

## DEVELOPMENT CONTROL COMMITTEE DECISION RECORD – 23 JULY 2020

### ATTENDEES:

**Councillors** – G Thomas (Chairperson), JP Blundell, N Burnett, JE Lewis, D Lewis, AJ Williams, RM Granville, M Kearns, S Dendy, JC Spanswick, R Stirman, M Voisey, C Webster, KJ Watts, R Collins, K Edwards

**Officers** – J Parsons, R Jones, R Davies, C Flower, MA Galvin, M Pitman, P Thomas, M Baker, R Morgan, L Tuck

**Apologies for Absence** – Councillor J Radcliffe

Title of Report	<b>P/19/895/RLX Ocean Farm, off David Street, Blaengarw</b>
Decision Made	That the application be deferred for a full Committee site inspection.
Title of Report	<b>P/16/624/FUL Parcel R20, Parc Derwen, Coity</b>
Decision Made	<p>That the application be deferred in order that the applicant may provide an assessment of open space on the Parc Derwen site and to agree the wording of the Grampian condition</p> <p>Subject to an added condition being attached to any future consent, requiring the adjoining play area to be completed before 50 houses are occupied at the development.</p>
Title of Report	<b>P/19/656/RES Land north of Heol Stradling, Parc Derwen, Coity</b>
Decision Made	<p>1. That having regard to the application, the applicant be required to enter into a Section 106 Agreement, to provide:</p> <p><b>(i.)</b> a minimum of 20% of the units as affordable housing consisting of 14 social rented units on the site subject of this application site and 7 intermediate units as part of R20 (P/19/624/FUL refers). The Agreement will include a timeframe for delivery that will be concomitant to the construction of the market housing on Phase R20.</p> <p><b>(ii.)</b> a financial contribution of £24,000.00 (and not £8,000.00 as detailed in the report), for a 20mph Traffic Order (within the parcel) to cover the cost of publication of the Order prior to the granting of any consent.</p> <p><b>(iii.)</b> a Management Plan detailing a scheme for the future management and maintenance of the car parking and communal service areas on the District Centre Development (P/19/656/RES refers) to be submitted by the applicant company.</p> <p>2. The Group Manager – Planning and Development Services be given delegated powers to issue a</p>

	<p>decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in the report of the Corporate Director – Communities.</p> <p>Persimmon Homes have indicated their intention is to commence preparatory works on this district centre in the forthcoming months. A number of the recommended conditions require various schemes to be approved prior to development commencing. Whilst the requirements of the conditions have not been formally challenged, the development company have requested that wording of the conditions be revised.</p> <p>The following conditions in the report have therefore been amended accordingly:</p> <p>2 – Materials of construction; 3 – Landscaping; 9 – Waiting and Loading Restrictions; 10 – traffic calming; 11 – Junction Markings; 14, 15 &amp; 16 – Active Travel Routes; 18 &amp; 22 – car parking; 19 &amp; 23 – cycle parking; 24 &amp; 25 Service Delivery Management Plans;</p> <p>Amending the wording of the conditions does not compromise the Local Planning Authority’s ability to manage this development.</p> <p>The following condition should also be amended:</p> <p>5. Notwithstanding the details submitted on drawings Ground and First Floor Plans CPT- 281 – PL – ALPHA 02 Rev F, Second Floor and Roof Plan CPT-281 – PL – ALPHA 03 Rev E, Elevations and Sections - CPT-281 – PL – ALPHA 04 Rev F, and prior to the development being brought into beneficial use, the first floor windows on the southern elevation of Alpha Block facing Llys Ceirios shall be fitted with fixed pane obscure glazing (minimum of level 5 on the Pilkington index of obscurity) and shall thereafter be retained in perpetuity.</p> <p>Reason: In the interests of privacy and residential amenities.</p>
Title of Report	<p><b>P/19/464/FUL</b>  <b>Land adjacent former Three Horseshoes Public House, Lamb Row, South Cornelly</b></p>
Decision Made	<p>That the application be granted subject to the conditions contained in the report of the Corporate Director – Communities.</p>
Title of Report	<p><b>P/20/301/FUL</b>  <b>66 Grove Road, Bridgend</b></p>
Decision Made	<p>That the application be granted subject to the conditions contained in the report of the Corporate Director –</p>

	Communities.
Title of Report	<b>P/20/299/FUL 10 Woodside Avenue, Litchard</b>
Decision Made	That the application be granted subject to the conditions contained in the report of the Corporate Director – Communities.
Title of Report	<b>P/20/307/BCB Land off Isfryn Industrial Estate (Access from A4093), Blackmill</b>
Decision Made	That for the purposes of Regulation 4 of the Town and Country Planning Regulations 1992, the application be granted subject to the conditions contained in the report of the Corporate Director – Communities.
Title of Report	<b>P/20/63/FUL 20 Rest Bay Close, Porthcawl</b>
Decision Made	That the application be granted subject to the conditions contained in the report of the Corporate Director – Communities.
Title of Report	<b>Appeals</b>
Decision Made	<ol style="list-style-type: none"> <li>1. That the Appeals received as listed in the report of the Corporate Director – Communities, be noted.</li> <li>2. The Appeals Decisions noted by the Committee, are as follows:- <ol style="list-style-type: none"> <li>(a) A/19/3239745 (1877) - Retention Of The Use Of Land For The Stationing Of One Static Residential Gypsy Caravan Together With The Erection Of A Day/Utility Room, One Touring Caravan And Car Parking: The Yard, Rogers Lane, Cefn Cribwr - Appeal Withdrawn.</li> <li>(b) A/19/3239745 (1878) - Unauthorised Use For Caravan Storage the Yard, Rogers Lane, Cefn Cribwr – Appeal Withdrawn.</li> <li>(c) A/19/3240278 (1881) - Retention Of Steel Container (Used For A Food Delivery Business) For A Temporary Period West Winds, Priory Oak, Brackla – Appeal Dismissed by Welsh Ministers.</li> <li>(d) E/20/3244575 (1884) - Conservation Area Consent For The Removal Of A 1.5m High Wall Tan Y Bryn, Dinam Street, Nantymoel – Appeal Dismissed by Welsh Ministers.</li> <li>(e) E/20/3245217 (1885) - Removal Of A 1.5m High Wall, Create Parking Area With 2m High Wooden Gates And Drop Kerb, Tan Y Bryn, Dinam Street, Nantymoel – Appeal Dismissed by Welsh Ministers.</li> <li>(f) C/20/3244105 (1883) - Property In State Of Disrepair, 2 Ewenny Road, Bridgend – Appeal Quashed by Welsh Ministers in terms of the Enforcement Notice.</li> </ol> </li> </ol>

Title of Report	<b>Training Log</b>
Decision Made	<p>That the report of the Corporate Director – Communities outlining the above be noted.</p> <p>The Group Manager – Planning and Development Services reminded Members that a report on the Delivery Agreement in respect of the Local Delivery Plan (LDP) would be presented to Committee at its next meeting in August.</p>