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

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let us know if your language choice is Welsh.*



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

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

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

**Dyddiad/Date:** Friday, 30 June 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, 6 July 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 16 August 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 - 6  
To receive and confirm the Minutes of a meeting of the Development Control Committee dated 25 May 2017
5. Public Speakers  
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
6. Amendment Sheet  
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be

accommodated.

7.	<u>Development Control Committee Guidance</u>	7 - 10
8.	<u>P/17/260/FUL - Land adjacent former Three Horseshoes Public House, Lamb Row, South Cornelly, CF33 4RL</u>	11 - 24
9.	<u>P/16/985/FUL - Parc Farm Buildings, Heol Spencer, Coity, CF35 6AS</u>	25 - 48
10.	<u>P/16/549/OUT - Land East of the A48 (Crack Hill), Brocastle, Bridgend, CF31 5AU</u>	49 - 72
11.	<u>P/16/290/FUL - Land Adjacent To 25 Cefn Glas Road, Bridgend, CF31 4PG</u>	73 - 86
12.	<u>P/17/157/FUL - 26 Heol Y Mynydd, Sarn, CF32 9UH</u>	87 - 94
13.	<u>P/17/443/FUL - Ael-y-Don, Ty Fry Road, Cefn Cribwr, CF32 OBB</u>	95 - 104
14.	<u>P/15/368/OUT - Land At Parc Ewenni, Ewenny Industrial Estate, Bridgend</u>	105 - 124
15.	<u>Appeals</u>	125 - 134
16.	<u>Proposed Designation of Preswylfa Court Conservation Area and Proposed Article 4 Directions</u>	135 - 140
17.	<u>Emerging Supplementary Planning Guidance (SPG) and Development Control Guidance (DCG)</u>	141 - 146
18.	<u>Training Log</u>	147 - 148
19.	<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:

TH Beedle  
JPD Blundell  
NA Burnett  
RJ Collins  
SK Dendy  
J Gebbie

Councillors

DRW Lewis  
JE Lewis  
RMI Shaw  
JC Spanswick  
RME Stirman  
G Thomas

Councillors

T Thomas  
JH Tildesley MBE  
MC Voisey  
KJ Watts  
CA Webster  
AJ Williams