

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 JUNE 2020

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN REMOTELY VIA SKYPE FOR BUSINESS ON THURSDAY, 4 JUNE 2020 AT 14:00

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	RJ Collins
SK Dendy	DK Edwards	RM Granville	RM James
MJ Kearns	DRW Lewis	JE Lewis	RL Penhale-Thomas
JC Radcliffe	JC Spanswick	RME Stirman	MC Voisey
KJ Watts	CA Webster	AJ Williams	

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Andrew Rees	Democratic Services Manager
Leigh Tuck	Senior Development Control Officer

371. DECLARATIONS OF INTEREST

None.

372. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 22 February 2020, be approved as a true and accurate record, subject to the amended Condition 3 of the consent approved in respect of planning application P/19/810/FUL detailed in Minute. 366, being noted as follows:-

3. The sales suite building hereby permitted shall operate on an appointment basis only and shall be open to customers between the following times:

Thursdays, Fridays, Saturdays and Mondays between 10:00 and 17:30;
Sundays and Bank Holidays between 10:00 and 16:30 only.

The sales suite shall not be open to customers at any time on Tuesdays
Or Wednesdays.

Reason: In the interests of residential amenities.

373. AMENDMENT SHEET

RESOLVED: The Chairperson accepted 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 the Committee to consider necessary modifications to the Committee

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report, so as to take account of late representations and revisions that are required to be accommodated.

374. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director - Communities be noted.

375. **P/20/119/FUL - BRIDGEND PAPER MILLS, (WEPA), A4063, LLANGYNWYD, CF34 9RS**

RESOLVED: That above planning application be approved, subject to the following:-

- 1) That the applicant enters into a Section 106 Agreement to provide financial contributions as follows:
 - a sum of £8,000 to fund legal traffic orders;
 - a sum of £60,000 (to be paid within 12 months from the date of consent) towards a feasibility assessment of an Active Travel route through the Llynfi Valley;
 - a sum of £20,000 to fund gateway traffic calming measures at Coytrahen.
- 2) That the Group Manager – Planning and Development Services be given delegated powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions and any Notes, contained in his report amended as set out in the Amendment Sheet and detailed below.

Proposal:

Expansion of current operation including an extension for a new paper machine and stock preparation area, new converting and warehouse facilities and ancillary buildings.

Subject to the following, in terms of the Conditions to the Officer's Report:-

Condition 8 is not required as the details were included with the application.

Further to the receipt of additional information from the applicant, **Condition 14** should read:

14. Within 3 months of the date of this consent, an amended Description and Project Process Report shall be submitted to the Local Planning Authority to confirm that there is sufficient capacity within the existing Wastewater Treatment Plant to accept the increased levels of trade effluent and foul water flows. The report shall be approved in writing by the Local Planning Authority, in conjunction with Natural Resources Wales prior to the beneficial use of the development, including any necessary revisions to the Environmental Permit.

Condition 17 should include specific reference to Phases 2 and 3 of the development due to the location of coal mining features and can be amended as follows:

17. Following implementation and completion of the approved remediation scheme for phases 2 and 3, (required by condition 16 above) and prior to the first beneficial use of that part of the development, a verification report shall be submitted to and

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approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

Condition 18 can be revised as follows:

18. Prior to the implementation of each Phase of the development above foundation/slab level, a detailed scheme shall be submitted to and agreed with the Local Planning Authority to demonstrate that the sound insulation values used in the noise modelling predictions within section 4.3 of the Noise Environmental Impact Assessment 57100_0219_Noise Assessment for the following enclosures and buildings will be achieved:

- The Department B baler will be fully enclosed. The Department B baler enclosure shall provide a sound insulation value R_w of at least 40dB(A)
- All elements of the walls and roof of Department C shall provide sound insulation value R_w of at least 50dB(A)
- The walls and roof of Department F shall provide a sound insulation value R_w of at least 40dB(A)

The agreed scheme shall be implemented in full and the sound insulation values of the enclosure and buildings referred to above shall be retained for the lifetime of the development.

Condition 20 can be amended as follows:

20. Unless otherwise stated, prior to the development being brought into beneficial use, the following mitigation measures shall be implemented in full in accordance with section 5.2 of the Noise Environmental Impact Assessment 57100_0219_Noise Assessment :

- Prior to Phase 3 of the scheme (High Bay Storage Building) being brought into beneficial use, a 6m high acoustic barrier shall be installed to provide screening between the proposed Department F and Brynsiriol Farm (Receptor NSR02 in the noise report) as shown on the 'Acoustic barrier floor plan and section' Plan No: 51106-1005. The barrier shall be continuous in length, with no gaps and be rot proof. The design details of the barrier shall be submitted to and agreed with the Local Planning Authority prior to its installation to include the type of barrier, its mass and the attenuation that it will provide. The acoustic barrier shall be maintained and retained for the lifetime of the development.
- Only 'Finished Goods' and 'Pallets' HGV movements shall occur between the hours of 23.00 and 07.00 hours. There shall be a reduction of 50% in peak hour HGV movements (as shown within the 'Hourly for Model' column in Table 2-12 of the Noise Environmental Impact Assessment 57100_0219_Noise Assessment) between the hours of 23.00 and 07.00 hours
- Between 23.00 and 07.00 hours, external loading shall comprise of no more than one vehicle at a time, i.e. although more than one vehicle may be parked for loading, external noise sources used for the loading of multiple vehicles must not operate concurrently.

The Reason for **Condition 28** of the report should omit the words "to and from the School."

376. URGENT ITEMS

None.

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The meeting closed at 15:10