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Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr

Bridgend County Borough Council



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

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

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



Gwasanaethau Gweithredol a Phartneriaethol / Operational and Partnership Services

Deialu uniongyrchol / Direct line :01656 643147
Gofynnwch am / Ask for: Andrew Rees

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

Dyddiad/Date: 13 January 2017

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, 19 January 2017 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 15 February 2017 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 for approval the Minutes of the Development Control Committee of 22 December 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 9 - 12
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report,

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so as to take account of late representations and revisions that require to be accommodated.

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|-----|---|----------|
| 7. | <u>Development Control Committee Guidance</u> | 13 - 16 |
| 8. | <u>Officer's Reports</u> | |
| (a) | P/14/838/FUL - Land East Cwm Felin & South Craig Terrace / Ebenezer Terrace, Blackmill | 17 - 34 |
| (b) | P/16/861/FUL - 12 Park Street, Bridgend | 35 - 46 |
| (c) | P/16/939/FUL - South Wales Police Headquarters, Cowbridge Road, Bridgend | 47 - 56 |
| (d) | P/16/600/FUL - Land at Former Archbishop McGrath School, Heol Yr Ysgol, Tondu | 57 - 58 |
| 9. | <u>Appeals</u> | 59 - 68 |
| 10. | <u>Training Log</u> | 69 - 70 |
| 11. | <u>Pencoed Primary School - Planning Development Brief</u> | 71 - 106 |
| 12. | <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

Corporate Director Operational and Partnership Services

Councillors:

N Clarke
GW Davies MBE
PA Davies
L Ellis
CA Green
DRW Lewis

Councillors

JE Lewis
HE Morgan
LC Morgan
D Patel
JC Spanswick
G Thomas

Councillors

M Thomas
JH Tildesley MBE
C Westwood
R Williams
M Winter
RE Young

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 DECEMBER 2016

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 22 DECEMBER 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

PA Davies	CA Green	DRW Lewis	JE Lewis
LC Morgan	D Patel	JC Spanswick	G Thomas
C Westwood	R Williams	M Winter	RE Young

Apologies for Absence

N Clarke, HE Morgan and JH Tildesley MBE

Officers:

Rhodri Davies	Development & Building Control Manager
Jane Dessent	Lawyer
Julie Ellams	Democratic Services Officer – Committees
Craig Flower	Planning Support Team Leader
Tony Godsall	Traffic & Transportation Manager
Gary Jones	Head of Democratic Services
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer

856. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillors D Lewis, J Lewis and G Thomas declared a personal interest in Agenda item 8(a) as members of St Brides Minor Community Council who take no part in planning matters.

Councillor Spanswick declared a personal interest in Agenda items 8(a)(b)(d) as a member of Brackla Community Council who takes no part in planning matters.

T Godsall (Traffic and Transportation Manager) declared a prejudicial interest as the applicant for Agenda item 8(d) and left the meeting whilst this item was being discussed.

857. SITE VISITS

RESOLVED: That Members agreed to confirm a date of Wednesday 18 January 2017 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

858. APPROVAL OF MINUTES

RESOLVED: That Committee approved the Minutes of a meeting of the Development Control Committee dated 24 November 2016.

859. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers addressing the following applications to be considered at the meeting:-

<u>Name</u>	<u>Planning Application No.</u>	<u>Reason for speaking</u>
Jean Phillips	P/16/251/OUT	Objector and a member of St Brides Minor Community Council

860. AMENDMENT SHEET

RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

861. P/16/251/OUT - LAND OFF FFORDD LEYSHON, BRYNCETHIN

RESOLVED:

(1) That having regard to the following application, the applicant enters into a Section 106 Agreement to:

(i) Provide 20% of the units as affordable housing units in accordance with the Affordable Housing Supplementary Planning Guidance (SPG). The Section 106 Agreement will provide for these units to be transferred to a Registered Social Landlord, with the type of units, location within the site, affordable tenure, transfer price and timescale for delivery to be agreed by the Council.

(ii) Provide a financial contribution in accordance with the Educational Facilities Supplementary Planning Guidance (SPG) formula towards the provision of additional primary school places in the school serving the development; this figure being dependent on the final development mix and numbers with contributions provided on a pro-rata basis.

(iii) Provide an outdoor recreation facility (Local Equipped Area of Play) in accordance with Policy COM11 of the Bridgend Local Development Plan and to submit and agree as part of the obligation the arrangements for future management and maintenance of this outdoor recreation facility.

(iv) Provide a financial contribution, prior to the commencement of development, toward the improvement of pedestrian safety facilities along the A4061 with the figure being dependent on the final development mix and numbers with the contribution provided on a pro-rata basis.

(v) Provide a management scheme for the long term maintenance of the remainder of the 'Site of Importance for Nature Conservation' that is within the ownership of the

applicant to compensate for the loss of part of the SINC to development.

<u>Code No.</u>	<u>Proposal</u>
P/16/251/OUT	Up to 15 dwellings with public open space, landscaping, access & associated works (2) The Corporate Director Communities be given delegated powers to issue a decision notice granting outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in his report

and subject to the addition to Condition 2 of the report as follows:

- No development is permitted in the 1% and 0.1% fluvial flood outline of Nant Bryncethin and therefore within the area hatched in blue on the 'Illustrative Masterplan' BRYN-02 Revision C received on 24 November 2016.

862. P/16/901/FUL - 67 MAES TALCEN, BRACKLA

RESOLVED: That the application be granted

Subject to the inclusion of the following Advisory Note:

This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

<u>Code No.</u>	<u>Proposal</u>
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P/16/901/FUL	Wooden fence at rear of house dividing gardens of 67 and 68 Maes Talcen.
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863. P/16/874/FUL - 36 FFORDD SANDERLING, PORTHCAWL

RESOLVED: That the application be granted subject to the conditions contained within the report.

<u>Code No.</u>	<u>Proposal</u>
-----------------	-----------------

P/16/874/FUL	Construction of a single storey extension to provide an indoor pool.
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864. P/16/930/BCB - LAND OFF NORTH ROAD, BRIDGEND INDUSTRIAL ESTATE

RESOLVED: That the following application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Proposal</u>
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DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 DECEMBER 2016

P/16/930/BCB Construct a pedestrian access to Brackla Park and Ride facility from Bridgend Industrial Estate - Phase II of the Brackla Park and Ride Scheme

and subject to the addition of the following condition:

5. No development on land over the existing culverts shall commence until a scheme to protect the existing drainage channels during the course of construction has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme of protection and throughout the period of construction.

Reason: to ensure that no damage occurs to the culverted watercourses and that flood risk is not increased.

865 APPEALS

RESOLVED: (1) That the two appeals received by the Corporate Director – Communities since his last report to Committee, be noted.

Code No. Subject of Appeal

A/16/3162383(1788) Extension to Cefn Cribbwr Garage's existing hard surface parking area: east of Cefn Cribbwr Garage, Cefn Road, Cefn Cribbwr

A/16/3164386(1789) 2 Self catering single storey log cabin holiday let units: former playground site Fountain Road, Aberkenfig

(2) That it be noted that the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that the following Appeals be ALLOWED subject to conditions (Appendices A and C to the report refers):-

Code No. Subject of Appeal

A/16/3156036 (1779) Detached dwelling: land adjacent to 13 Heol Tre Dwr, Waterton

A/16/3158329 (1786) Detached garage and store: Land at Dan yr Eglwys, Bettws

(3) That it be noted that the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the following Appeal be DISMISSED (Appendix B to the report refers):-

Code No. Subject of Appeal

A/16/3158471 (1782) Single storey dwelling on former storage site: The Yard, Laleston Road, Cefn Cribbwr

866 TRAINING LOG

RESOLVED: 1) That an electronic copy of the training session

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 DECEMBER 2016

“What’s the LDP worth to the Borough?” on 22nd December 2016, be circulated to all members of Development Control Committee.

2) That the training session “Active Travel Plans” planned for 19 January 2017 be postponed to a later date and that a training session on “Guidance on Consultation with Neighbours” be delivered on 19 January 2017 instead.

867 **URGENT ITEMS**

None

The meeting closed at 3.15 pm

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DEVELOPMENT CONTROL COMMITTEE

19 JANUARY 2017

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

ITEM NO.	PAGE NO.	APP. NO.
8a	13	P/14/838/FUL

The following additional conditions shall be added to the recommendation:

Following the publication of the committee report, further objections have been received from the residents of Cwmfelin, Blackmill, which includes an emailed communication from Mr G Hando which has been copied to all Members of the Development Control Committee, the local member and representative of the community council. The detailed objection considers the issues of noise, the visual impact of the acoustic screen, the additional traffic generated by the development, questionable car parking design, flood risk, site drainage problems and the design of the development with reference to housing density, poor arrangements for waste collection etc. The letter has not been reproduced in full on the basis that it has already been circulated to members by the objector.

On further review of the housing layout, the Highways Section has requested the imposition of the following additional conditions:

15. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a scheme for the provision of an enlarged turning head and revised waste and recycling collection area adjacent to plot 29 on the layout has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of vehicle swept path analysis and the development shall proceed in accordance with the agreed scheme with the collection areas being retained in perpetuity.

Reason: In the interests of highway safety and satisfactory refuse and recycling collection.

16. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a revised scheme car parking scheme for plots 30 and 31 has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide three car parking spaces, shall be completed in permanent materials prior to the dwellings being brought into beneficial use and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: In the interests of highway safety.

17. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a scheme for the provision of an enlarged turning head and revised parking arrangements for plots 20 & 21 has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of vehicle swept path analysis and the development shall

proceed in accordance with the agreed scheme with the collection areas being retained in perpetuity.

Reason: In the interests of highway safety and satisfactory refuse and recycling collection.

18. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a revised scheme of allocation of car parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in permanent materials with the spaces demarcated in permanent materials prior to the dwellings being brought into beneficial use and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: In the interests of highway safety.

8b

31

P/16/861/FUL

A full Development Control Committee site visit was undertaken on Wednesday 18 January 2017.

Representatives of the applicant and the agent attended the site visit.

The word "activities" in the fifth paragraph on page 38 should be replaced by "actively".

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67

**PENCOED PRIMARY SCHOOL
PLANNING DEVELOPMENT BRIEF**

Paragraph 8.1a - Remove 'a' from the sentence.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
19 JANUARY 2017**

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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		

REFERENCE: P/14/838/FUL

APPLICANT: Barratt South Wales C/O L R M Planning Ltd, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ

LOCATION: Land East Cwm Felin & South Craig Terrace / Ebenezer Terrace Blackmill CF32 8RS

PROPOSAL: Erection of 36 dwellings, car parking, an acoustic fence, landscaping and assoc. works

RECEIVED: 22 December 2014

SITE INSPECTED: 14 January 2015

APPLICATION/SITE DESCRIPTION

This application was included on the agenda for the Development Control Committee meeting on 18 February 2016 and was the subject of a Full Committee Site Inspection, attended by the Ward Member, representatives of Ogmere Valley Community Council and one of the residents registered to speak. On the day prior to Committee, the Council received an objection from Natural Resources Wales (NRW) and the application was deferred to enable the developer to submit a revised Flood Consequence Assessment detailing how flood risk on the application site would be managed. On 1 October 2016, a revised Flood Consequence Assessment was submitted to the Council and Natural Resources Wales. The comments of NRW are included in the amended report which is reproduced below:

'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, 2/3 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 currently un-adopted estate road that already 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 the risk of 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.

In terms of the planning obligations, the developer proposes 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 towards off site provision. 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)

Engineering Layout and Revised Sections (Hammond Yates - 23/12/2016)

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 - Erect 26 Dwellings with Associated Highways & Engineering Works - REFUSED - 23-12-2005

P/07/340/FUL - 32 Dwellings & Associated Works plus Community Centre - REFUSED - 05-11-2007

P/08/591/FUL - 32 Dwellings & Associated Works and Community Centre - REFUSED - 27-11-2009

P/09/691/OUT - Mixed Use Development Comprising 44 Dwellings, Community Centre & Employment Units - APPLICATION UNDETERMINED

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 has expired.

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

Ogmore Valley Community Council - 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 refers). 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 and 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 have confirmed that the modelling used to inform the updated Flood Consequences Assessment (FCA) is acceptable and the hydrology used in the model has also been approved. They recommend that, should the Council grant planning permission, the mitigation measures set out in the FCA are implemented and secured by planning conditions. Such measures would address significant concerns that have been identified. Raising the site would comply with recommended guidance given in TAN 15 and has the potential to cut-off the existing flood route to nearby residential properties downstream of the site, thereby increasing their standard of protection.

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

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.

Following the receipt of observations from Natural Resources Wales and in response to the revised engineering layout and site sections, additional letters of objection have been received.

Overall, objections have been received from the following residents: -

2, 6, 12, 16, 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;

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 than that recommended by Welsh Government. The development will affect the neighbours' privacy, will dominate outlook and will overshadow homes and gardens - this will be exacerbated by the need to raise ground levels in line with the requirements of Natural Resources Wales.
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 - future flood events could affect residents in Cwm Felin. New residents may also have problems in obtaining mortgages on the new properties.
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.

Residents of Cwm Felin in a joint communication dated 21 June 2016 petitioned Natural Resources Wales directly drawing attention to the developer's on site activities (removing Japanese Knotweed/diversion of existing site drainage) that resulted in problems with standing water on site. Concerns have also been expressed regarding any flood events affecting not only the development site but existing properties in Cwm Felin.

The applicant's agent has provided a brief statement that seeks to address concerns that were offered by Members at the Committee site inspection. The following is a summary of their submission:

A number of factors have influenced the current scheme design due to the emergence of constraints including the discovery of changes to the operation/working practices at the adjacent factory. A consequence of these changes has been the sterilisation of part of the site (immediately north of the factory) and reduction in proposed development but increase in construction costs. This has impacted upon the viability and subsequently meant that the overall package of planning obligations has been reduced; this has been verified by Officers through the submission the viability appraisal.

Change in operational practices at the adjacent factory came to light in 2013 and resulted in further noise survey work and a redesign of the proposal. A package of mitigation measures have been agreed including replacement of the forklifts reversing tonal alarms with white noise reversing alarms and other changes to limit/avoid the need of operators to sound the forklift horns. Furthermore, the design of the development has now changed so that the proposed units are not directly oriented towards the factory, whilst a 5m high acoustic barrier is proposed along the site boundary. It is considered that these measures will not only protect the amenities of the future occupiers but also improve the amenity to those existing residents located adjacent. The noise mitigation measures will also allow the factory to maintain its current working operations.

Delay to the adoption is down to the delays to the application(s) over the years. If the roads were offered for adoption now, the council would be liable for any repairs or maintenance costs, which could be exacerbated if construction traffic were to use the road as part of the delivery of phase 2.

The updated FCA confirms that the development proposals, which will include the re-profiling of the site and reinstatement of an unnamed watercourse into the Ogwr Fach, will offer a betterment to not only the proposed development but also the existing houses within Cwm Felin (phase one). It is anticipated that this will resolve NRW's concerns.

COMMENTS ON REPRESENTATIONS RECEIVED

Objections received from residents are relevant 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 Ogmores 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 and an off site contribution), 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 are 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 latest revision, 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 bedrooms 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 (43 dwellings per hectare) the numerical increase is not in itself grounds to refuse permission. Planning Policy Wales does not prescribe 'acceptable density' levels

but states:

In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered. (Paragraph 9.3.4 Planning Policy Wales - Edition 9 November 2016 refers)

Increased densities should therefore not 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 preferable. 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 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 latest layout are the closest to the existing residents on the northern part of the development with gable ends (8.8m to the ridge) of the proposed dwellings being 'set in' approximately 1m from the shared boundary, with a distance of between 12.6m and 14m being recorded on plan, between the rear elevation of the existing dwelling and the side elevations of the new units. Further consideration has been given to the relationship of the development to the existing properties in terms of the finished site levels which have been indicated on the latest 'Engineering Layout', updated in line with the requirements of NRW to raise site levels. In general, the spacing between new and existing properties achieves the Council's Guidelines and, although the open aspect will be lost, the new dwellings should not unreasonably overshadow or dominate outlook.

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 9.4m high gable end of the new dwelling will be positioned adjacent to the shared boundary with the nearest existing dwelling (35 Cwm Felin). From the submitted plans, a separating distance of 13.35m 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 last revisions to the proposed layout were 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 determination 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:

Natural Resources Wales and all other 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.

The flood mitigation works set out in the Flood Consequence Assessment and required by Natural Resources Wales include the reinstatement of the existing watercourse running parallel to the Phase 2 on the eastern boundary of the site and the raising of ground levels on the development site. This will not only create a TAN 15 compliant development but also offers a significant betterment in terms of flood risk to the existing dwellings in Cwmfelin.

(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.

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

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 enter 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.

(vi) Enter into a Highways Agreement to secure the adoption of the proposed roads that will serve the development site.

(B) The Corporate Director Communities be given delegated 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, 1067 and Drawing No. 1327/B105 - Section Through Existing Development received on 23 December 2016

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, how foul drainage, highway, surface water, including the means to prevent run off from driveways and parking bays discharging onto the highway, roof and yard water will be dealt with. The development shall

thereafter proceed in accordance with the agreed comprehensive and integrated drainage scheme prior to any dwelling being brought into beneficial occupation.

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 and at gradients that do not exceed 8.33% (1 in 12) in accordance with the approved layout. The individual drive and parking bays shall thereafter be retained for parking purposes in perpetuity.

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.

15. * 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 tarmacadam 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) The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None

REFERENCE: P/16/861/FUL

APPLICANT: Woodgates The Wallich, The Wallich Centre, Cathedral Road, Cardiff, CF11 9JF

LOCATION: 12 Park Street Bridgend CF31 4HZ

PROPOSAL: Change of use from Class A2 to Class C4, including the installation of a fire escape stair, additional shower toilet facilities providing 5 bed accommodation and the upgrading of the existing thermal elements of the existing building

RECEIVED: 28 October 2016

SITE INSPECTED: 24 November 2016

APPLICATION/SITE DESCRIPTION

The application seeks full planning permission for the change of use of the existing building from Class A2 (Financial and Professional Services) to Class C4 (House in Multiple Occupation) and to provide a five bed accommodation, with communal/shared facilities such as a kitchen, WC/shower room and a communal lounge.

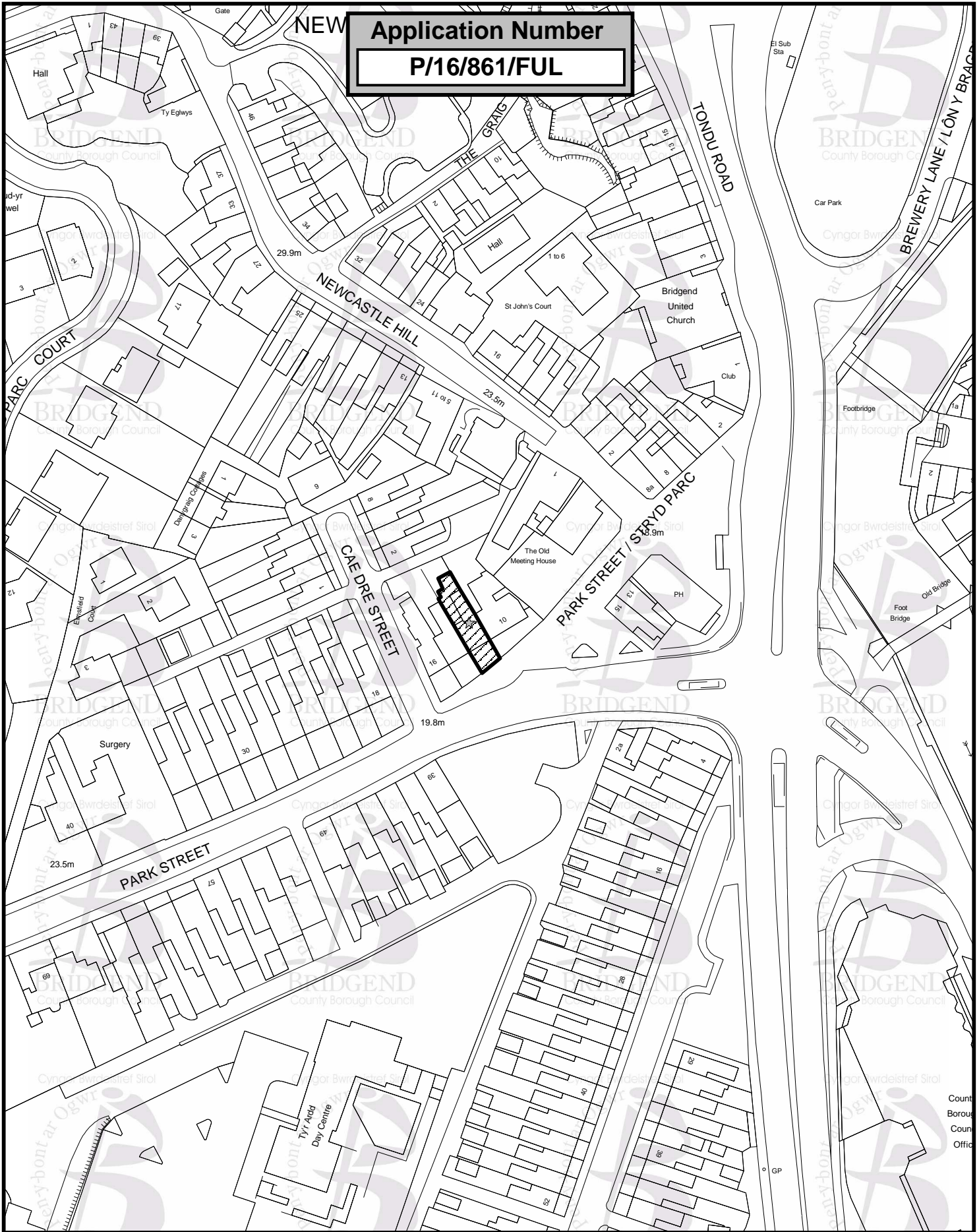
The application site is located within the settlement boundary of Bridgend and the Newcastle Hill Conservation Area. It is located outside of Bridgend Town Centre. The building is currently vacant and was previously occupied by Gaskell and Walker solicitors. The building is Victorian in style and is mainly constructed of stone work, slate roofs and timber sliding sash windows, with stepped accesses to the front and rear of the building. There are car parking spaces provided to the rear of the property and the building is located within a predominantly residential area.

The proposal is to convert the offices to accommodate an office, meeting room, communal area with kitchen and WC on the ground floor, three bedrooms, two shower rooms with shared WC and one emergency bedroom at first floor level and two further bedrooms on the second floor with the upgrade and modernisation of the existing building. The external works include the replacement of windows and doors and the insertion of a doorway and staircase to provide a fire escape in the rear elevation of the property. The proposed floor plan and layout of the building is shown overleaf.

The building is proposed to provide services including a direct access hostel, an emergency night shelter and accommodation for people with multiple, complex needs and people who are often excluded from other services who have difficulty accessing accommodation. The meeting room located on the ground floor will be used to provide training courses, practical workshops and support solely for the occupants of the building as a way of encouraging new skills and re-entry into education and employment.

There is an existing homeless facility located next to the application site at 10 Park Street which is currently run by the Wallich Centre as a drop-in centre for homeless people.

NEW Application Number
P/16/861/FUL



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Scale 1:1,250

Date Issued:
12/01/2017

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

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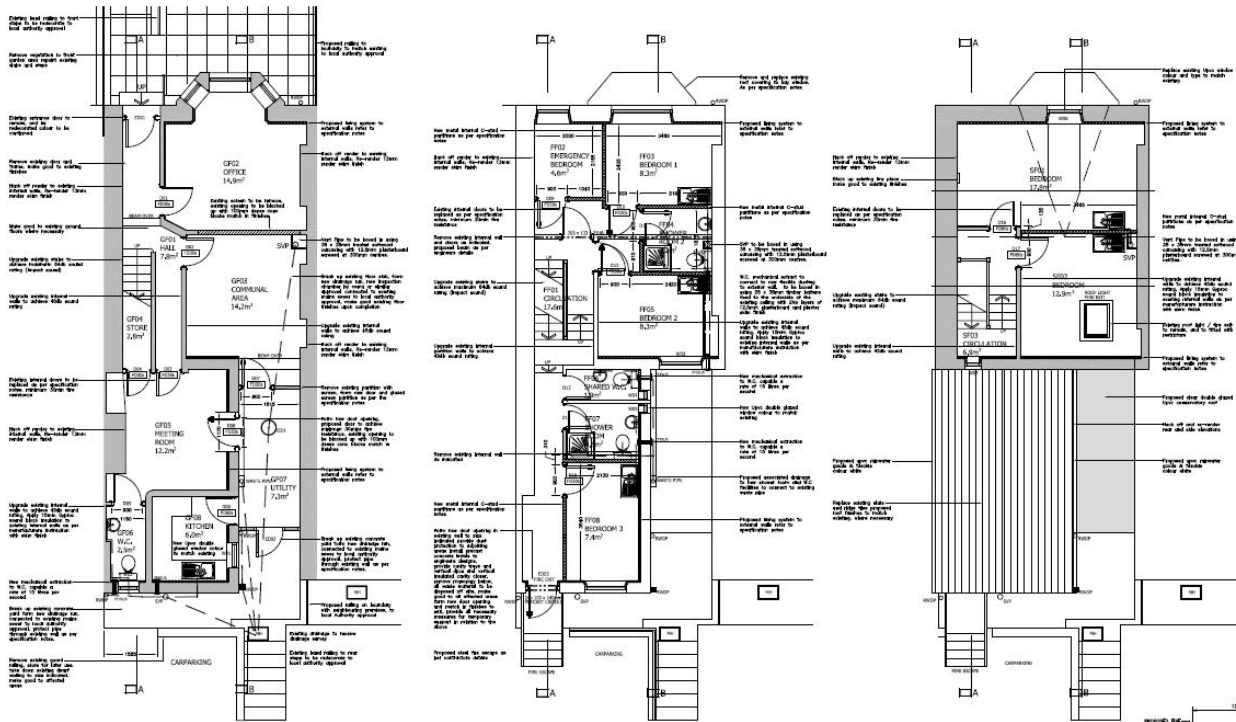
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 (100023405)

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Cyngor Bwrdeistref Sirol
 Ffeirys-bont ar Ogwr

BRIDGEND
 County Borough Council

Proposed Ground, First and Second Floor Plan/Layout:



RELEVANT HISTORY

None

PUBLICITY

The application was advertised on site. Neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 1 December 2016

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises of the Bridgend Local Development Plan 2006-2021, which was formally adopted by the Council in September 2013, and within which the following policies are of relevance:

- Strategic Policy SP1 – Regeneration-Led Development
- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Strategic Policy SP5 – Conservation of the Built and Historic Environment

- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy PLA11 – Parking Standards
- Policy ENV8 – Heritage Assets and Regeneration
- Policy REG5 – Local Retailing and Commercial Development
- Policy COM3 – Residential Re-Use of a Building or Land

Supplementary Planning Guidance

SPG02 – Householder Development
 SPG17 – Parking Standards

National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 9, November 2016) (PPW) is of relevance to the determination of this application.

Chapter 4 of PPW deals with planning for sustainability – Chapter 4 is important as most other chapters of PPW refer back to it, part 4.3 and 4.3.1 in particular

4.3.1 The following principles underpin our approach to planning policy for sustainable development and reflect those principles that we expect all those involved in the planning system to adhere to:

- *putting people, and their quality of life now and in the future, at the centre of decision-making;.....*
- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;..”*

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- *in and around existing settlements where there is vacant or under-used land, commercial property or housing;*
- *in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;*
- *which secure land for urban extensions, and;*
- *which facilitate the regeneration of existing communities.*

Chapter 6: Conserving the Historic Environment is of relevance and seeks to:

- *preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to;*
- *protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;*
- *ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to*
- *ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.*

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

Technical Advice Note 12 – Design (2016):

Paragraph 2.2 states 'The Welsh Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales - from householder extensions to new mixed use communities.'

Para (2.6) states 'Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities'

Other Relevant Policies:

Biodiversity/Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure

and functioning); and, (e) the adaptability of ecosystems.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

2. That there is "no satisfactory alternative"

3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the development and application site, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies."

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

CONSULTATION RESPONSES

Bridgend Town Council raises no objection to the proposed development.

Head of Street Scene (Highways) raises no objection and states that whilst it is noted that there is a limited quantum of parking on site the proposed change of use is not considered to generate any increase in on-street demand and, as such, the proposal is considered appropriate.

Head of Street Scene (Drainage) states that the building is existing and therefore it is assumed that there are existing connections to dispose of foul and surface water, however the applicant should contact DCWW regarding any additional connection to reduce the risk of hydraulic overload to the system. It is noted that there is no alteration to the existing hardstanding/permeable areas as part of the development; therefore it is considered that there is no proposed increase in flood risk, due to the existing surface water disposal network being utilized. The applicant should be aware of the risks attached to properties in the proximity of the flood risk zone and should make the occupiers aware of this.

REPRESENTATIONS RECEIVED

A petition has been submitted by Janine Boswell of 2 Cae Dre Street which includes 12 signatures from the residents of Cae Dre Street and Danygraig Cottages objecting to the development and raising the following concerns:

- Proposed development will have a significant adverse effect on everyone living in the street;
- Concerns over public safety and security due to the type of people proposed to use the building and the times it is open (24/7);
- Experience of existing problems related to The Wallich Centre for Homeless people – proposed development will just exacerbate these problems;
- Contradiction to Policy REG5 of LDP as the property has not been vacant for at least 2 years;
- Adverse impact on Cae Dre Street with regards to parking. There will not be sufficient parking for the staff involved.

James Beynon, Beynon's Dental Surgery has also signed the same petition as above which includes 9 signatures (including himself and staff working at the dental practice) and has submitted an email raising concerns stating that if the proposed facility proceeds with a 24 hour drop-in centre for the homeless his business will suffer. He also states that his nurses are concerned that the shower block and main drop-in entrance is opposite their car park and frankly they are worried about walking down the dark alley towards their cars waiting for someone to approach them. The site will compromise public safety.

Gary Drury of 1 Cae Dre Street supports the proposed development and states that there has never been any overt drug use or overdoses in the street because of The Wallich Help Centre on Park Street. Residents of the proposed centre will be vetted or will not get a place there. The only concern he may have is the chronic parking problem in the street.

COMMENTS ON REPRESENTATIONS RECEIVED

The concerns raised by the residents have been addressed in the Appraisal section of this report.

The tenure of the service users is not a material planning consideration.

APPRAISAL

The application is referred to the Planning Committee to consider the objections raised by local residents.

The application seeks full planning permission for the change of use of the existing building from a vacant solicitors office to a house in multiple occupation and to provide a five bed accommodation, with communal/shared facilities such as a kitchen, WC/shower room and a communal lounge.

The main issues to consider in this application are the principle of the development, the impact on the character of the area and Conservation Area, impact on the neighbouring amenities and highway safety.

Principle of Development

The application site is located within the settlement boundary of Bridgend, as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP) 2006-2021, and, as such, the conversion of this existing and vacant building is considered to accord with the criteria set out in Policy COM3 of the LDP and Planning Policy Wales (2016) which supports the use of suitable previously developed land for housing development as it can assist regeneration and at the same time relieve pressure for development on greenfield sites.

Policy REG5 states that:

'Development proposals, outside of Retailing and Commercial Centres which result in the loss of retail and commercial floor space will only be permitted where there is proven to be other sufficient provision locally or where the premises/floor space has been vacant for at least 2 years and has been activities marketed over that time'

The application site is located outside of the sub regional centre boundary of Bridgend as defined within the Bridgend Local Development Plan 2006-2021. It is unclear how long the building has been vacant but the applicant has confirmed that the building has not been vacant or actively marketed for at least two years. However evidence has been submitted from recent searches undertaken with local property consultants which indicates that there appears to be a sufficient provision of office/A2 space within the locality of the existing building. Also, Strategic Policy SP1 seeks to encourage regeneration led development within the settlement hierarchy and it is considered that the proposed change of use of the existing vacant building to residential is acceptable. It is also considered that the proposed development is located within a sustainable location being located close to public transport and local amenities. Accordingly, it is considered that the proposed change of use will have little adverse impact upon the retailing and commercial centre of Bridgend.

In view of this, the proposed development is considered to accord with Strategic Policy SP1, Policy PLA1 and Policy REG5 of Bridgend Local Development Plan (2006-2021).

Impact on Character of Area and Conservation Area

The application building is situated in close proximity to the town centre with the area benefitting from a variety of property types including other flat premises and commercial premises including a dental surgery. The existing Wallich Drop-In Centre for homeless people is located next to the application site and, therefore, the proposal would provide

an additional and alternative type of living accommodation outside of the town centre whilst not harmfully eroding the character of the area as a whole - the essential character of the area, given its near town centre location is not derived from its occupation by single households, like a typical suburban, residential cul-de-sac development for example. Furthermore, whilst the adjoining property is a drop-in centre, the proposal is residential and as such will not result in an undue concentration of incompatible uses in this location. Therefore, it is considered that the proposed development respects the local character of the area and accords with Policy SP2 (2) of the Bridgend Local Development Plan 2006-2021.

The proposed development is located within the Newcastle Hill Conservation Area. From assessing the submitted plans, it is considered that the development proposes minimal external changes to the facade of the building with the majority of the works amounting to maintenance and repair of the building. Following comments from the Council's Conservation and Design Officer, amended plans were received which proposed that the old timber sash windows and upper floor UPVC window located on the front elevation will be replaced with white UPVC sash style windows and the existing entrance door is to remain and be redecorated. The new rain water goods and down pipes will also be replaced in black. It is considered that, on the rear elevation, the installation of a fire escape door and stairs will have no significant adverse impact on the appearance of the Conservation Area due to its relatively inconspicuous location and the replacement windows and doors will match existing. The application also proposes the removal of the existing commercial signage located at the front of the property. In view of the above, it is considered that the proposed changes seek to improve the overall appearance of the property and will enhance the character and appearance of the Conservation Area in accordance with Strategic Policy SP5 and Policy ENV8 of the Bridgend Local Development Plan 2006-2021.

Impact on neighbouring properties

In terms of the likely impact on the residential amenities of the neighbouring properties, with particular reference to the residents of Cae Dre Street, and noting the objections raised against the application, particularly from the adjacent occupier (2 Cae Dre Street), it is considered the proposed use would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. In view of the location and close proximity of the proposed fire escape, it is considered necessary to attach a condition to ensure that the fire escape is utilised as a means of emergency exit only and not as a useable amenity space, with such a structure unlikely to have significant overbearing or overshadowing impacts on the neighbouring garden spaces. Furthermore, it is considered the level of activity and other likely effects of the use would not significantly exceed what might be expected from occupation of the existing house by a large family.

With regard to neighbour concern over safety and security, the applicant has confirmed that the property will be occupied 24 hours a day, 7 days a week by staff and the current access arrangements of the building will not change with the main access being via the front door with supervision and control-led access of future users of the facility. The application also proposes PIR operated lighting to the rear of the building for increased security and safety.

The objections make reference to current anti-social behaviour problems relating to the drop-in centre and is concerned that this proposal will exacerbate the situation. Any such issues are matters for the police and the proposal, which is primarily a residential use is not considered to give rise to any increase in anti-social behaviour as a result of

the development. The concern of residents is noted, however, and if these incidents continue then they will be investigated by the appropriate authorities.

Accordingly, it is considered that the proposed development is acceptable as it does not adversely affect the amenities of the neighbouring occupiers and therefore accords with Policy SP2 (12) and the Council's Supplementary Planning Guidance SPG02: Householder Development.

Access and Parking

The site is currently accessed by foot from Park Street and by car via Cae Dre Street. The site is currently served by a small parking area located to the rear of the property. As mentioned above, the site is located within a highly sustainable location being close to Bridgend Bus Station and the train station, both being only a short walk from the property. The Council's Highway Engineer has stated that, whilst it is noted that there is a limited quantum of parking on site, the proposed change of use is not considered to generate any increase in on-street demand and, as such, as the proposal is considered appropriate.

Accordingly, it is considered that the proposed development accords with Strategic Policy SP3, Policy PLA11 and Policy SP2 (6) of the Bridgend Local Development Plan 2006-2021 and the Council's Supplementary Planning Guidance (SPG17) – Parking Standards.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect the character of the area or the Newcastle Hill Conservation Area, highway safety, privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

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:

Existing Plan and Elevations Drawing No. HD 1933 A01 received on the 28th October 2016 and Amended Plans, Drawing No. HD 1933 A02 Feasibility received on the 3rd January 2017 and Drawing No. HD 1933 A02 REV.A - Proposed Plans and Elevations received on the 4th January 2017.

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

2. Notwithstanding 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 external surfaces of the fire escape 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. The external fire escape hereby permitted shall be used solely for the purposes of emergency fire escape and at no time shall be used for general amenity purposes.

Reason: In the interests of residential amenities.

4. Access into the building shall be via the main entrance fronting Park Street only with no access permitted from the rear of the building.

Reason: To protect the residential amenities of the neighbouring properties.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect the character of the area or the Newcastle Hill Conservation Area, highway safety, privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.
- b. The applicant is advised that the proposed development must comply with the necessary and relevant Building and Fire Safety Regulations.
- c. No surface water and or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None

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REFERENCE: P/16/939/FUL

APPLICANT: Police & Crime Commissioner S. Wales

LOCATION: South Wales Police Headquarters, Cowbridge Road, Bridgend CF31 3SU

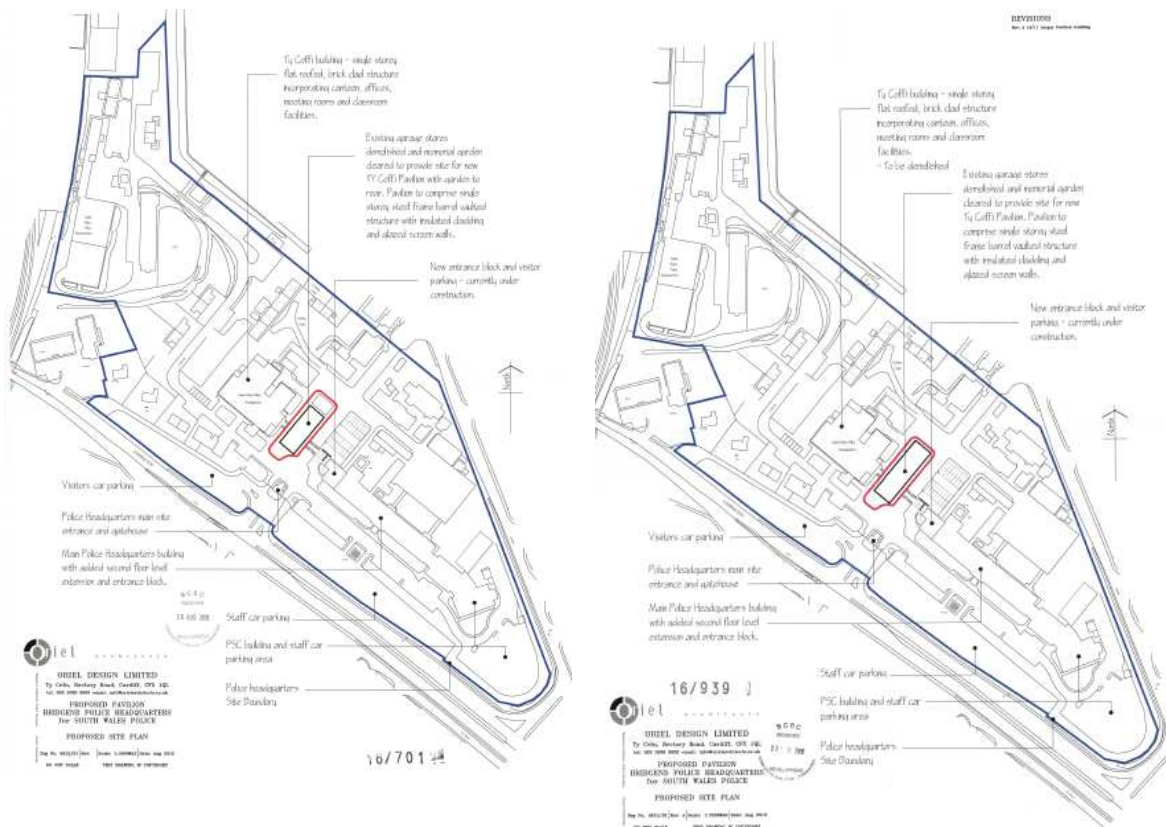
PROPOSAL: Construct a single storey cafe building with ancillary spaces for use by the South Wales Police

RECEIVED: 22 November 2016

SITE INSPECTED: 21 December 2016

APPLICATION/SITE DESCRIPTION

The application seeks consent to erect a single storey building on previously developed land within the grounds of South Wales Police Headquarters to provide a modern replacement café building with ancillary spaces. It represents an alternative scheme to a previous application (P/16/701/FUL refers) for a larger facility that is 10m longer and 138 sq. m. larger than the original scheme.

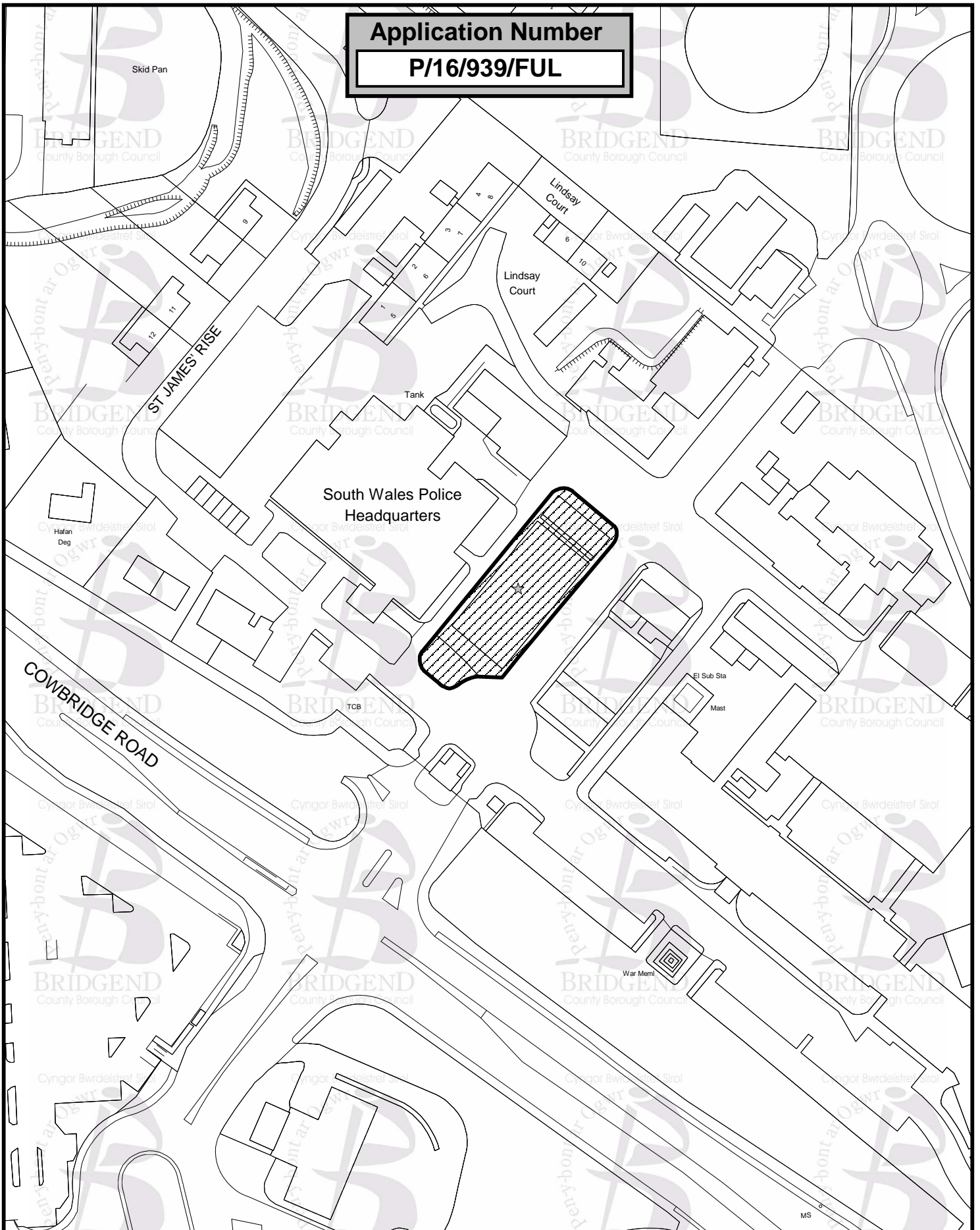


Proposed Site Plan under P/16/701/FUL Proposed Site Plan

The proposed building will be centrally located within the Police Headquarters site, to the north-west of a new entrance block/headquarters building, to the north of the security lodge and to the south east of the “Ty Coffi” building and police operations and support offices which are due to be demolished.

Application Number

P/16/939/FUL



**South Wales Police
Headquarters**

ST JAMES' RISE

COWBRIDGE ROAD

Lindsay Court

Lindsay Court

Tank

TCB

EI Sub Sta

Mast

War Mem

MS



Scale 1:1,250

**Date Issued:
12/01/2017**

**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

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Construct three storey extension to existing building, 11 space visitor car park and associated works

P/15/190/FUL Consent Issued 7th July 2015

Construct of third storey on existing two storey building and assoc works

PUBLICITY

The application has been advertised as a departure to the development plan on site (6th December, 2016) and in the press (8th December, 2016).

The period allowed for response to consultations/publicity expired on 28th December 2016.

CONSULTATION RESPONSES

Dwr Cymru/Welsh Water Developer Services

has no objections subject to conditions and advisory notes.

Head of Street Scene (Highways)

has no objections to the proposal.

Head of Street Scene (Drainage)

has no objection subject to conditions and advisory notes.

Group Manager (Public Protection)

Has no objections subject to the agreement that the design, construction and maintenance of the extraction and odour abatement system for the café is in accordance with the DEFRA Guidance on Control of Odour & Noise From Commercial Kitchen Exhaust Systems and agreed with the Public Protection Department prior to the commencement of the development .

REPRESENTATIONS RECEIVED

None

APPRAISAL

The application is reported to Committee as a departure from the Local Development Plan (LDP). More specifically, the application is contrary to the wider designation of this part of the Police Headquarters site at Cowbridge Road, Bridgend as a residential allocation in the Bridgend Strategic Regeneration Growth Area under Policy COM1 (5) of the Bridgend County Borough Council Local Development Plan (2013).

South Wales Police are currently undertaking a large-scale rationalisation programme of their existing facilities and assets and, up until recently, their original rationalisation proposals involved the release of the entire northern part of their existing HQ facilities for alternative development.

It was on that basis that the northern part of the existing Police HQ facility was allocated for residential development by Policy COM1(5) of the LDP. At that time, the site was expected to deliver an estimated 138 residential units (including 28 Affordable Housing Units) within the plan period up to 2021.

The proposed replacement cafeteria is located within the boundary of the COM1(5) housing allocation and, as such, the proposal represents a development that is out of accord with the adopted LDP and represents a departure from the development plan in force in the area.

Paragraph 3.1.3 of Planning Policy Wales (9th Edition November, 2016) states that "... applications for planning permission or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise." Paragraph 3.1.5 goes on to advise that "the local planning authority should have good reasons if it approves a development which is a departure from the approved or adopted development plan or is contrary to the Welsh Government's stated planning policies, the advice of a statutory consultee or the written advice of its officers, and those reasons should be recorded in the Committee's minutes."

South Wales Police, through their agent, have confirmed that they have re-assessed their assets as part of their ongoing rationalisation programme. They now propose to pursue an alternative strategy which entails carrying on with their programme of refurbishment and improvement works and retaining the whole of their existing HQ site at Cowbridge Road.

The new strategy includes replacing and modernising the current dilapidated buildings within the site with a new Training and Operations building and relocating the Training Centre and firing range at Waterton Cross to the HQ site, all of which are estimated to be operational by 2019.

The new facilities, together with the replacement café, will complement the recently approved facilities and general modernisation of the Headquarters on the southern part of the site, including the new third storey extension to the main HQ offices, a new 3 storey extension and entrance block and the large-scale forensic laboratory block at the southern extremity of the site.

On the basis that the SWP rationalisation strategy has evolved since the adoption of the LDP in 2013, the fact that they have invested in, and committed to, the HQ site and their asset plan is now to consolidate their activities and facilities at their existing site at Cowbridge Road, there is, unfortunately, no realistic prospect of the delivery of housing under Policy COM1(5).

However, the obvious investment in the site and its comprehensive redevelopment should be welcomed as the applicant has made a firm decision to consolidate and retain its operations within the County Borough. The strategy will ensure that a highly prestigious new HQ facility will be retained within Bridgend, thereby retaining and creating highly skilled employment opportunities as well as providing a valuable social and community service to the residents and communities of Bridgend.

Furthermore, the new facilities at the Cowbridge Road site (including the cafeteria) will facilitate an earlier than previously anticipated release of the SWP land holding assets at Waterton Cross, which also forms part of the larger mixed use allocation under Policy PLA3(4) Parc Afon Ewenni - including the delivery of an estimated 650 new dwellings.

The programme of works for consolidating a number of the Police facilities at the existing HQ site, involves the relocation of a number of buildings and operations from their site at Waterton Cross, including the firing range, which was initially going to be retained in situ as part of SWP's earlier plans.

The concentration of the facilities at SWP's HQ at Cowbridge Road will now allow the entire Waterton Cross site to be released in a timely manner within the LDP plan period (2013-2021). It will also provide greater certainty that the land at Waterton Cross will be developed to its full potential, especially given that some potentially restrictive and unneighbourly uses are to be entirely relocated to the HQ site and elsewhere.

The development is, therefore, broadly in line with the LDP's Regeneration-Led Spatial Strategy and Strategic Policy SP1 of the LDP which aims to maximise regeneration benefits and particularly focus development within Strategic Regeneration Growth Areas. The current and wider proposals for the HQ site and the Waterton Cross site are inextricably linked and both are located within the Bridgend Strategic Regeneration Growth Area. The current proposal, as part of a wider strategy by SWP, is therefore maximising the regeneration benefits of both sites.

Given the wider regeneration, economic and social and community considerations as outlined above, there are no overriding objections to this proposal from a development planning perspective. Additionally, as the housing allocation under Policy COM1(5) is wholly within the demise of SWP's land holding at their Headquarters site, Cowbridge Road, the proposed rationalisation of their facilities and operations from Waterton Cross will not prejudice any third party land and future developments. In fact, it is expected that this change in direction will allow land in and around the Waterton Cross site to be brought forward for development sooner than expected.

On this basis BCBC as the Local Planning Authority can grant permission for development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated under the provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and subject to ratification by Council.

In terms of design considerations, development proposals are required to create high quality, attractive, sustainable places and Policy SP2 of the Bridgend Local Development Plan identifies 15 separate criteria as a starting point for the assessment of all applications.

Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character; being of an appropriate scale, size and prominence; using land efficiently; having good pedestrian, cycling, public transport and road connections within and outside the site; avoiding or minimising noise, soil and water pollution; ensuring equality of access by all; ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and incorporating appropriate arrangements for the disposal of foul sewage and surface water are considered to be the relevant criteria for the purposes of this application for a replacement café facility at the Police Headquarters.

The building has a modern design with a curved roof and materials and finishes to match recent developments on the wider site. It will be single storey and set centrally within the site between larger buildings and to the rear of the security lodge. Therefore, the building will not be prominent when viewed from public vantage points either from Cowbridge Road to the south or from York Road, and the Industrial Estate, to the east.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the

present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- * A prosperous Wales
- * A resilient Wales
- * A healthier Wales
- * A more equal Wales
- * A Wales of cohesive communities
- * A Wales of vibrant culture and thriving Welsh language
- * A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there are no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This 'duty to conserve biodiversity' has been replaced by a 'biodiversity and resilience of ecosystems duty' under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that 'In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems.'

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the previously developed nature of the application site within the SWP Headquarters, it is considered that there will be no significant adverse residual impacts on biodiversity and ecology.

Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

A condition is added to the recommendation to ensure that the extraction system to be installed in the new kitchen conforms to Public Protection standards.

Finally, the Highway Authority has no objections to the proposal for a larger replacement café facility within the Police HQ site on the basis of the restricted access to the secure site, the limited increase in floor area of the proposed café and ancillary spaces and the lack of any increase in vehicle movements or parking requirements associated with the new facility.

CONCLUSION

Whilst the application represents a departure from the Development Plan, it can be recommended for approval as South Wales Police have no intention to release this land for residential development and it is generally compatible with Development Plan policies relating to the Bridgend Strategic Regeneration Growth Area and the wider regeneration, economic, social and community considerations as outlined above.

Due to the overriding benefits of retaining and relocating other facilities at the Headquarters site and the potential to bring forward the comprehensive release of Police land at their Waterton Cross, there are significant material considerations to warrant a recommendation for approval in this instance.

The Local Planning Authority can grant permission for development which does not accord with the provisions of the development plan in force in the area under Article 20 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 subject to ratification by Council.

RECOMMENDATION

(R40)

(A) That the application be referred to Council as a proposal that represents a departure from the Development Plan which the Development Control Committee are not disposed to refuse as the development forms part of the Police rationalisation strategy to invest in their Headquarters site which will allow the early release of their land at Waterton Cross as part of the wider Bridgend Strategic Regeneration Growth Area.

(B) That if Council resolve to approve the proposal, the following conditions be attached to the consent:-

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

0812/91 Rev A
0812/100 Rev H
0812/120 Rev G

Reason: To avoid doubt and confusion 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 foul, road and roof/yard water will be dealt with, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme shall be implemented prior to beneficial use.

Reason: To ensure the effective drainage facilities are provided for the proposed development and that flood risk is not increased.

3. The approved use shall not commence until an adequate grease trap has been fitted in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

Reason: To protect the integrity of the public sewerage system and ensure the free flow of sewerage.

4. Prior to the development being brought into beneficial use details of the extraction system to be installed, including odour abatement and noise levels generated by the external unit (sound power/pressure levels), a vertical section plan indicating the position and height of final openings of the exhaust ducts and details of an odour management plan shall be submitted to and agreed in writing by the Local Planning Authority. The details as agreed shall be implemented within 1 month of agreement and thereafter the equipment shall be maintained in accordance with the agreed programme and retained for the duration of the use.

Reason: To ensure that the amenities of adjoining and nearby occupiers are not prejudiced.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. The application can be recommended for approval despite being out of accord with Development Plan policies due to SWP's commitment to the HQ site and the fact that they are no longer intending to proceed with the release of the land for housing. The proposal represents an investment in Bridgend and the rationalisation strategy will bring forward the release of land at Waterton Cross.

b. The applicant must contact Dwr Cymru/Welsh Water 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.

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

d. No surface water and/or land drainage will be allowed to connect directly or indirectly with the public sewerage network.

e. In order to satisfy condition 2 the following advisory notes should be followed:-

- provide ground floor plan showing both foul and surface water sewers with proposed connection points to the public sewerage system

- provide agreement from DCWW regarding the connection to the public sewerage system.

MARK SHEPHARD

CORPORATE DIRECTOR COMMUNITIES

Background Papers

None

REFERENCE: P/16/600/FUL

APPLICANT: Linc Cymru Housing Assoc. c/o Richard Hallett, Head Office,
387 Newport Road, Cardiff, CF24 1GG

LOCATION: Land at former Archbishop McGrath School Heol yr Ysgol
Tondy CF32 9EG

PROPOSAL: 15 bedspace care unit & 25 extra care apartments with
communal ancillary facilities and 19 dwellings served by
adopted access road

At the 24 November 2015 Development Control Committee meeting, Members resolved to grant planning permission for the above development subject to the applicant entering into a Section 106 Agreement and compliance with 25 conditions of consent. The heads of terms for the agreement and draft conditions have been offered to the applicant company and, in response, concerns have been expressed as to the reasonableness of condition 17 which stated:

No development shall commence until details of the extended access road into the site from the junction with the access to Coleg Cymunedol y Dderwen and improvements to the Heol yr Ysgol/Bryn Road and Heol Cwrddy/Heol Canola junctions have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and no part of the development shall be brought into beneficial use until the improvement works have been implemented.

Reason: In the interests of the safety and free flow of traffic.

The highway improvements required by the above condition were identified in the Traffic Impact Assessment that accompanied both this application and the submission for the new Brynmenyn Primary School (P/16/578/BCB refers.) Consequently, the identical condition was imposed on the respective permissions.

The applicant company, Linc Cymru Housing Association has indicated that throughout all discussions with the Council regarding the acquisition of the site it had been agreed that the cost of all the highway improvement works would be funded by the primary school development. Furthermore, Linc Cymru maintains that the requirements of condition 17 are disproportional given the relatively limited traffic generated by the proposed housing and care facility.

Internal discussions have confirmed that the junction improvement works will be undertaken as part of the school development which is due to commence in the next 14 days. The Transportation Development Control Section has no objection to a variation of condition 17 but has requested that the following condition be imposed in lieu:

The extended school access road serving the development shall be completed in permanent materials prior to the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety.

RECOMMENDATION:

Condition 17 of P/16/600/FUL shall be re-worded as follows:

The extended school access road serving the development shall be completed in permanent materials prior to any part of the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None

APPEALS

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

CODE NO.	A/16/3164893 (1790)
APPLICATION NO.	P/16/502/OUT
APPELLANT	LUCY MORRIS
SUBJECT OF APPEAL	DEMOLITION OF EXISTING SINGLE GARAGE AND CONSTRUCTION OF A NEW 3 BEDROOM DETACHED PROPERTY [REVISED PARKING]: REAR OF 23 NOTTAGE MEAD PORTHCAWL
PROCEDURE	WRITTEN REPS
DECISION LEVEL	OFFICER DELEGATED

The application was refused for the following reason:-

1. The proposed development, by reason of its scale and siting, would result in a cramped form of development that would have a detrimental impact on both the host dwelling and the visual amenities of the wider street scene and the site is too restricted to permit the construction of a dwelling of a size and design that would reflect the character of adjoining properties, contrary to Policy SP2 and COM3 of the Bridgend Local Development (2013) Plan and advice contained in Planning Policy Wales (Ed. 8 2016).

CODE NO.	A/16/3164970 (1791)
APPLICATION NO.	P/16/692/OUT
APPELLANT	ELAINE GROVES
SUBJECT OF APPEAL	CONSTRUCT A PAIR OF SEMI-DETACHED HOUSES 8 GLANNANT ROW BETTWS
PROCEDURE	WRITTEN REPS
DECISION LEVEL	OFFICER DELEGATED

The application was refused for the following reasons:-

1. The proposal, by reason of its countryside location, constitutes a visually harmful, unjustified and inappropriate form of development outside of the defined settlement boundary, which would detract from the site's rural appearance and the character of the surrounding countryside. The proposal is therefore contrary to Policies PLA1 and ENV1 of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 8, January 2016) and Technical Advice Notes 6 and 12.
2. The proposed development is situated in a remote, unsustainable location that is not accessible by a range of different transport modes and will rely on the use of private motor vehicles. The proposal is therefore contrary to policy SP2(6) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 8, January 2016).
3. The proposed development would generate pedestrian movements along Glannant Row towards the A4063 where there is no pedestrian footway generating a risk of pedestrian / vehicular conflict

to the detriment of highway safety, contrary to Policy SP2 (11) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 8, January 2016).

CODE NO.	A/16/3165452 (1792)
APPLICATION NO.	P/16/171/FUL
APPELLANT	MR ANTHONY SMITH
SUBJECT OF APPEAL	DETACHED DWELLING LAND ADJ TO OLD POLICE STATION, BETHANIA ROW, OGMORE VALE
PROCEDURE	WRITTEN REPS
DECISION LEVEL	OFFICER DELEGATED

The application was refused for the following reasons:-

1. The proposed development by virtue of its scale and design would dominate adjoining property to an unacceptable degree thereby resulting in a significant loss of residential amenity contrary to Policy SP2 of the Bridgend Local Development Plan.
2. The proposal constitutes over-development as the site would restrict the space around the host dwelling, The Old Police Station thereby reducing to an unacceptable level, the amenities of occupiers contrary to Policy SP2 of the Bridgend Local Development Plan.
3. There is insufficient space available within the curtilage of the site to provide vehicle parking facilities to meet the requirements of the Local Planning Authority and the proposal would lead to on-street parking to the detriment of highway safety, contrary to Policy SP2 of the Bridgend Local Development Plan and Supplementary Planning Guidance 17 Parking Standards.

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

CODE NO.	X/16/3156490 (1780)
APPELLANT	CATHERINE CURTIS
SUBJECT OF APPEAL	CHILDMINDING BUSINESS FROM HOME WITH A MAXIMUM OF 10 CHILDREN: VALE VIEW, HILLCREST, PENYFAI
PROCEDURE	WRITTEN REPS
DECISION LEVEL	OFFICER DELEGATED
DECISION	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

A copy of this appeal decision is attached as APPENDIX A.

CODE NO. A/16/3158287 (1783)
APPLICATION NO. P/15/844/FUL
APPELLANT VALLEYS TO COAST HOUSING
SUBJECT OF APPEAL TEN DWELLINGS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS: LAND SOUTH OF ST ILLTYDS ROAD, BRIDGEND
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL DELEGATED OFFICER
DECISION **THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.**

A copy of this appeal decision is attached as APPENDIX B.

CODE NO. A/16/3158287 (1784)
APPLICATION NO. P/15/846/FUL
APPELLANT VALLEYS TO COAST HOUSING
SUBJECT OF APPEAL THREE DWELLINGS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS: LAND SOUTH OF ST ILLTYDS ROAD BRIDGEND
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL DELEGATED OFFICER
DECISION **THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.**

A copy of this appeal decision is attached as APPENDIX B.

CODE NO. A/16/3164386 (1789)
APPLICATION NO. P/16/630/OUT
APPELLANT MR G MORRIS
SUBJECT OF APPEAL 2 SELF CATERING SINGLE STOREY LOG CABIN HOLIDAY LET UNITS: FORMER PLAYGROUND SITE, FOUNTAIN ROAD, ABERKENFIG
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL DELEGATED OFFICER

This appeal has been withdrawn.

REVIEW OF OLD MINERAL PLANNING CONSENTS (ROMP) CORNELLY QUARRIES

These applications were called in for decision by the (now) Minister for Environment, Sustainability and Housing, one of the Welsh Ministers, under paragraph 13 of Schedule 13 of the Environment Act 1995.

The applications were to determine a scheme of conditions to which the mineral permission for the site was to be subject and the matter on which the Welsh Ministers particularly wished to be informed for the purpose of consideration of the applications was the effect of the proposed quarrying operations on the water environment, including the potential for significant effect on the Kenfig Special Area of Conservation.

The Inquiry sat for 3 days on 10-12 November 2015 and the Inspector recommended that the scheme of conditions, as amended and agreed, be approved. This recommendation has been endorsed by the Cabinet Secretary for Environment and Rural Affairs

The decision (83 pages) is not attached but can be made available for Members, if required, by email.

RECOMMENDATION:

That the Report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

(see relevant application reference number).

Appendix A



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 08/11/16

gan Aidan McCooey BA MSc MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 14.12.2016

Appeal Decision

Site visit made on 08/11/16

by Aidan McCooey BA MSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 14.12.2016

Appeal Ref: APP/F6915/X/16/3156490

Site address: Vale View, Hillcrest, Pen-y-Fai, Bridgend, CF31 4NL

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mrs Catherine Curtis against the decision of Bridgend County Borough Council.
- The application Ref P/16/551/LAP, dated 11 July 2016, was refused by notice dated 12 August 2016.
- The application was made under section 192(1)(a) of the Town and Country Planning Act 1990 as amended.
- The use for which a certificate of lawful use or development is sought is a child-minding business from home with a maximum of 10 children.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal form specifies the appellant wishes to apply for child-minding from her home for a maximum of 10 children; this number includes her own two children. The application was for a proposed use. The Council supplied evidence that the business is actually operating from the premises already. The appellant confirmed that the business is operating but at a lower level with a maximum of 6 children. She considers that this level would not require planning permission and therefore deems the application to be for a proposed use. I make no comment on that proposition. The Local Planning Authority did not address this issue any further when invited to do so. The Council merely advised that the use had not been in existence for 10 years as required to claim immunity from enforcement action. I shall consider the appeal on the basis of the proposed use as described in the application.

Main Issue

3. The main issue is whether the decision not to grant a LDC was well-founded because the proposed use as described in the application would require planning permission.
-

Reasons

4. The appellant describes her intended use on the appeal form, as quoted above. It is this use as described that must be considered. The appellant also describes how she intends to operate. She intends to collect children from home and take them to school, whilst minding several children at home all day. The school-going children would then be collected and remain in her house until around 17:00 when she would take them home again. I appreciate that this use as described would not generate additional traffic or out of hours use.
5. However, this is what is envisaged at the moment. The business may not actually operate in this manner. It is inevitably going to be subject to change as children leave and new customers take their place. Different parents may wish to drop off and collect their children and hours may be extended depending on parents work patterns. The level of activity may increase as the application is for up to 10 children and it cannot be limited to the appellant's own children. Other occasional unforeseen circumstances could arise necessitating additional trips. There is also the question of activity around the dwelling during the school holidays. None of these matters could be controlled.
6. A nearby resident has referred to some disruption caused by visitors to the property already. The appellant confirmed that at the time this letter was written she had not commenced any child-minding. The vehicles in question can therefore only have been family and friends calling to visit. There is no issue with parking as the appellant states that there are 7 car parking spaces available.
7. I appreciate that there are families with a large number of children. However, there is a difference between a dwelling and a business such as the appeal proposal; not least in terms of traffic generation and noise or disturbance. I must consider the application as submitted and on that basis, I judge that this level of child-minding could generate additional traffic and noise or disturbance. The proposed business is likely to change the overall character of the dwelling such that a material change of use would occur. In these circumstances planning permission would be required.

Conclusion

8. For the reasons given above and having considered all the matters raised, I conclude that the decision not to grant a LDC for the proposed use was well founded and I dismiss the appeal.

A L McCooey

Inspector

Appendix B



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 29/11/16

**gan Paul Selby BEng (Hons) MSc
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06.01.2017

Appeal Decision

Site visit made on 29/11/16

by Paul Selby BEng (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 06.01.2017

Appeal A Ref: APP/F6915/A/16/3158287

Site address: Land to the south of St Illtyd's Road, Cefn Glas, Bridgend

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Valleys to Coast Housing Association against the decision of Bridgend County Borough Council.
 - The application Ref P/15/844/FUL, dated 18 December 2015, was refused by notice dated 22 April 2016.
 - The development proposed is Erection of 10 dwellings, access, parking, landscaping and associated works.
-

Appeal B Ref: APP/F6915/A/16/3158294

Site address: Land to the south of St Illtyd's Road, Cefn Glas, Bridgend

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Valleys to Coast Housing Association against the decision of Bridgend County Borough Council.
 - The application Ref P/15/846/FUL, dated 17 December 2015, was refused by notice dated 22 April 2016.
 - The development proposed is Erection of 3 dwellings, access, parking, landscaping and associated works.
-

Decisions

Appeal A

1. The appeal is dismissed.

Appeal B

2. The appeal is dismissed.
-

Procedural Matter

3. Amended plans have been submitted with both appeals, but the amendments represent a material change to the schemes that were considered by the Council. Determining the two appeals on the basis of these amended plans would prejudice the interests of local representatives and I have not therefore considered them.

Main Issues

4. The main issues are the effect of the proposal on: a) the provision of open space; and b) the character and appearance of the area.

Reasons

5. Both appeals relate to rectangular tracts of mainly mown grassland fronting St Illtyd's Road, a residential street traversing a modern housing estate. Whilst there is some variety in styles and types of houses in the wider area, the immediate context is of semi-detached dwellings framed by front and side gardens, and which face onto the roadways bounding both appeal sites. A number of the adjacent dwellings have landscaped front boundaries, and these and the trees and substantial grassed areas nearby afford the estate a spacious character.

Open space

6. The Appeal A site was recently used as a compound whilst works were undertaken to nearby dwellings and the Appeal B site hosts a bus shelter. Despite the slightly sloping ground and their location adjacent to a through-route, both sites would lend themselves well to informal recreation, and are thereby of potential benefit to the health and wellbeing of nearby residents. Although the sites are not specifically designated by the Bridgend Local Development Plan (LDP), the appeal schemes would lead to a significant reduction in open space on the estate and I am acutely aware of the strength of local feeling in relation to their proposed loss.
7. In response to the Council's view that the reduction in open space has not been sufficiently justified and would exacerbate an existing deficit of over 9,500 hectares of play space in this part of Bridgend, the appellant has submitted an additional Open Space Assessment to evaluate provision of Local Areas of Play and Local Equipped Areas of Play in accordance with Fields in Trust (FIT) standards. This concludes that there is sufficient quantity and quality of open space within the walking catchment of the two sites. Notwithstanding the Council's view that the sites were identified in its Children's Play Space Audit 2010 and both should thus be afforded protection via the LDP, I saw on my site visit that other grassed areas are available nearby which offer alternatives for play and recreation. In addition, whilst lacking passive surveillance, a children's playground lies in close proximity to both sites.
8. Notwithstanding this, planning permission for the improvement of two nearby areas of open space fronting St Illtyd's Road has been secured (Refs: P/15/849/FUL and P/15/852/FUL), which the appellant intends to implement in tandem with the appeal schemes. From the submitted plans these improvements appear to be geared towards the provision of car parking, landscaping and tree planting. It seems to me that such improvements would substantially limit opportunities for active outdoor recreation on the two sites. Whilst other open spaces at the junction of St David's Road and St Winifred's Road and at Wordsworth Avenue would remain, the combined effect of the appeal schemes and extant planning permissions would substantially reduce opportunities for outdoor sport and play in the immediate vicinity.

9. Although the additional Open Space Assessment concludes that there is an overprovision of open space within walking distance and the two permitted improvement schemes would yield 'enhancive effects', it is somewhat silent on the effect of the cumulative loss of recreation space from all four sites. Whilst the detailed landscaping for the two permitted schemes could be adjusted, there is no guarantee of their recreation potential being retained. In the absence of evidence to the contrary, I consider that the appeal proposals, in combination with the extant permissions, would unacceptably reduce the quantity of local recreational space, and this would not be outweighed by the potential biodiversity and visual amenity benefits which may result from the permitted improvements.
10. In relation to the Appeal A scheme the appellant has submitted a Unilateral Undertaking (UU) legal agreement which includes a financial contribution towards outdoor sport and play space. I consider that such a contribution would be directly related to the development and reasonably related in scale and kind. The appellant has indicated a willingness to complete a similar UU for the Appeal B site, but none has been submitted.
11. Whilst I attach significant weight to the UU for the Appeal A scheme, it would not outweigh the cumulative harm resulting from the physical loss of, and reduction in access to, open space for sport and recreation in the local vicinity that would arise from both schemes and the extant permissions. For the above reasons I conclude that the appeal proposals would not accord with the objectives of LDP policies COM7 and SP13 which seek to protect social and community facilities, and would run counter to the advice contained in Technical Advice Note 16 – Sport, Recreation and Open Space.

Character and appearance

12. Both sites appear as visual amenity areas typical of a planned, mid-20th century residential estate. Whilst lacking any notable characteristics, their position fronting the principal through-route of St Iltyd's Road nonetheless makes them prominent local features.
13. The dwellings proposed within both appeal schemes would be of a scale similar to those nearby and their pitched roofs would reflect the local vernacular. Ample private amenity space would be provided within the plots and the horizontal bulk of the Appeal A terraces would be appropriately broken up by being stepped to reflect the underlying topography. However, the terraced form of the proposed dwellings in both schemes would conflict with the prevailing semi-detached character of the immediate context. The landscaped strip along the northern boundary of Appeal A site would assist in reducing the visual impact of the dwellings, but the orientation of the two terraces facing onto the side roads would run counter to the prevailing urban grain and layout of the estate, whereby dwellings positively face onto principal streets and open spaces. Although the appellant contends that the design of the dwellings represents a 'modern twist', I find that the singular use of brick would further enhance the prominence of the houses as incongruous insertions within a residential estate of established character.
14. The placement of the Appeal A and B dwellings and the side boundary strip on the Appeal A site would reflect existing building lines. However, the built form within both schemes would interact awkwardly with the neighbouring public realm. The provision of surface car parking to the front of the dwellings on both sites would conflict with the generally open, landscaped front garden areas and low boundary walls of the adjacent properties. The paved parking spaces, tarmacked pathway, flank elevations and 2

metre high boundary wall marking the southeast edge of the Appeal A site would provide an exceptionally hard edge which the two limited areas of landscaping would do little to mitigate. The walls marking the site and rear boundaries of the Appeal B properties would provide a similarly stark interface onto the neighbouring streets.

15. Whilst Planning Policy Wales Edition 9 (PPW) advises that sensitive infilling, in particular for affordable housing to meet local need, may be acceptable, it also notes that much depends on the character of the surroundings. I saw on my site visit that a number of terraces are located in proximity to both sites, but these are perceived as part of the original built fabric of the estate, and positively relate to, and reinforce, the public realm in a way that the dwellings in the appeal schemes would not. For the reasons given above, I conclude that both appeal schemes would unacceptably harm the character and appearance of the immediate vicinity, contrary to the design objectives of LDP policy SP2. For the same reasons both proposals would run counter to the general thrust of PPW, Technical Advice Note 12 – Design and the Council’s Supplementary Planning Guidance 02 – Householder Development.

Other Matters

16. I acknowledge the benefits of the two proposals, particularly in relation to the provision of affordable housing within the Appeal A development, as well as the contribution of both schemes towards the County Borough’s housing land supply. The dwellings would also be sited sustainably within an existing built-up area. Nevertheless, whilst I attach substantial weight to these benefits, they do not outweigh the identified harm.
17. I have had regard to other matters raised, including in relation to drainage, highway safety, parking, climate change, the capacity of local physical and social infrastructure, precedential effects, noise and disturbance, privacy, overshadowing and nature conservation. However, as I am dismissing both schemes against the main issues for the reasons given, I have not pursued these matters further.
18. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching my decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers’ well-being objectives set out in section 8 of the WBFG Act.

Conclusions

19. For the above reasons, and having regard to all other matters raised, I conclude that Appeal A should be dismissed and that Appeal B should be dismissed.

Paul Selby

INSPECTOR

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>
Rhodri Davies, <i>Development & Building Control Manager, BCBC</i>	“Development management procedures (consultation and notification)”	16 February 2017	12.45pm
Kwaku Opoku-Addo & Matthew Gilbert, <i>Highway Services, BCBC</i>	“Active Travel Plans”	16 March 2017	12.45pm
Susan Jones & Richard Matthams, <i>Development Group, BCBC</i>	“Workshop on Draft Open Space SPG”	13 April 2017	12.45pm

Future training sessions

- Advertisement control
- WLGA proposals for a National Scheme of Member Training

Recommendation:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None.

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Pencoed Primary School, Planning Development Brief

1. Purpose of Report

- 1.1 For the Development Control Committee to consider the Pencoed Primary School Planning and Development Brief (attached as Appendix 1) and approve its content as a material consideration in the determination of any future planning application for the site.

2. Connection to Corporate Improvement Plan / Other Corporate Priorities

- 2.1 The approval of the Development Planning Design Brief will contribute to the Council's Corporate Improvement priorities of working together to develop the local economy and working together to make the best use of our resources.

3. Background

- 3.1 As part of Bridgend County Borough Council's (BCBC) ongoing School Modernisation Programme, Pencoed Primary School is set to be relocated (including the Heol Y Cyw Campus) to a new build school on the site of Pencoed Primary School playing fields at Penprysg Road with effect from the 1st April 2018 (Planning Application P/16/603/BCB refers). Accordingly, BCBC are seeking to dispose of the existing Pencoed Primary School site, which has been declared surplus to requirement.
- 3.2 The site does not currently benefit from an extant planning permission for redevelopment and it is not proposed that this will be secured prior to marketing the site for early disposal. **The site is however, allocated for residential development in the Bridgend Local Development Plan for approximately 10 units, LDP Policy COM2 (30) refers. However, it is anticipated that the site can accommodate between 20-30 residential units based on accepted dwellings per hectares standards.**
- 3.3 As part of the disposal process, and given that a planning permission is not being pursued prior to marketing, it is necessary to investigate any technical issues which may constrain the site's potential in order that a degree of certainty can be given to potential bidders on the site's suitability and capability for redevelopment. This requires consideration of a number of key issues including highways (both capacity and the ability to create any new vehicular access that may be required) and drainage. To inform prospective bidders and demonstrate the site's considerable potential, the Council has commissioned relevant consultants to investigate the technical issues associated with the site.

4.1 Current Situation

4.1 The Planning Development Brief attached as Appendix 1 considers the context for the redevelopment of the site and puts forward a number of development parameters and design principles, which can be used to guide the sites' redevelopment. The purpose of the document is not to present detailed proposals, but to set a framework within which a high quality development can be delivered.

4.2 In summary the document comprises:

- The key delivery objectives - which sets out the Council's requirements for a high quality development that will maximise the potential of this site;
- The Planning Policy context against which the site will be assessed including national planning policy and the adopted Local Development Plan;
- Technical matters – including Transport Statement, Topography Study and Surface & Foul Water Drainage Strategy;
- Site and area analysis - which includes an overview of the site, its location and key characteristics within the urban area;
- The overarching design principles and parameters for the site including guidance on:
 - Accessibility and movement
 - Key frontages
 - Height, scale and massing
 - Residential amenity
 - Detailed design appearance and materials
 - Public realm and landscape
 - Drainage
 - Energy Efficiency and generation

5. Effect upon Policy Framework & Procedure Rules

5.1 The Planning and Development Brief will represent a material consideration in the determination of future planning applications for the site.

6. Equality Impact Assessment.

6.1 An Equalities Impact Assessment Screening has been undertaken and the proposed recommendations are unlikely to have an impact on equality issues.

7. Financial Implications

- 7.1 There are no immediate or direct financial implications as a consequence of this report and accompanying Planning & Development Brief although it is envisaged that the document will encourage more developers to bid for the site.

8. Recommendations

8.1 That the Development Control Committee:

- a) Approve the Pencoed Primary School Planning and Development Brief as a Development Control Guidance to be used as a material consideration in the determination of future planning applications for the site; and
- b) Delegate 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.

Mark Shephard
Corporate Director Communities

Contact Officer

Richard Matthams
Development Planning – Team Leader
Telephone Number: 01656 643162, e-mail: richard.matthams@bridgend.gov.uk

Background documents

1. Draft Pencoed Primary School Development Brief.

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Pencoed Primary School



Appendix 1



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Planning Development Brief

January 2017

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Introduction

As part of Bridgend County Borough Council's ongoing School Modernisation Programme, Pencoed Primary School is set to be relocated (along with the Heol y Cyw campus), to a new-build school on the site of Pencoed Primary School playing fields at Penprysg Road, with effect from 1 April 2018 (Planning application P/16/603/BCB refers). Accordingly, Bridgend County Borough Council are seeking to dispose of the existing Primary School site, which will be declared surplus to requirements.

Purpose of Brief

The purpose of this Development Planning Design Brief is to clarify the relevant planning policy context of the site; to provide a context appraisal of the redevelopment opportunities presented by the site together with setting out general development parameters for any future development schemes and to promote the site for alternative use. The Brief is intended to assist all parties that may have an interest in the sale - both present and in the future.

In preparing this Brief relevant Council departments have been consulted. This approach has allowed the principles and parameters for the site to be explored and tested with officers in terms of realism and deliverability, prior to it being endorsed by the Council's Development Control Committee.

The key delivery objectives are to:-

- Deliver a high quality residential development;
- Provide innovation in design and sustainability;
- Provide a high quality public realm;
- Provide safe and attractive pedestrian links; and
- Minimise the impact of vehicular traffic within the development promoting walking and cycling in accordance with the Active Travel (Wales) Act 2013.

Site Description and Wider Context

Site Description

Pencoed is located to the west of the A473 which forms a north-south bypass to the town. The A473 links Bridgend to Talbot Green and has a junction with the M4 (junction 35), one mile south of the town. Access points to the town include Coychurch Road, Hendre Road and Penybont Road.

There are a number of regional services (Arriva Trains) including the Maesteg services, that stop in Pencoed (hourly) Monday to Saturday. With regard to bus services the town is served by the hourly service (no. 244 Bridgend-Talbot Green-Pontypridd) and a number of more local services (nos. 44, 45, 46 & 62).

The site measures approximately 1.8 acres (0.72 hectares) and is located at the northern end of Pencoed, approximately 4.5km to the north-east of Bridgend town centre. The site is situated in an established residential area and is bounded by residential development to the south, east and west. To the north of the site lies St Davids Church, which is a Grade II Listed Building.

The existing school complex comprises a group of 1 and 2 storey educational buildings dating from

the 1900s to more recent additions constructed in the late 1990s to 2000s.

The site does not currently benefit from an extant planning permission for redevelopment and it is not proposed that this will be secured prior to marketing the site for early disposal. The site is however, allocated for residential development in the Bridgend Local Development Plan for approximately 10 units, LDP Policy COM2(30) refers. However, it is anticipated that the site can accommodate between 20-30 units.

As part of the disposal process and given that a planning permission is not being pursued prior to marketing, it is necessary to investigate any technical issues which may constrain the site's potential in order that a degree of certainty can be given to potential bidders on the site's suitability and capability for redevelopment. This requires consideration of a number of key issues including highways (both capacity and the ability to create new vehicular access that may be required), drainage, the existing infrastructure and ground conditions. To inform prospective bidders and demonstrate the site's considerable potential, the

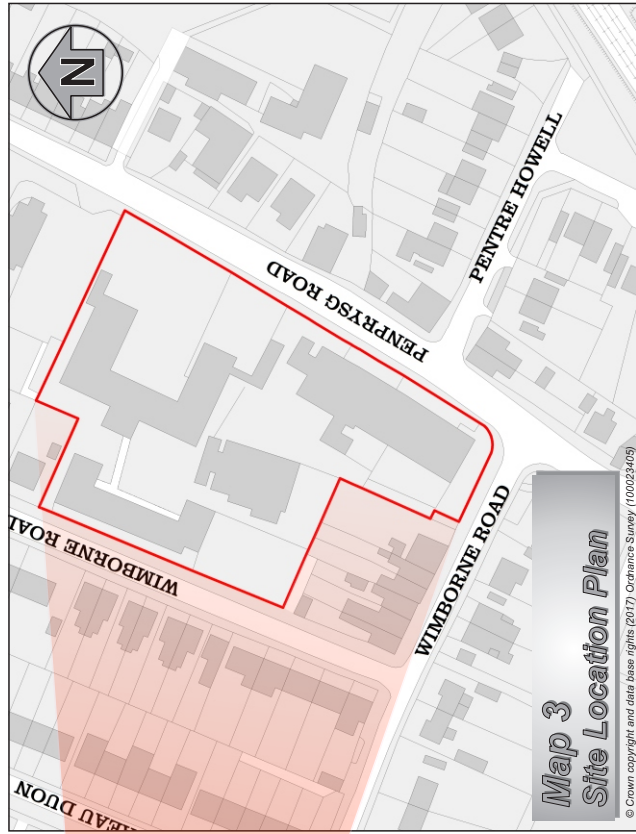
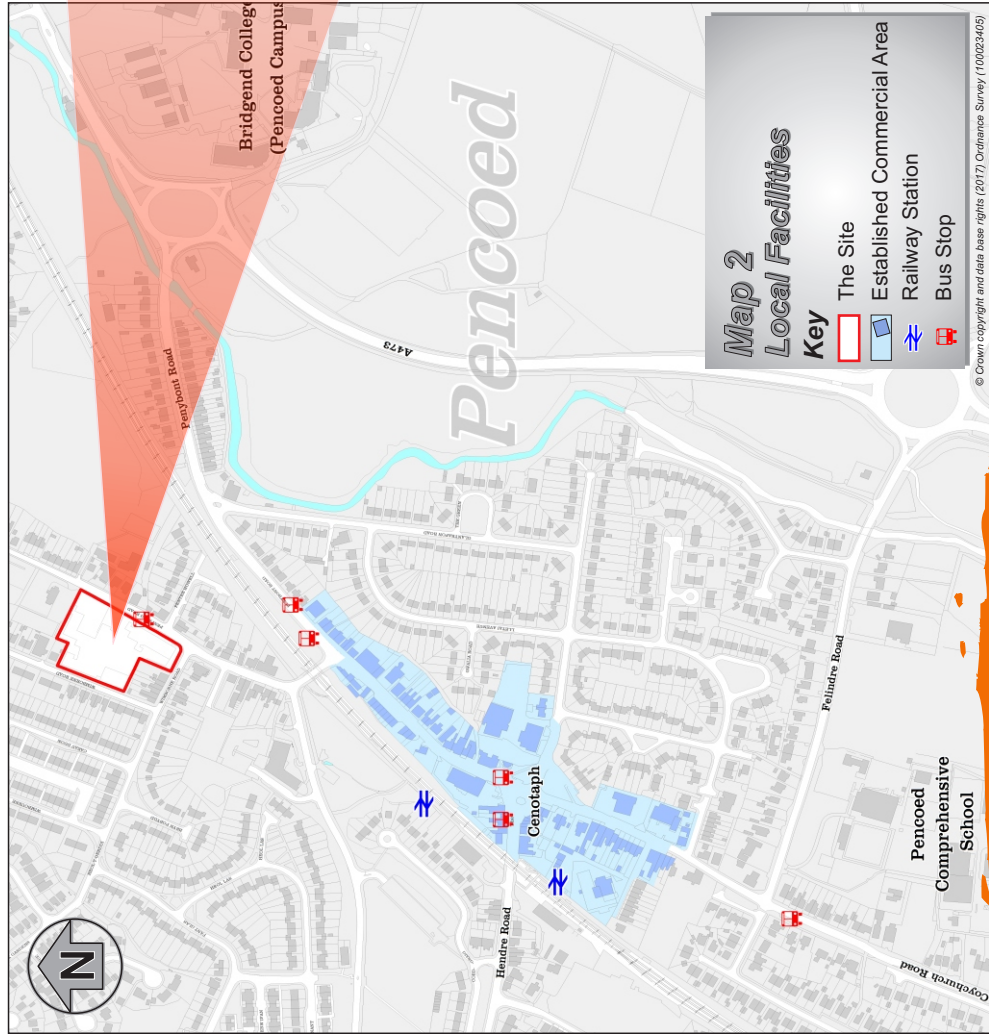


Council has commissioned relevant consultations to investigate the technical issues associated with the site.

Site Description and Wider Context



Site Description and Wider Context



The existing vehicular access to the site is achieved via a single point off Wimborne Road. This access point is currently approximately 3.5 metres wide. Three pedestrian access points are provided along Penrysg Road and Wimborne Road. Penrysg Road is restricted to 30mph. In terms of topography, the site and surrounds are generally flat. The site contains some boundary trees, the most mature of which are located on the site's eastern boundary along Penrysg Road.

Planning Policy Context

Planning Policy Context

This section summarises the relevant planning policy context against which any redevelopment proposal for the site will be considered. Bridgend County Borough Council formally adopted the Bridgend Local Development Plan (LDP) in September 2013, and it therefore represents the Development Plan for the area. The document covers the plan period 2006-2021 and it sets out the objectives for the use of land in the area and the policies to implement them. The LDP is also supported by Supplementary Planning Guidance (SPGs). National Planning Policy Guidance is provided within Planning Policy Wales and accompanying Technical Advice Notes (TANs) which are also referenced below.

National Planning Policy

Planning Policy Wales 8th Edition (2016)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government which seeks to achieve sustainable development. A summary of the relevant key policies, themes and drivers is provided below:

- To deliver resource and energy efficiency development that is climate change resilient;
- To encourage the reuse of previously developed land and buildings;
- To ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity;
- To promote quality, lasting, environmentally-sound and flexible employment opportunities;
- To respect and encourage diversity in the local economy, promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;
- To promote high quality design;
- To ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs; and
- To encourage the reduction in car borne trips by locating development close to existing development and encouraging trips by public transport, walking or cycling.



Planning Policy Context

This confirms that National Planning Policy supports the provision of new sustainable development in defined settlements such as Pencoed and that new development should respect, conserve and enhance the historic environment.

The guidance within PPW is supplemented by a range of other Technical Advice Notes (TANs) that will also require consideration as future proposals for the site are developed. However the following are particularly relevant:

- TAN 12: Design (2016);
- TAN 18: Transport; and
- Active Travel (Wales) Act 2013.



Bridgend Local Development Plan (LDP)

The Bridgend Local Development Plan (LDP) was adopted by Bridgend Council on 18th September 2013. LDP Policy PLA1 recognises the importance of Pencoed as a main settlement that offers a strong employment function with an existing concentration of business and a good variety of retailing and community services that meet the needs of the settlement and surrounding area.

Policy PLA6: Development West of the Railway Line, Pencoed

This Policy seeks to prevent a net increase in vehicular traffic movement in Pencoed. This policy does not apply to the site.

Strategic Policy SP2: Design and Sustainable Place Making

Strategic Policy SP2 introduces 15 sustainable place making criteria which will be applied to all development proposals across the County Borough. This policy represents the starting point for the assessment of all planning applications which are received by the local planning authority. Policy SP2 demands a high quality of design incorporating equality of access in all development proposals. Design and Access Statements will be used within the development control process and should contain information relating to each of the 15 criteria (where appropriate) to ensure this policy is implemented effectively.

Strategic Policy SP3: Strategic Transport Planning Principles

Strategic Policy SP3 states that all development proposals should promote safe, sustainable and healthy forms of transport through good design, enhanced walking and cycling provision, and improved public transport provision.

Strategic Policy SP5: Conservation of the Built and Historic Environment

Strategic Policy SP5 seeks to ensure that new development should conserve, preserve, or enhance the built and historic environment of the County Borough and its setting. In particular, development proposals will only be permitted where it can be demonstrated that they will not have a significant adverse impact upon (inter alia) Listed Buildings and their settings.



Policy COM2: Residential Allocations outside the Strategic Regeneration Growth Areas

Policy COM2 identifies sites that are allocated for residential development outside of the Strategic Regeneration Growth Area.

Policy COM4: Residential Development

Policy COM4 states that on sites larger than 0.15 hectares, new residential development will be built at a minimum density of 35 dwellings per hectare, unless local constraints or characteristics, or a lack of housing choice, dictate otherwise.

Policy COM5: Affordable Housing

Policy COM5 confirms that where a need is demonstrated affordable housing contributions will be sought on development sites capable of accommodating 5 or more units, or exceeding 0.15 hectares in size. In Pencoed, provision of 20% will be sought on all residential development sites.

Policy PLA11: Parking Standards

Policy PLA11 requires all development to provide appropriate levels of parking in accordance with adopted car parking standards.

Policy ENV5: Green Infrastructure

Policy ENV5 seeks to provide Green Infrastructure across the County Borough through the protection and enhancement of existing natural assets and the creation of new multi-functional areas of green space.

Policy ENV6: Nature Conservation

Policy ENV6 seeks to ensure that, wherever possible, development proposals retain, enhance, conserve or restore natural features and where this is demonstrated not to be possible, proposals should mitigate for any detrimental impact.

Local Planning Policy

Policy ENV7: Natural Resource Protection and Public Health

Policy ENV7 requires development proposals to demonstrate that they would not result in an unacceptable risk of harm to health, biodiversity and/or local amenity.

Policy ENV15: Waste Management in New Development

Policy ENV15 requires all development proposals to include provision for the proper design, location, storage and management of waste generated by the development.

Policy ENV17: Renewable Energy and Low/Zero Carbon Technology

Policy ENV17 seeks to encourage all major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. If viable, all proposals of 10 dwellings or more are expected to be capable of connecting to district supply networks for heat and energy. Energy assessments should accompany all major applications to demonstrate consideration of renewable and low/zero carbon technologies.

Policy COM11: Provision of Outdoor Recreation Facilities

Policy COM11 seeks to ensure that a satisfactory level and standard of outdoor and children's playing space and public open space will be required for all new housing developments. Provision of open space, or financial contributions towards such provision, will be in line with the standards set out in the LDP.

Pencoed Regeneration Strategy

Hyder Consulting was appointed by Bridgend County Borough Council (the Council) in partnership with Pencoed Town Council in December 2009 to produce a Regeneration Strategy and Action Plan for Pencoed which was adopted as Supplementary Planning Guidance in 2011. The document identifies 18 projects which can be seen in full by following the link:

http://www.bridgend.gov.uk/media/138467/Pencoed_Regeneration_Strategy.pdf

Technical Matters

The constraints and opportunities presented by the site and the way in which these are addressed, provide the key influences on the development potential. Understanding these issues allows for a coherent set of development and design parameters to be established which will facilitate the delivery of a high quality development scheme.

The technical investigations undertaken to inform this development brief are summarised in this document with detailed reports attached as appendices in the technical marketing pack. The technical work includes the following:

- Transport Statement;
- Topography Study; and
- Surface and Foul Water Drainage Strategy.

Vectos were appointed by Bridgend County Borough Council to provide a Transport Statement and Surface & Foul Water Drainage Strategy in relation to the re-development of Pencoed Primary School based on a development density of 30 dwellings.

The Transport Statement assesses the likely effect of providing 30 residential dwellings on this site and sets out how the proposed development can be accessed by all modes of transport. The document concludes that there are no transportation or highway reasons why Pencoed Primary School should not be re-developed for residential use. The Transport Statement is attached as Appendix 1.

Welsh Water have confirmed that capacity exists in their foul network for 30 residential units, without the need for any upgrading works. The Foul Water Drainage Strategy is attached as Appendix 2.

Site and Area Analysis

Movement and Connections (including vehicular access)

This section of the Brief reviews the issues and opportunities relating to the main urban design elements of the site and the surrounding area.

A Transport Statement has been undertaken (see Appendix 1). This did not identify any particular constraints to development at the site.

The site is located immediately adjacent to existing residential areas and is well-served by a range of transport means including public transport. Local pedestrian routes are provided as footways at the sides of the local highways which also benefit from street lighting. These provide connections to the surrounding shops, facilities and residential areas. The site is located within a prominent position with local accessible amenities within a 15 minute walk, as demonstrated by the table opposite.

Local Facility	Distance	Approximate Walking Time
Train Station	570m	7 mins
Bridgend College (Pencoed Campus)	866m	10 mins
Pencoed Comprehensive School	940m	11 mins
Public House	480m	6 mins
Post Office	309m	4 mins
Food Store	451m	5 mins
Bank	475m	5 mins
Medical Centre	720m	9 mins
Swimming Pool	900m	12 mins

Movement and connections



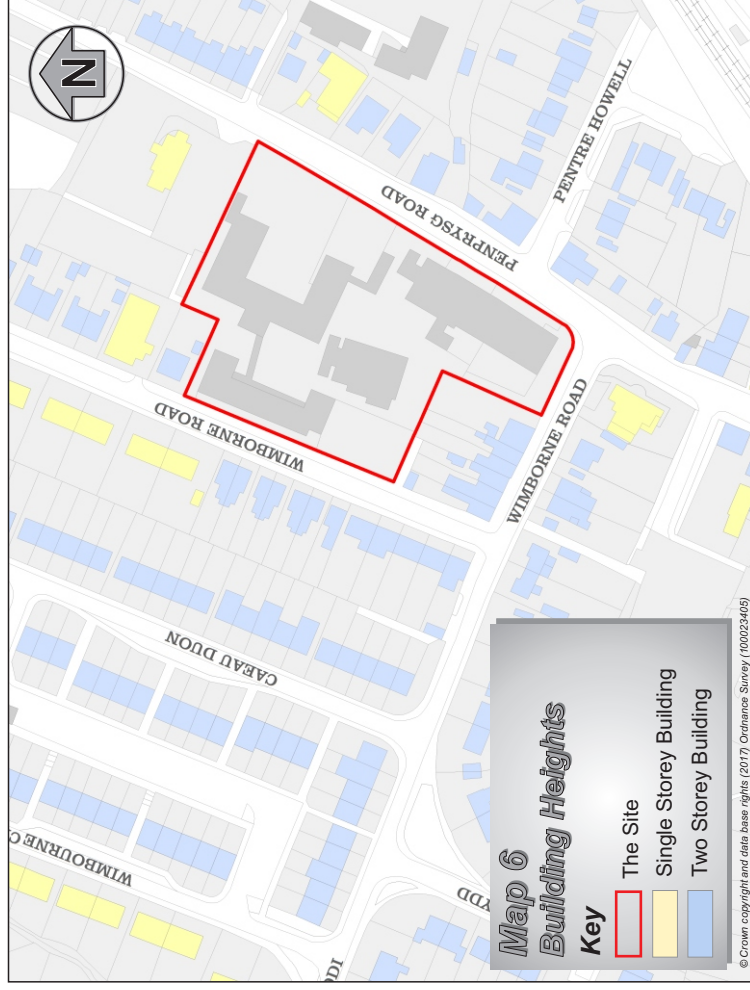
Existing land uses and activities

The site is located in an area characterised by a mix of uses including residential, commercial and community. The surrounding area contains medium density housing made up of a range of semi-detached, detached and terraced dwellings. Map 5 shows the existing land uses in the area.



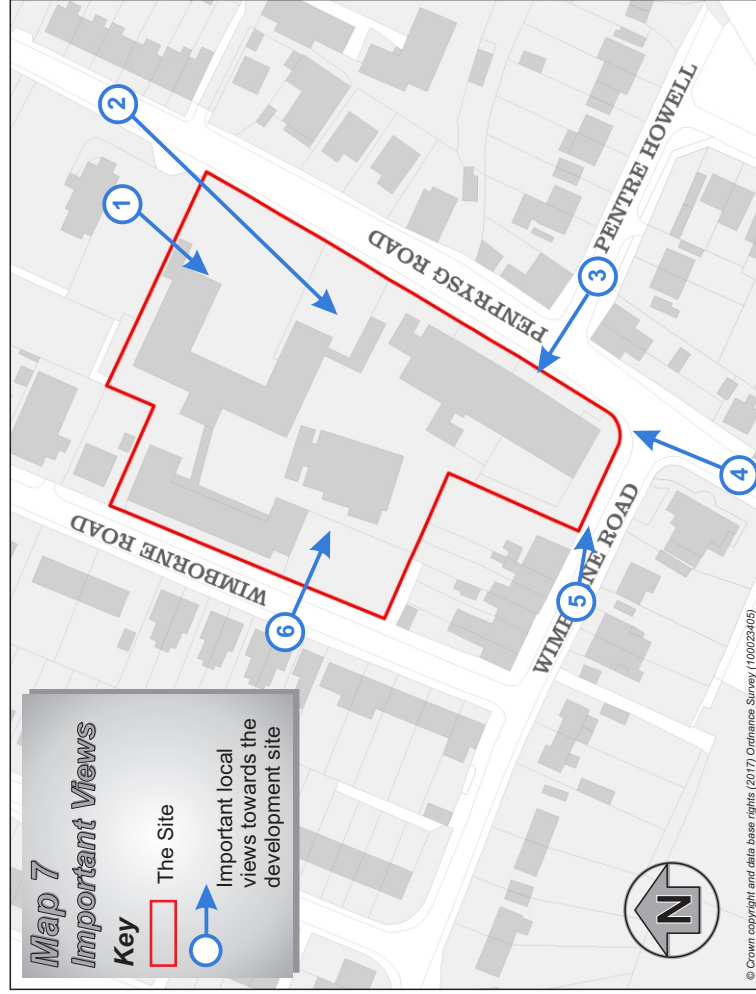
Building heights

The scale of the surrounding development is shown on Map 6 below and predominantly consists of two storey buildings.



Important views

An important issue when considering the development of this site is the effect on existing views and vistas in the surrounding area. It is therefore important to identify each of these views as part of the design process.



① and ② (from the south)

Key views from Penprysg Road and St Davids Church looking south towards the site.

③ (from the east)

Key view from Pentre Howell looking eastwards towards the southern part of the site.

④ (from the north)

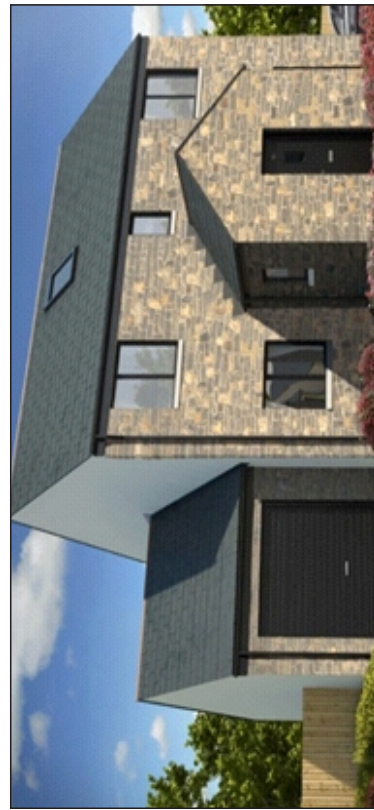
Key view from Penprysg Road looking towards the listed Church.

⑤ and ⑥ (from the west)

Key views from Wimborne Road looking westwards towards the site.

Acceptable uses

It is anticipated that the site can accommodate a maximum of 30 residential units subject to meeting the requirements of this brief and Local Development Plan Policy SP2 and other relevant guidance such as SPG17 and TAN12.



Design Principles

Design Principles

The value of good design is recognised as being essential to the development and to the sustainable regeneration of Pencoed. A poor quality environment is both economically and socially unacceptable. Poor design is now proven to be costly. New development will be required to successfully regenerate this important site and improve place perception and sense of place.

The Development Principles which are described on the following pages have been produced in order to help guide detailed design work and future planning applications. These Principles are formulated in order to clearly set out aspects of design which are considered important to the Council, whilst providing the future developer (and their design team) ample scope for interpretation and innovation.

Accessibility & Movement

The Welsh Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. The Welsh Government expects that Design and Access Statements give consideration to accessing developments by modes other than private motor vehicles.

Planning Policy Wales (para 8.1.5) states that land use planning can help to achieve the Welsh Government's objectives for transport through:

- Reducing the need to travel, especially by private car, by locating development where there is good access by public transport, walking and cycling;
- Locating development near other related uses to encourage multi-purpose trips and reduce the length of journeys;
- Improving accessibility by walking, cycling and public transport;
- Ensuring that transport is accessible to all, taking into account the needs of disabled and other less mobile people;
- Promoting walking and cycling;
- Supporting the provision of high quality public transport;
- Supporting traffic management measures;
- Supporting necessary infrastructure improvements; and
- Ensuring that, as far as possible, transport infrastructure does not contribute to land take, urban sprawl or neighbourhood severance.

Promoting active travel

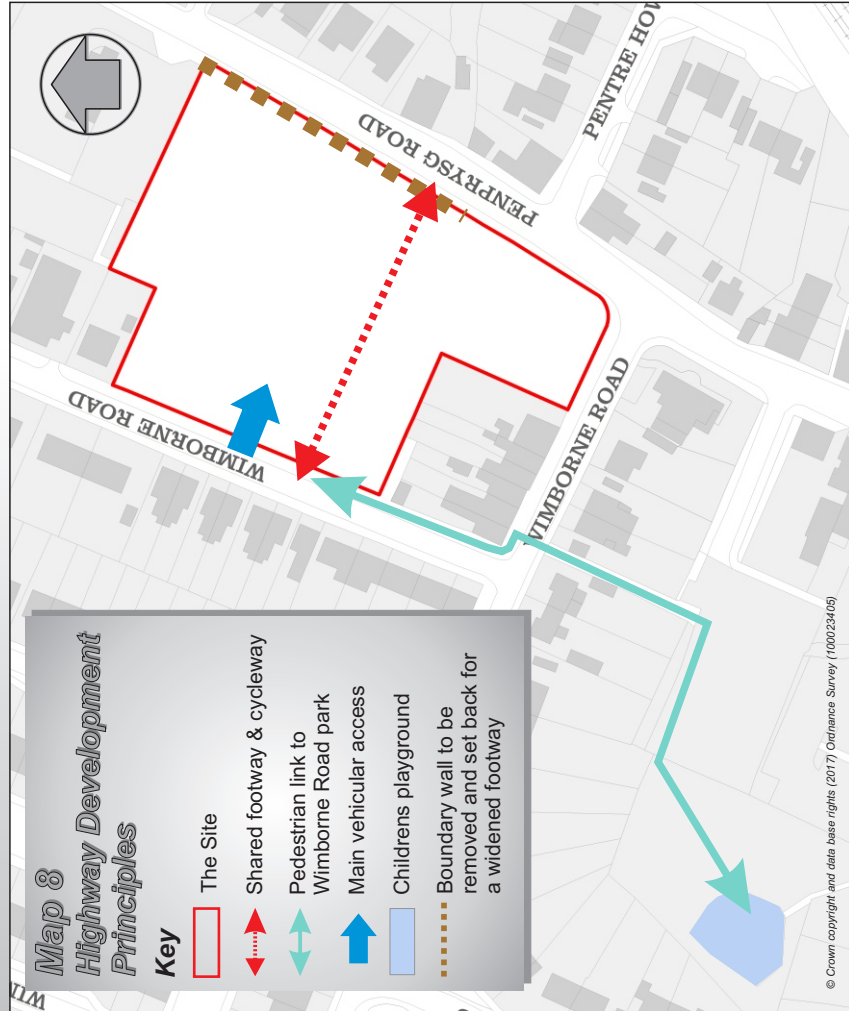
The Active Travel (Wales) Act 2013 aims to make walking and cycling the most attractive option for shorter journeys, in particular, everyday journeys such as to and from a workplace or education establishment or in order to access health, leisure or other services or facilities. The key underlying objectives informing the movement and access strategy for the site are as follows:

- Prioritise pedestrian movement across the site area, especially for individuals with restricted mobility; and
- Promote and improve pedestrian links between the site and the surrounding area.

The above objectives need to be considered in the context of other priorities in this Brief, such as securing regeneration of the area and enhancing the public realm. There are a number of highway considerations that developers should take into account when preparing a development scheme for the site. Any proposal should provide details of:

- Potential effects on the surrounding highway network and traffic management through the provision of a transport assessment;
- Access/egress points;
- Visibility splays;
- Servicing arrangements (and vehicle turning areas);
- Operational parking arrangements;
- Proximity/lease of access to public transport; and
- Opportunities to improve routes and secure parking for cyclists.

Map 8 shows the specific highway development principles for the site that will need to be incorporated into a scheme. Given the size and location of the site, a Manual for Streets approach to highway design is considered appropriate. Car parking should be provided in accordance with the Council's standards set out in SPG 17 - Parking Standards but must not dominate the appearance of the development proposals.



Design Principles

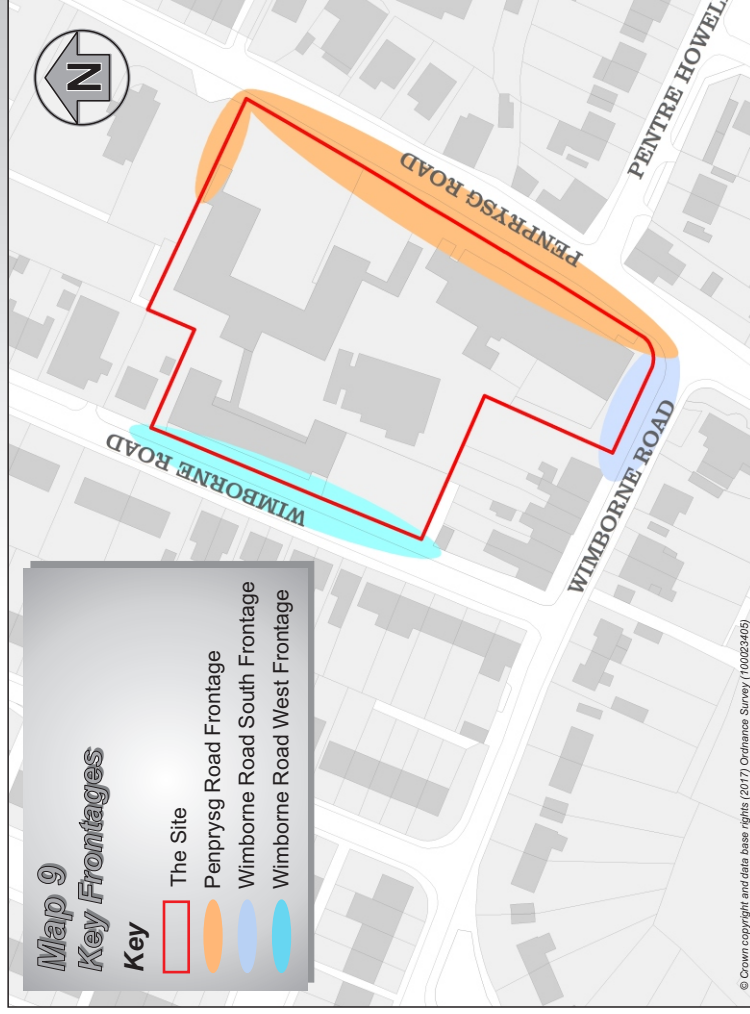
Key frontages

Map 9 opposite shows the site's key frontages. The site has three frontages and all are considered important and should make a positive contribution to the street scene. This can be achieved by delivering 'active' frontages that are well-designed by adding interest, life and vitality to the public realm. This can be achieved by the articulation of facades in a way which includes: frequent doors and windows with few blank walls; articulation of facades with projections such as bays and porches.

The corner of Wimborne Road and Penprysg Road is visually prominent with two frontages. Buildings on corners need to face two ways; however, many standard building types used by housing developers are rarely able to do this. A tailored design will be required. Corners are best emphasised by incorporating prominent entrances and/or windows at the apex, expressing the height by, for instance, using a 'mansion block' of apartments.

It is essential that there is a clear distinction between public and private space so that all publicly accessible parts of the development are fronted by active frontages - with entrances or at the very minimum, animated frontages where there is visual connectivity between occupants inside the building and those outside in the public realm. Private areas must be inaccessible to the public.

The layout should not result in ambiguous space that is not clearly public or private (such as alleyways or other 'leftover space'). All public open space / realm and streets must be overlooked by development. In this regard care must be taken to avoid a layout and building footprint that result in blank elevations that front a public street.



Height, scale and massing

All proposals will be required to provide full justification for the height, scale and massing of any new building through submissions in the 'Design and Access Statement'.

Scale, height and massing of the proposed development on the site will largely be governed by the surrounding buildings; the topography; the general patterns of heights in the area and key views. The Brief envisages that development will be predominantly two storeys fronting Penprysg and Wimborne Road. A three storey element may be considered on the corner with Wimborne Road and Penprysg Road. However, the final layout & design will need to respect the existing pattern and character of development in the immediate area. Attention and care will be needed to protect the setting of St David's Church which is Grade II Listed.



Residential amenity

The development should provide adequate privacy and allow for the 'quiet enjoyment' of residential properties in accordance with the Council's standards set out in **SPG1 - Dwellings and Domestic Scaled Buildings** and the principles of **SPG2 - Householder Development**. The design of individual buildings and the position of doors and windows, together with the position of buildings in relation to one another and appropriate boundary treatments, should be used to ensure that overlooking and overshadowing of private areas is avoided.

Design Principles

Detailed design appearance and materials

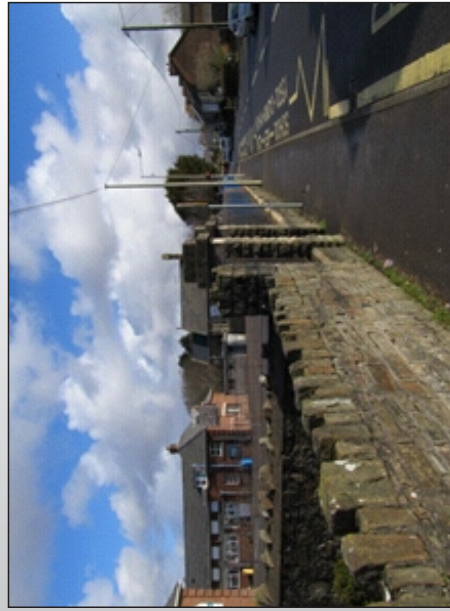
The Brief does not prescribe a particular architectural approach, but it does require proper attention to “place-making”. There is an opportunity to achieve contemporary design while reflecting the materials, scale and urban grain of the areas historic context (where appropriate). When appraising designs, consideration should be given to the principles set out in **Planning Policy Wales and TAN12: Design (2016)**.

If an option to retain the original school building is proposed, then greater design reference to the existing building should be incorporated into any design. In the event that the developer proposes to demolish the original school building, the reuse of materials should be considered.

Details on the key architectural features of the existing area that need to be respected and reinforced by the development proposal are set out below:

- Maximum of 2 storey development (although 3 storeys may be appropriate on the corner of Wimborne and Penprysg Road);
- Pitched Roofs;
- Key views of St David's Church to be retained (see plan); and
- Energy efficiency measures need to be appropriately incorporated into any design.





Public realm and landscape

An overall landscape and planting strategy will need to be prepared which seeks to maintain the quality and future viability of the landscape setting on the site. Development proposals should respond to the site's context and the important setting of St David's Church. Appropriate boundary treatments and landscaping are considered important in this context. Open space should be provided in accordance with Policy COM 11 of the LDP.

Boundary Treatments:

- Retention of the boundary stone wall should be considered (where appropriate) along the northern boundary of the site; and
- Internal boundary treatments can be more varied including stone walls, railings on walls, railings and planting. Reuse of any materials should be considered.



Tree and shrub planting provides street-wide enhancement as well as adding value to individual properties

Boundary Planting:

- Development proposals should seek to incorporate additional tree planting to improve the arboriculture character of the site. Wherever possible, trees should be native and in-keeping with the surrounding existing arboriculture character. Planting at key junctions/crossing points that are likely to have a negative impact on vision splays, need to have careful consideration to ensure that there is no future detrimental impact on visibility to Pedestrians, particularly children, moving to and from the site.

Energy Efficiency and Generation

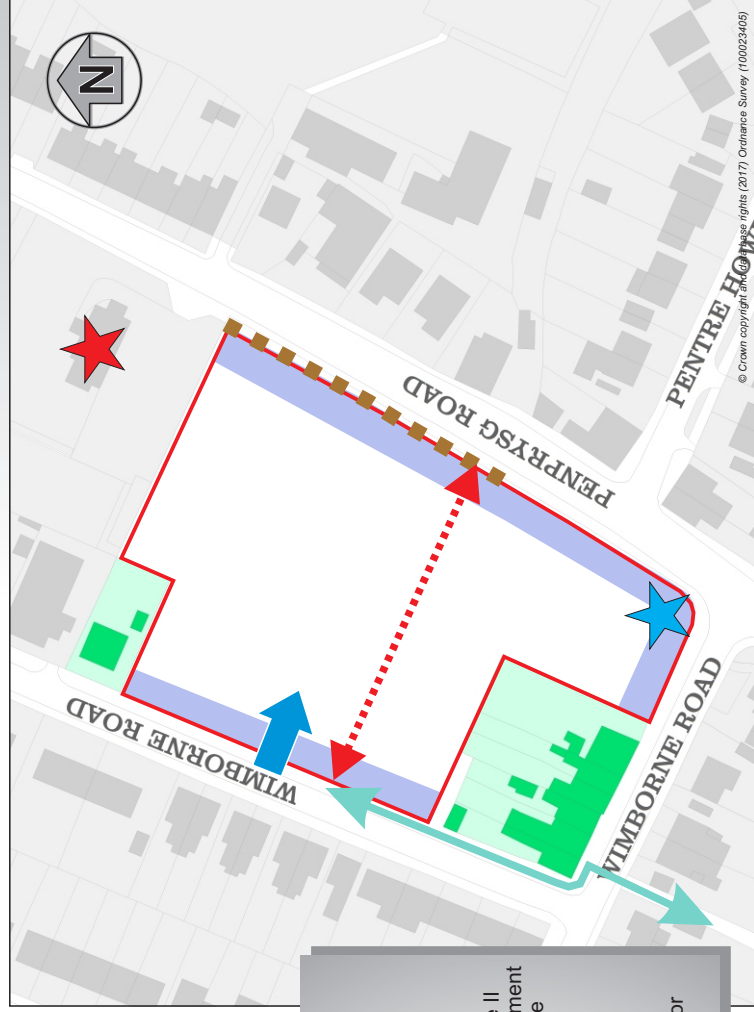
The redevelopment of this site will constitute major development and development proposals will therefore be required to be accompanied by an Energy Assessment as stipulated in Policy ENV17 of the LDP.

Parameter Plan

In light of the site characteristics, location and policy context, there are considered to be two broad re-development options at the site, namely:

- 1 Retention of the original school building, demolition of modern additions and new residential development; and
- 2 Demolition of the original school building, modern additions and replacement with new residential development.

The parameter plan sets out the key development parameters that must be acknowledged when formulating imaginative design solutions which will maximise the potential of this development site.



**Map 10
Parameter Plan**

Key

- The Site
- Key frontage
- Residential amenity protection zone
- ↔ Shared footpath & cycle way
- ↔ Pedestrian link to Wimborne Road park
- ↑ Main vehicular access
- ★ St Davids Church Grade II Listed Building (development must not compromise the setting of the building)
- ★ Opportunity for 3 storey development
- Boundary wall to be removed and set back for a widened footway

Planning Application Requirements

This section of the Development Planning Design Brief sets out the application documentation that will be required to support any future planning application at the site.

Application(s) Documentation

A full planning application at the site will need to be supported by:

- Application Forms and Certificates;
- Site Location Plan;
- Statutory Application Fee;
- Plans and Drawings (sufficient for a full planning application including block plans and elevations of existing and proposed development);
- Design and Access Statement – this should include an appraisal which demonstrates how the proposed design responds to the key characteristics of the area;
- Planning Statement including Heads of Terms for a S106 Agreement;
- In the event of a proposal that does not retain the original school building a Heritage Statement demonstrating how the redevelopment proposals will respect and protect the setting of the Grade II Listed Building (St David's Church);
- Ecology Survey and Tree Report – to demonstrate how any ecological impacts will be appropriately mitigated;
- Transport Statement – due to the change in the nature of the use a Transport Statement will be required to demonstrate that there are no unacceptable impacts on the surrounding road network and that the site can be adequately accessed; and
- Surface and Foul Water Drainage Strategy - to demonstrate that the redevelopment of the site will have no unacceptable impacts on foul and surface water drainage.

Planning Obligations

Planning Obligations

Whilst the precise planning obligations package will need to be confirmed at the application stage, this section sets out the anticipated planning obligations that would be expected to be secured pursuant to the future redevelopment of the site. The following obligations have been identified following discussions with the Council's Section 106 officer.

Affordable Housing Provision

The adopted LDP confirms a requirement for 20% provision of affordable housing at the site, given its location within the 'Bridgend, Pencoed & Hinterland' Housing Market Area, as defined by Policy COM5 (e.g. a scheme proposing 30 residential units would need to provide 6 affordable units). The appropriate number of units should be provided on site and transferred to a RSL. The size, type, tenure and transfer price will be subject to assessment at the planning application stage. It should be assumed that Social Housing Grant will not be available.

Education Contributions

The formula for calculating the number of school age children generated per dwelling (and the financial contribution required) from residential schemes is set out in SPG16: Educational Facilities & Residential Development.

- The site lies within the catchment of Pencoed Primary and Pencoed Comprehensive schools.
- At the time of preparing this brief, Pencoed Comprehensive School had sufficient capacity to accommodate the likely number of school age children generated by a development site of the size envisaged. However, there are capacity issues with all primary schools in the area and therefore development proposals are likely to trigger the need for a contribution towards primary education facilities.

In light of this, and to account for future changes in capacity, any s106 agreement signed in connection with the development of the site would need to include the formula for calculating education contributions.

Highways Contributions

Highway and Transportation requirements have been highlighted in their relevant section. The precise nature of transport-related contributions, either physical improvements or financial payments, will be determined by the outcome of technical studies to assess the impact of a final detailed scheme on the highway network which will highlight the nature of mitigation works deemed necessary to make the proposals acceptable in planning terms.

Public Open Space

Taking account of existing levels of provision, all new housing developments are required to satisfy the outdoor recreation space standards of the LDP. The Council's 'Open Space Audit' identifies that there is currently a deficit of equipped children's play equipment and outdoor sports facilities in this location and the following amount of open space provision is required to ensure compliance with Policy COM11:

- A development of 30 dwellings would lead to an estimated development population of 70 (based on an average 2.34 people per house);
- The total amount of outdoor recreation space required is therefore 1,680sqm; and
- This should consist of approximately 1120sqm of Outdoor Sport and 560sqm of Children's Play Space.

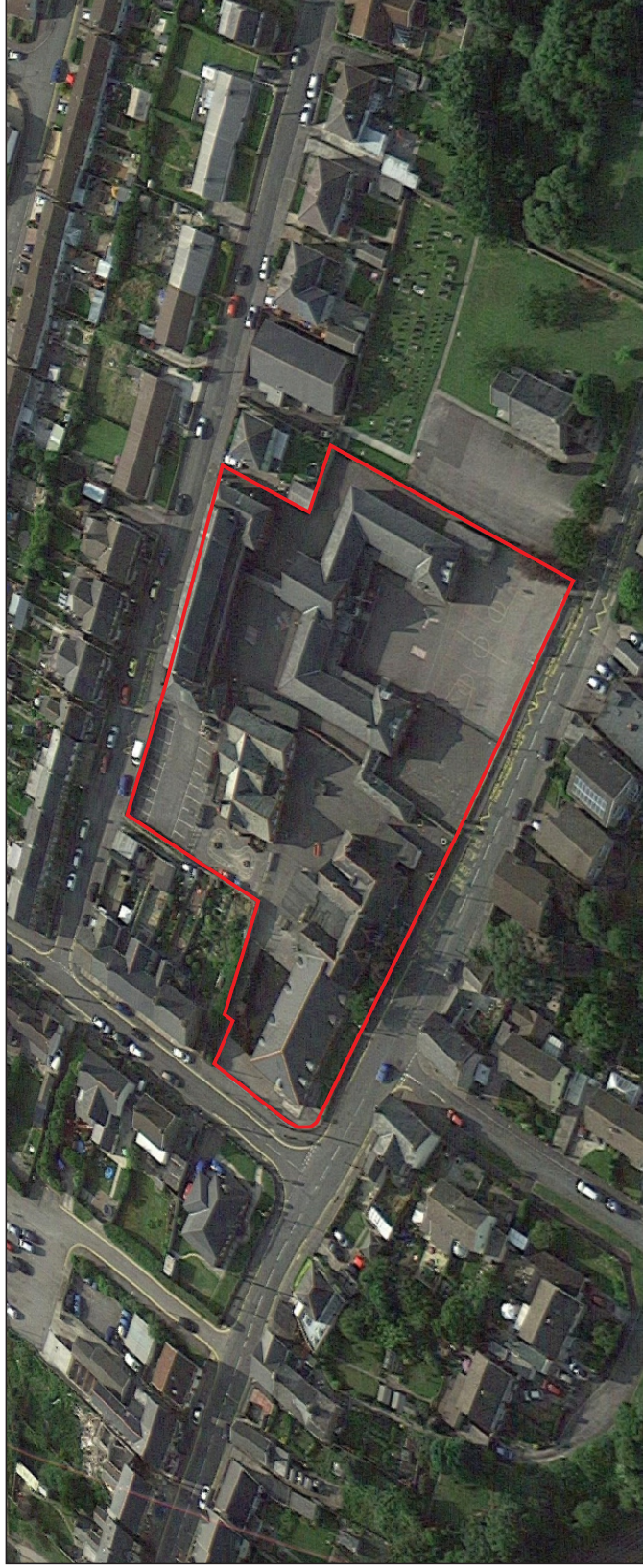
Discussions with the Council have confirmed a preference for an off-site contribution in lieu of onsite provision of outdoor recreation space, due to the scale of the development proposed. This should be provided as follows:

- A financial contribution towards children's play equipment at the Wimborne Road Play Area; and
- A financial contribution towards the provision of off-site sports facilities.

If a developer is minded to provide on-site recreational provision, the LPA do not wish to take on the long term maintenance of the open space and the developer will need to retain ownership and make provision for maintenance through a dedicated management company or use of a third party.

Conclusion

The site is allocated for residential development in the Local Development Plan and is considered suitable for approximately 20-30 units subject to meeting the requirements of this brief.



Notes

Pencoed Primary School Planning Development Brief



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