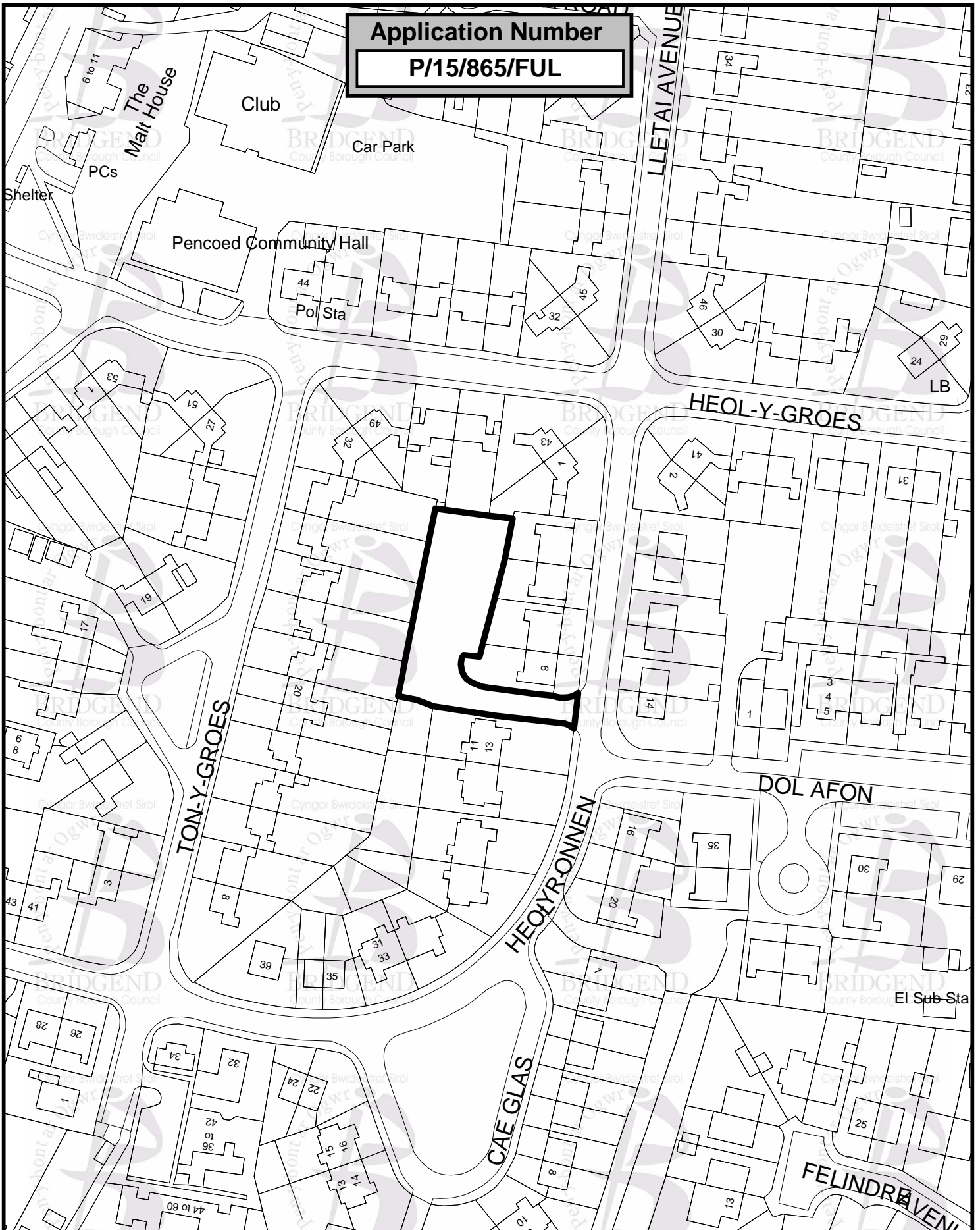
None

CONSULTATION RESPONSES

Town/Community Council Observations

Application Number

P/15/865/FUL



Scale 1:1,250

Date Issued:
10/02/2016

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

(c) Crown Copyright and database rights
(2016) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2016) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Siro



No comment

Head Of Street Scene (Highways)

No objection subject to condition.

Head Of Street Scene (Waste & Recycling)

Private access roads can limit accessibility by the Council's waste contractor. This may result in residents having to deposit waste and recyclates for collection beside the nearest adopted footpath. The developer should consider the provision of a suitable collection point to avoid inconveniencing other residents.

Head Of Street Scene (Drainage)

The application site falls outside the flood risk zone but lies in close proximity so the developer is advised to consider flood resilient construction. In addition, it is highlighted that access to and from the site would be compromised during a flood incident.

Records indicate that a foul sewer is shown to cross the development site and the developer is advised to accurately locate this to ensure there is no conflict with the proposed development or the sewer easement.

Natural Resources Wales

No objection but it is highlighted that due to the former use as a garage compound the land may be contaminated. In addition, whilst the application site lies outside the identified flood areas, the surrounding area including the site's access/egress is at risk of flooding. It is recommended that a flood management plan is developed to ensure that this risk is managed.

Welsh Water Developer Services

No objection subject to a condition requiring a comprehensive and integrated drainage scheme. Advisory notes are also included for the developer's information and consideration.

Wales & West Utilities

An extract of records relating to this area has been provided. In the event that consent is granted, the developer should contact the Company to discuss safety requirements before any works commence on site.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:, 1 (Speaker) & 3 Heol-Yr-Onnen And 24 Ton Y Groes

The grounds of objection are summarised as:-

1. Loss of privacy;
2. Loss of parking facilities;
3. Congestion;
4. Blocking of access;
5. Suitability of development.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the objections raised by local residents:-

Loss of privacy - The proposed bungalows have been orientated so that their principal elevations face southwards into the former compound area. Whilst there are windows serving habitable rooms in the rear (northern) elevation, these will not infringe the 21m privacy standard between directly facing habitable room windows and privacy is further safeguarded by the proposed 2.1m boundary fences to enclose the boundaries with the neighbouring dwellings.

Loss of parking facilities - The Highways Department has noted that the residents of Ton Y Groes and Heol Y Groes benefit from off street parking at the front of their properties. Nos 3,5 & 9 Heol Yr Onnen, however, rely solely on the parking provisions within the compound at the rear of their dwellings. It is therefore considered that a condition requiring additional parking facilities will satisfactorily address this concern.

Congestion - Heol Yr Onnen is narrow and any on street parking could adversely affect the free flow of traffic along it to the detriment of highway safety. It is considered that the imposition of the suggested condition to provide compensatory parking facilities will overcome this issue.

Blocking of rear access - This is a civil matter between landowners and is not material to the consideration of the planning merits of the scheme.

Suitability - As the proposed development relates to a pair of semi-detached bungalows that will not be readily visible from public vantage points, it is considered that the proposals do not adversely effect the visual amenities of the area or the residential amenities of neighbouring properties.

In response to the Head of Street Scene (Waste and Recycling) comments, the future occupiers will transfer any waste to the roadside off Heol yr Onnen on collection days.

In response to NRW's comments an informative note is attached to the recommendation advising the procedures to be taken should contamination be found on site.

APPRAISAL

The application is referred to Committee to consider the objections raised by occupiers of properties adjoining the application site.

The proposed bungalows are to be sited in the northern section of the compound area, providing a rear garden that will abut the rear gardens of 1 Heol Yr Onnen and 45 & 47 Heol Y Groes, Pencoed and virtually infilling the width of the compound. Access to the site is to be obtained via the existing compound access between 9 and 11/13 Heol Yr Onnen, Pencoed. Three parking spaces are to be provided to the south of the proposed bungalows adjoining the rear boundaries of 7 & 9 Heol Yr Onnen.

It was noted during the site inspection that the properties adjoining the eastern application site boundary, in Heol Yr Onnen, are semi-detached bungalows whereas the properties on the northern and western site boundaries comprise semi-detached two storey dwellings. On the southern side of the site access, the semi-detached buildings accommodate flats. The application site is largely hard surfaced and appears reasonably flat although areas adjoining the rear boundaries of 3-9 Heol Yr Onnen appear to have been raised to provide parking facilities to serve those properties.

Planning Policy Wales (2016) at paragraph 9.3.2 states, "Sensitive infilling of small gaps within small groups of houses or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area." Paragraph 9.3.3 states, "Insensitive infilling or the cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing."

The application site is located within the settlement of Pencoed and Policy COM3 of the Bridgend Local Development Plan (LDP) permits residential developments on windfall and small scales sites, for the conversion of existing buildings or the re-use of vacant or under-utilised land where no other LDP policy protects the building or land for an existing or alternative use. In

principle, therefore, the proposed construction of two bungalows on land formerly used as a parking or garage compound would accord with the LDP.

In terms of the details of the scheme, Policy SP2 of the LDP requires that all development contribute to creating high quality, attractive sustainable places, which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

The proposed pair of bungalows are considered to be compatible with the policy in that the scale, density and design respect the local character of the area. The application site is reasonably sustainably located in terms of access to local facilities and public transport links and the Highways Department has confirmed that, subject to a condition, requiring the provision of three parking spaces to serve the development together with 3 replacement spaces to serve existing properties, the development is acceptable. The proposed development includes appropriate means of boundary enclosure that satisfactorily secures both the application site and the existing adjoining properties thereby minimising opportunities for crime. The Authority has no specific record of contamination on the site. It is considered that for the reasons outlined in the previous section of the report providing comments on representations received that the proposals will not so significantly impact on neighbouring residents as to warrant refusal of the scheme. A condition requiring a comprehensive and integrated drainage scheme is attached to the recommendation. Taking all of the issues identified within Policy SP2, it is considered that the proposed development is compatible with the development plan.

During the processing of the application Policies PLA1, COM3 and SP2 of the Bridgend Local Development Plan were considered as well as advice contained within Planning Policy Wales (2016).

CONCLUSION

This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will deliver affordable housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system. Furthermore, the layout has been designed to ensure that the amenities of existing and future residents will be safeguarded.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 The development shall be carried out in accordance with the following approved plans and documents: plan numbers 1683 DB3 90_3, L/05, 20_01, 20_02, 20_03 and 20_04.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 2 Notwithstanding the approved plans, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external walls of the buildings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 3 Notwithstanding the approved layout plan, no development shall commence until a scheme for the provision of 3 off street parking spaces to serve the proposed development; 3 off street parking spaces as replacement facilities for the occupiers of 3, 5 & 9 Heol Yr Onnen

and a turning facility within the application site boundary has been submitted to and agreed in writing with the Local Planning Authority. The parking spaces and turning area shall thereafter be provided in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the agreed scheme prior to the development being brought into beneficial use and thereafter retained in perpetuity.

Reason : To ensure the provision of adequate off street parking facilities in the interests of highway safety.

- 4 No development shall commence until a comprehensive and integrated drainage scheme for the site, showing how foul, surface water, roof and yard water will be dealt with, has been submitted to and agreed in writing with the Local Planning Authority. Thereafter, the drainage system shall be implemented in accordance with the agreed scheme prior to the occupation of the development.

Reason : To ensure the provision of a satisfactory drainage system to serve the development in the interests of preventing flooding and pollution.

- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and shown on plan numbers 1683 DB3 90_3, L/05, 20_01, 20_02, 20_03 and 20_04.

Reason : In the interests of visual and residential amenities.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will deliver affordable housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system. Furthermore, the layout has been designed to ensure that the amenities of existing and future residents will be safeguarded.

(b) The developer is advised that the proposed use of facing brick is considered to be inappropriate in this location and it is suggested that the external surfaces of the walls be rendered.

(c) Rainwater run off shall not discharge into the highway surface water drainage system. Failure to ensure this may result in action being pursued under Section 163 of the Highways Act, 1980.

(d) If during the course of the development unsuspected contamination, not previously identified, is found to be present, then the developer should cease works and seek advice from the Public Protection Department of the Council on the methods for appropriately dealing with the contamination.

(e) The developer is advised that whilst the development site lies outside of the 1% and 0.1% fluvial flood events, the surrounding area including the site access/egress is at risk of flooding. It is recommended that a management plan is developed to ensure that future occupiers can be safely evacuated in the event of flood.

(f) The observations of Dwr Cymru/Welsh Water and Wales & West Utilities are attached for the developer's information and consideration in terms of the location of public utilities in relation to the application site and proposed development.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None

This page is intentionally left blank

RECOMMENDATION : SECTION 106

REFERENCE: P/15/693/FUL
APPLICANT: MR JULIAN KEOGH
C/O A J DESIGN ASSOCIATES THE STUDIO, BROOK FARM LLANMAES
VALE OF GLAMORGAN

LOCATION: REAR OF 69-73 COWBRIDGE ROAD BRIDGEND

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 10 SELF CONTAINED APARTMENTS

RECEIVED: 19th October 2015

SITE INSPECTED: 7th December 2015

APPLICATION/SITE DESCRIPTION

The application proposes the construction of a three storey building accommodating 10 self contained apartments on land at the rear of 69-73 Cowbridge Road, Bridgend, opposite Bridgend College.

The building will be sited immediately abutting the existing side and rear boundaries of No 69 Cowbridge Road and extending south eastwards across what is currently the rear garden of No 71 Cowbridge Road. The application site also includes part of the rear garden of 73 Cowbridge Road in order to provide parking facilities and a bin store to serve the development. The building will measure 14.9m wide by 11.6m deep with a pitched roof reaching 10.1m to the ridge, which runs parallel to the roofs on the existing properties in Cowbridge Road.

Internally on the ground floor it is proposed to provide a central entrance hall with stairway which in turn provides access to four self contained apartments each with a lounge/dining/kitchen room, bedroom and bathroom. On the first floor there will be four further apartments of identical layout to those proposed on the ground floor. Within the roof space, at second floor level, two slightly larger apartments will be provided again accessed from the central stairwell. A flat roofed entrance porch will project 1.8m from the north eastern elevation and will measure 2.2m wide and reach a height of 3m.

The proposed site plan indicates the provision of 7 car parking spaces, cycle storage and a bin/recycling storage area to the east and south east of the building. An area of communal amenity space approximately 10.5m in depth is to be provided on the western side of the building. A similar area will be retained to the rear Nos 69-71 Cowbridge Road. A revised layout, showing 10 parking spaces, has been submitted and this re-designates private amenity space for parking purposes.

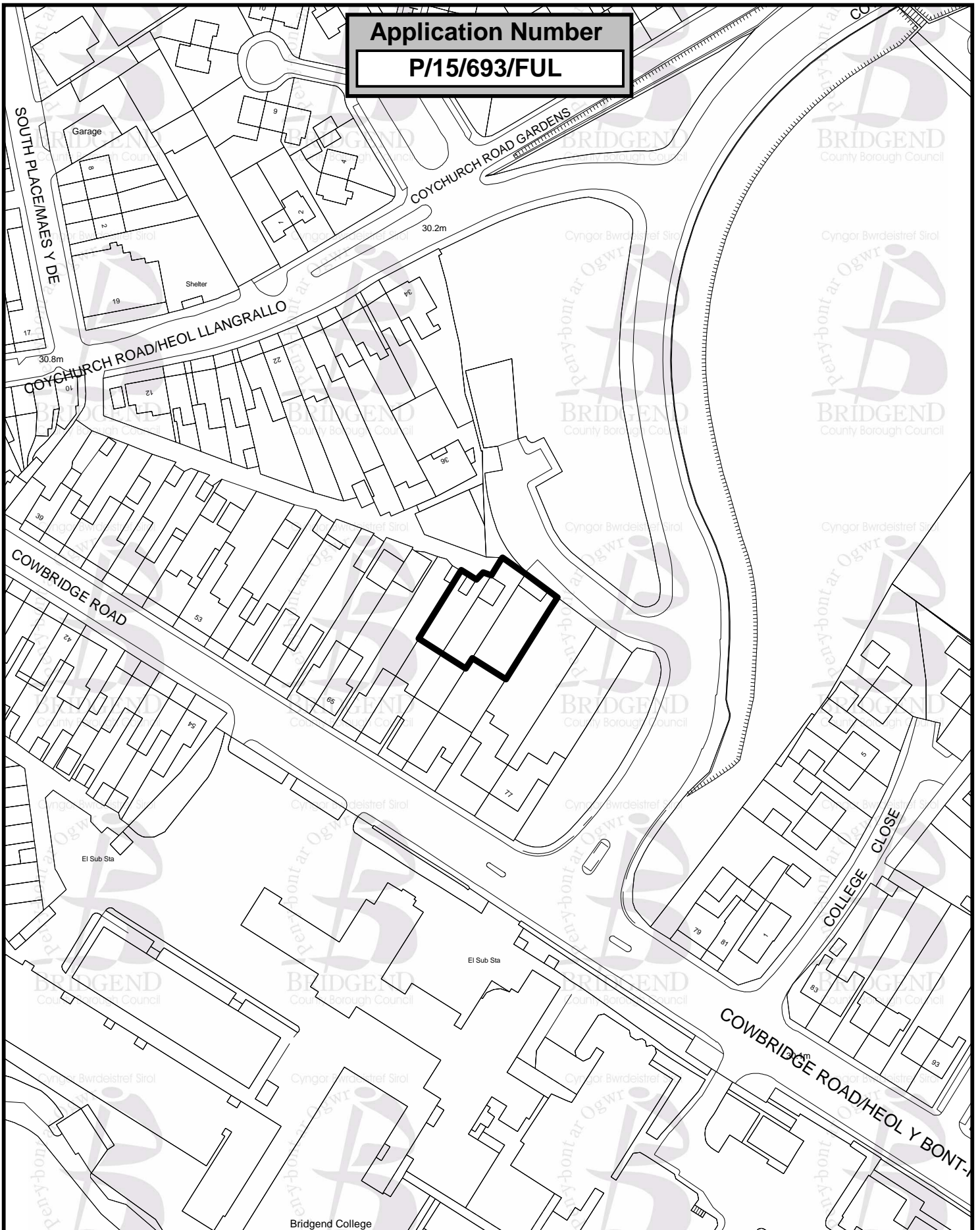
RELEVANT HISTORY

87/0399 CC 04-JUN-87
CHANGE OF USE TO A GUEST HOUSE

P/05/453/FUL APPROVED 17-05-2005
+conditions
CHANGE OF USE FROM HOUSE INTO 7 BEDSITS

Application Number

P/15/693/FUL



Bridgend College



Scale 1:1,250

**Date Issued:
10/02/2016**

**Development-Mapping
Tel: 01656 643176**

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

(c) Crown Copyright and database rights
(2016) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2016) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Sirol



Town/Community Council Observations

Notified on 28th October 2015

Object to the development on the grounds of over intensification; poor access, inadequate parking for the number of units proposed and detrimental to local public amenity i.e. adjacent allotment site.

Head Of Street Scene (Highways)

The applicant has provided a revised scheme of parking which includes 7 spaces for the new development, which is considered acceptable given the sustainable location and 3 spaces to accommodate the shortfall from the bedsit consent. It is therefore considered that the revised parking scheme is acceptable and that the proposal is unlikely to generate additional on street parking to the detriment of highway safety. Subject to a condition requiring the parking scheme to be implemented in permanent materials with the spaces demarcated before the apartments are occupied, there is no objection to the submitted proposals.

Head Of Street Scene (Waste & Recycling)

The current agreement for waste/recycling collections allows for residents to present specific containers on the kerbside. The developer should consider how storage of these containers can be accommodated within the building and set aside an area alongside the adopted highway.

Head Of Street Scene (Drainage)

No objection subject to a condition requiring the submission of a comprehensive and integrated drainage scheme to serve the development for the agreement of the Authority.

Natural Resources Wales

No objection but it is recommended that consideration should be given to conserving biodiversity on the site in order to demonstrate compliance with the Authority's duty under Section 40 of the NERC Act.

Welsh Water Developer Services

No objection but recommends the imposition for a drainage scheme.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:, 30 And 36 Coychurch Road

The grounds of objection are summarised as:-

1. Over-intensification/Overdevelopment;
2. Access;
3. Inadequate parking provision/Increase in On-street Parking
4. Detriment to Public Amenity
5. Increase in traffic

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the objections raised by the Town Council and local residents:-

Over-intensification/Overdevelopment - The properties on this side of Cowbridge Road benefit from long rear gardens. The submitted layout plan demonstrates that the application site is

capable of accommodating the building and provide adequate parking spaces to serve the proposed and existing accommodation. Whilst the revised layout no longer provides amenity space to serve the proposal, it is considered that, given the development relates to one bedroom apartments in reasonably close proximity to the town centre and facilities, this would be acceptable.

Access - Access will be obtained via the adopted highway that runs to the north east of the existing properties in Cowbridge Road and provides access to the allotments. The Highways Department considers that the proposed arrangement is acceptable.

Inadequate Parking Provision/Increase in On-street Parking - The originally submitted layout suggested that seven spaces would be provided together with a cycle stand. This arrangement, however, failed to consider the requirement to safeguard parking spaces to serve the bedsit development in the host dwellings on Cowbridge Road. Following reconsideration of this element of the scheme a revised layout has been submitted which increases the provision to 10 spaces and retains 5 private spaces provided as a result of the creation of the Coychurch Road/Asda link road. It is considered that, given the nature of the development as one bedroom apartments, the sustainable location of the application site together with the potential for two of the units providing affordable housing, the level of parking provision now meets the Authority's guidelines.

It is considered that the submitted proposals include a reasonable level of off street parking facilities to serve the development to obviate the need for future occupiers to park on Coychurch Road, which lies just over 100m to the west of the application site.

Detriment to Public Amenity - It is considered that, as the public recreational facility is located on the opposite side of the access road from the development site, the impact will not be so significant as to warrant refusal of the scheme.

Traffic Generation - The proposed development is to be accessed via an existing adopted highway which also provides access to the existing allotments and this is considered to be acceptable in highway safety terms. The application in respect of the residential development on land to the eastern side of the access road has been assessed on its individual merits and Committee has resolved to grant planning permission subject to a Section 106 Agreement and conditions.

In response to the Head of Street Scene (Waste & Recycling) comments, a bin store is proposed adjacent to the access into the site.

In response to NRW's comments, the site comprises the domestic rear gardens of 69-73 Cowbridge Road in a built up area of Bridgend and therefore does not provide a suitable environment for protected species. Nonetheless, soft landscaping on the site will provide potential habitats for wildlife within the site.

APPRAISAL

The application is referred to Committee to consider the objections of Bridgend Town Council and two local residents.

The application seeks consent for the construction of a detached 2.5 storey building providing 10 self contained apartments on land currently forming the rear garden of 69-73 Cowbridge Road, Bridgend. Nos 69-73 are located on the north eastern side of Cowbridge Road and to the west of the link road leading to Asda/Coychurch Road. The submitted plans indicate that access to the new development will be obtained from the access road running to the rear of the properties and leading to the allotments.

The proposed development site lies within the settlement of Bridgend as defined by Policy PLA1

of the Bridgend Local Development Plan (LDP). Policy COM3 of the Local Development Plan states that residential developments within settlement boundaries on windfall and small scale sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land, will be permitted where no other policy protects the building or land for an existing or alternative use. It is therefore considered that, in principle, residential development on the site would be acceptable and there would be no development planning objection to the proposal.

Policy COM5 of the LDP states that on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size, the Council will expect an appropriate element of affordable housing to be provided. In this regard, the Council has established a target of 20% in the Bridgend Housing Market Area, which would equate to two of the units proposed. It is recommended that the applicant engages with the Housing Strategy Manager to determine an appropriate tenure and to establish whether there would be any registered social landlord interest in the scheme.

Policy SP2 of the LDP requires that developments must contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment and establishes criteria against which development proposals can be assessed. Notwithstanding the objections received in respect of the application and for the reasons outlined in the previous section of the report providing comments on the representations received, the submitted layout demonstrates that the proposed building has been sited and designed so as to safeguard the privacy and amenities of the existing adjoining properties.

The Highways Department is now satisfied that the access road is suitable to serve as a primary means of access and the plot incorporates adequate parking facilities to serve the development together with safeguarding parking facilities to serve the existing bedsit accommodation in the host dwellings on Cowbridge Road. Whilst it is acknowledged that the building will be the first development of this kind sited in the rear gardens of existing properties, it is considered that the area surrounding the application site is characterised by semi-detached and terraced dwellings set in substantial plots and benefitting from long rear gardens. It is therefore considered that the proposed new building will not so significantly impact on the visual amenities of the area as warrant refusal of the scheme. Subject to a condition to ensure that appropriate drainage arrangements are provided, the proposed development is considered to meet the criteria attached to the Policy.

During the assessment of the application Policies PLA1, COM3, COM5 and SP2 of the Bridgend Local Development Plan (2013), the Parking Guidelines and National Planning Policy were considered.

CONCLUSION

This application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plans and will deliver housing on a reasonably sustainable site without any significant impact on the highway network and local drainage system.

RECOMMENDATION

(A) The applicant enter into a Section 106 Agreement to provide 20% of the units or equivalent financial contribution towards affordable housing.

(B) The Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the

aforementioned Section 106 Agreement, as follows:-

- 1 The development shall be carried out in accordance with the following approved plans and documents: plan numbers DRG.01,DRG.A 101 - Revision A (04/02/2016), A102, A103, A104, A105, A106, A107.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 2 Notwithstanding the approved elevational drawings no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the dormers hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 3 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard water will be dealt with, including any future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the agreed drainage scheme prior to the development being brought into beneficial use.

Reason : To ensure the provision of effective drainage facilities to serve the development and that flood risk is not increased.

- 4 The parking area shall be completed in permanent materials with the individual parking spaces demarcated in permanent materials in accordance with DRG.A101 - Revision A(04/02/2016) prior to the development being brought into beneficial use and retained thereafter in perpetuity.

Reason : To ensure the provision of adequate parking facilities to serve the development in the interests of highway safety.

- 5 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason : To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

- 6 No development shall commence until details of the bin storage facility has been submitted to and agreed in writing by the Local Planning Authority. The bin storage facility shall thereafter be provided in accordance with the agreed details prior to the development being brought into beneficial use and retained thereafter in perpetuity.

Reason : To ensure the provision of a satisfactory waste management facility to serve the

development in the interests of residential amenity.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. The developer should contact the Highway Maintenance Inspector for the area at Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. (Telephone : 01656 642541)

(b) Rainwater run off shall not discharge into the highway surface water drainage system. Failure to ensure this may result in action being taken under Section 163 of the Highways Act, 1980.

(c) No land drainage run off will be permitted to discharge either directly or indirectly into the public sewerage system.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/687/FUL
APPLICANT: WILDERNESS ALLOTMENTS ASSOC.
25 LIME TREE WAY PORTHCAWL
LOCATION: WILDERNESS ALLOTMENTS HEOL Y GOEDWIG PORTHCAWL
PROPOSAL: TOILET AND STORAGE SHED FOR USE BY DISABLED GARDENING CLUB
RECEIVED: 16th October 2015
SITE INSPECTED: 11th November 2015

APPLICATION/SITE DESCRIPTION

The application seeks consent to erect a block structure within the grounds of the allotment site. The structure will house a toilet and a storage shed on these allotments for disabled gardeners. It replaces a wooden shed that was destroyed by fire in 2014.

The structure will measure 6 metres x 2 metres with a height of 3 metres and it is sited towards the front corner of the allotments adjacent to the main vehicular access of Woodland Avenue.

The wall of the proposed building will be constructed in rendered block. The materials for the roof have not been confirmed however, the application form states concrete or slate tiles or bitumen felt. A condition will be imposed on any consent for the applicant to confirm the materials prior to the commencement of any works. A pitched roof is proposed on the building.

RELEVANT HISTORY

None

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 24 November 2015

NEGOTIATIONS

The applicant originally submitted a plan showing two proposed positions for the toilet/storage shed. Observations received from land drainage identified position A as not being suitable. The applicant was advised that whilst Position B could be an acceptable location the proposed building would need to be set back from the back edge of the pavement by 5 metres. An amended plan was received on 28 January 2016

CONSULTATION RESPONSES

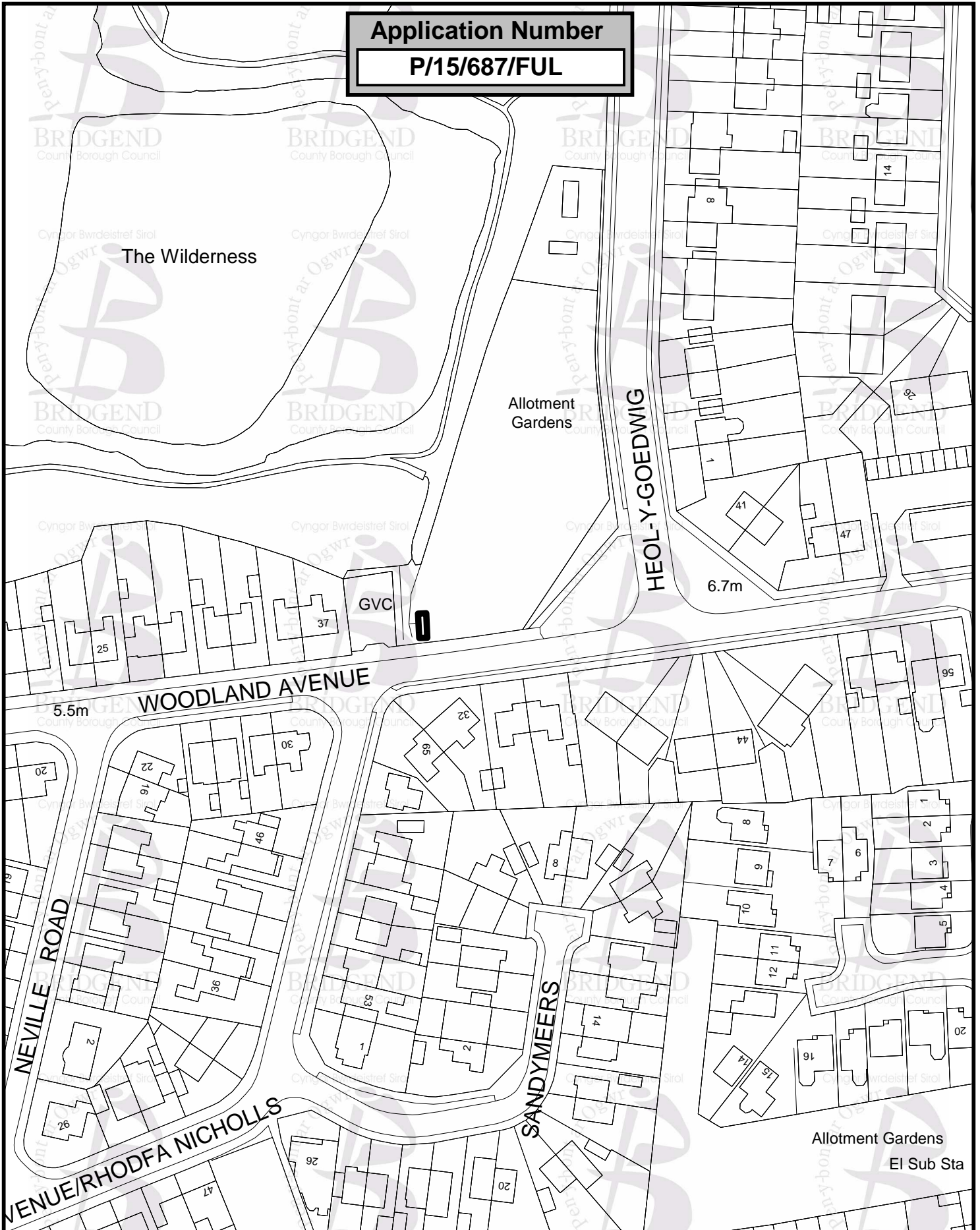
Town/Community Council Observations

Notified on 28th October 2015

Porthcawl Town Council object as follows:-

Application Number

P/15/687/FUL



Scale 1:1,250

Date Issued:
10/02/2016

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

(c) Crown Copyright and database rights
(2016) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2016) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Siro



"Regrettably due to the current terms of the lease holder agreement it does not allow any permanent structures to be placed on this allotment site as it would set a precedent. However, Members showed support for a temporary structure in suitable materials as an acceptable alternative."

Cllr Brian Jones

has objected for the following reasons:-

- no permanent structures allowed on allotment
- allotment holders were not notified

Head Of Street Scene (Drainage)

has no objection subject to advisory notes

Welsh Water Developer Services

has no objection subject to advisory notes

REPRESENTATIONS RECEIVED

R Crockett, 2 Heol-Y-Goedwig

has objected for the following reasons:-

- the proposed building will attract more rats
- no permanent structures are allowed on the allotment site
- allotment holders were not notified

Petition On Behalf Of Allotment Holders (8 Signatures), Russell Crockett

provided the following objections:-

- the proposed building will detract from the natural beauty of the site
- no permanent structures are allowed on the allotment site

Petition On Behalf Of Residents (13 Signatures), Cllr B Jones

provided the following objections:-

- the proposed building will detract from the natural beauty of the site
- no permanent structures are allowed on the allotment site

COMMENTS ON REPRESENTATIONS RECEIVED

With regards to the objections received:-

Rats - The Public Protection Section has not objected to the scheme, however, the control of vermin is a Public Protection matter.

Permanent Structures - this would be a private matter between the applicant and the allotment owners and is not a material planning consideration.

Notification of allotment holders - A site notice was displayed on the site.

With regard to the building detracting from the natural beauty, there are a number of buildings erected on the site which vary in size and finishes and are visible from Heol y Goedwig and Woodland Avenue.

APPRAISAL

The application is referred to Committee due to the objections received from the Town Council, the Ward Member and local residents.

The application seeks consent to erect a block structure within the grounds of the allotment site. The structure will house a toilet and storage shed for use by allotment holders.

The facility replaces a wooden shed that was destroyed by fire in 2014.

The applicant submitted an amended site layout plan identifying the proposed building in 'Position B' with the toilet/shed being positioned 5 metres back from the back edge of the pavement. Further consultation took place with the Drainage Section and this location is considered acceptable.

Due to the location of the proposed building amid the wider allotment, no windows or doors will be overlooking neighbouring properties. Two windows and a door are proposed in the side elevation of the building with a door located on the rear elevation. They are all positioned so that they overlook the allotment site.

The design and materials to be used in the construction of the proposed building are acceptable as there are a number of buildings erected on the site which vary in size and finishes. However, as the applicant has indicated a choice of materials for the roof a condition will be imposed on any consent for the materials to be used in the roof to be agreed prior to any works commencing.

Whilst determining this application Policies SP2 & SP13 of the Bridgend Local Development Plan was considered.

CONCLUSION

The application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will provide much needed facilities to this site allowing users to spend more time at the site. Furthermore, the building is considered sympathetic to the site in both scale and design. The objections raised have been taken into consideration however, on balance it is not considered that they outweigh the merits of the proposal.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Location plan - date stamped received 28 January 2016

Drawing 1 & 2 (side elevations) - date stamped received 16 October 2015

Drawing 3 (end elevations) - date stamped received 16 October 2015

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 2 Notwithstanding the submitted details and the requirements of condition 1 no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the walls and roof of the approved building have been submitted to and

agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. The application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will provide much needed facilities to this site allowing users to spend more time at the site. Furthermore, the building is considered sympathetic to the site in both scale and design. The objections raised have been taken into consideration however, on balance it is not considered that they outweigh the merits of the proposal.

b. No surface water is allowed to discharge to the public highway

c. No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system

d. The applicant is advised to contact Dwr Cymru/Welsh Water to confirm the acceptability of the additional flows

e. No development (including the lowering or raising of ground levels) will be permitted within the safety zone. For details of the safety zone please contact DCWW Developer Services on 08009172652

f. The developer must contact DCWW if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to their apparatus is proposed prior to any development being undertaken.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None

This page is intentionally left blank

APPEALS

The following appeals have been received since my last report to Committee:

CODE NO.	A/15/3140007 (1766)
APP. NO.	P/15/333/FUL
APPELLANT	MRS MORWEN POWELL
SUBJECT OF APPEAL	SINGLE STOREY SPLIT LEVEL DWELLING WITH DOUBLE GARAGE: LAND ADJOINING 22 SYCAMORE CLOSE LITCHARD BRIDGEND
PROCEDURE	WRITTEN REPS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The site forms an essential and attractive open area within the existing built up area and should remain free from further development in the interests of visual amenities contrary to Strategic Policy SP4 and Policies ENV7 and SP2 of the Local Development Plan.
2. The proposed development would result in the loss of an important wildlife habitat, which would be detrimental to local biodiversity interests contrary to Strategic Policy SP4 and Policies ENV7 and SP2 of the Local Development Plan.
3. Insufficient details in respect of the geotechnical condition of the land have been submitted to ensure that the design of the development can proceed safely and thereby enable the implications of the proposal to be properly evaluated by the Local Planning Authority.
4. Insufficient details in respect of the sustainable surface water drainage system have been submitted to enable the implications of the proposal on land stability issues to be properly evaluated by the Local Planning Authority.
5. The proposed development constitutes an infringement of the privacy of the rear private amenity space of 22 Sycamore Close by virtue of the close proximity of an elevated decked area and a first floor bedroom window on the southern elevation to the boundary with this neighbour contrary to Policy SP2 of the Local Development Plan.
6. The site is too restricted due to its steeply sloping nature of the land to accommodate a dwelling consistent with generally accepted standards of space about new residential development and thereby detract from the amenity reasonably expected to be enjoyed by future occupiers contrary to Policy SP2 of the Local Development Plan.

CODE NO.	A/15/3140154 (1767)
APP. NO.	P/15/512/OUT
APPELLANT	MR E & MRS P HUGHES
SUBJECT OF APPEAL	OUTLINE APPLICATION TO DEMOLISH 2NO. DWELLINGS & ERECT 1 NO. DWELLING AND GARAGE: MAYFIELD LALESTON
PROCEDURE	WRITTEN REPS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reason:

1. The proposed development, by reason of its siting and suggested scale parameters, constitutes an

undesirable, unjustified and sporadic form of development outside any existing settlement boundaries and would therefore represent an unacceptable and overly prominent development in the open countryside and Green wedge contrary to Policies EVN1, ENV2 & ENV3 (7) of the Bridgend Local Development Plan (2013) and Planning Policy Wales (7th Edition, July 2014).

CODE NO.	A/15/3137898 (1768)
APP. NO.	P/15/568/FUL
APPELLANT	MRS P HUGHES
SUBJECT OF APPEAL	RETENTION OF TWO STOREY GARAGE WITH STORE ABOVE (RE-SUB OF P/12/714/FUL): LAND AT DAN YR EGLWYS FARM (TY NEWYDD FARM) BETTWS
PROCEDURE	WRITTENS REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The development by reason of its size, siting and external finishes is tantamount to a new dwelling and results in a significant encroachment of urban built form into the countryside that fails to respect the transitional nature of the location between the settlement and the rural area and therefore has a significantly detrimental effect on the character and appearance of the area contrary to the general objectives of Policies ENV1 and SP2 of the Bridgend Local Development Plan and Supplementary Planning Guidance 2 Householder Development.
2. Insufficient evidence has been submitted to demonstrate that coal mining legacy issues have been properly evaluated and the Local Planning Authority has therefore been unable to satisfy itself that the application site is safe and stable to accommodate the development.

CODE NO.	A/15/3137898 (1769)
APP. NO.	ENF/152/15/C
APPELLANT	MRS P HUGHES
SUBJECT OF APPEAL	NON COMPLIANCE WITH APPROVED PLANS (P/12/714/FUL) LAND AT DAN YR EGLWYS FARM BETTWS
PROCEDURE	ENFORCEMENT NOTICE
DECISION LEVEL	DELEGATED OFFICER

CODE NO.	A/16/3141978 (1770)
APP. NO.	P/15/387/FUL
APPELLANT	MRS H PERRETT
SUBJECT OF APPEAL	CREATE LARGER BALCONY 5M X 2.2M: LOCKS COTTAGE LOCKS COMMON PORTHCOWL

PROCEDURE DELEGATED OFFICER

DECISION LEVEL The application was approved with conditions and the appellant is appealing against condition 2 namely:

2. Prior to the beneficial use of the balcony hereby approved, a 1.8m high solid and obscure screen shall be erected along the entire southern end of the balcony, facing 14 Hutchwns Close. The screening shall be retained in perpetuity.

CODE NO. A/15/3141349 (1771)

APP. NO. P/15/543/FUL

APPELLANT MR BEN BOARD

SUBJECT OF APPEAL RETENTION OF BUILDING AS BUILT (AMENDMENT TO P/13/147/FUL) FOR USE AS STUDIO DWELLING BY FAMILY MEMBER: 133 COWBRIDGE ROAD BRIDGEND

PROCEDURE COMMITTEE

DECISION LEVEL The application was approved with conditions and the appellant is appealing against condition 3 namely:

3. The building shall not be brought, whether wholly or partially, into residential occupation until three parking spaces have been provided in permanent materials within the site in accordance with the approved block plan. The car parking spaces shall thereafter be retained for parking purposes in perpetuity.

CODE NO. A/15/3141571 (1772)

APP. NO. P/15/611/OUT

APPELLANT MR K HAINES

SUBJECT OF APPEAL ONE DWELLING (OUTLINE APPLICATION WITH ALL MATTERS RESERVED) GARAGE SITE N.E. PEMBROKE TERRACE NANTYMOEL

PROCEDURE HEARING

DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reason:

1. The site lies in the countryside and the proposal which constitutes an undesirable extension of urban development outside the designated settlement boundary of Nantymoel, would also be detrimental to the character of the area where it is intended that the existing uses of land shall remain for the most part undisturbed due to its elevated position to the rear of a traditional terrace of properties, it would be contrary to established national and local planning policies. The proposal would set an undesirable precedent for applications in this area and the Northern Uplands Special Landscape Area to the detriment of visual amenities, contrary to Policies PLA1, ENV1 and ENV3 of the Bridgend Local Development Plan.

RECOMMENDATION:

That the report of the Corporate Director Communities be noted.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

See relevant application reference number.

TRAINING LOG

All training sessions are held in the Council Chamber unless otherwise stated.

<u>Facilitator</u>	<u>Subject</u>	<u>Date</u>	<u>Time</u>
Gary Jones - <i>Head of Democratic Services, BCBC</i>	Webcasting review	18 February 2016	12.45PM
Wayne Crocker - <i>MENCAP</i>	"Changing places"	31 March 2016	12.45PM
Tony Thickett - <i>Director for the Planning Inspectorate, Wales</i>	"Developments of National Significance"	12 May 2016	12.45PM

Future training sessions

- "Secured by Design" by South Wales Police (June/July 2016)
- Review of recent appeal decisions (July/August 2016)

Recommendation:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None.

This page is intentionally left blank