

*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.*



**Cyfarwyddiaeth y Prif Weithredwr / Chief  
Executive's Directorate**

Deialu uniongyrchol / Direct line /: 01656 643148 /  
643147 / 643694

Gofynnwch am / Ask for: Democratic Services

Ein cyf / Our ref:

Eich cyf / Your ref:

**Dyddiad/Date:** Friday, 15 January 2021

Dear Councillor,

### **DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held remotely via Microsoft Teams on  
**Thursday, 21 January 2021 at 14:00.**

### **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. Approval of Minutes 3 - 8  
To receive for approval the minutes of the 10/12/2020
4. Public Speakers  
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
5. Amendment Sheet 9 - 16  
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.
6. Development Control Committee Guidance 17 - 20
7. P/20/552/RLX - South West Wood Products site, Heol Llan, Coity, CF35 6BU 21 - 50

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| 8.  | <u>P/20/553/FUL - Lock Complex, south east of South West Wood Products site, Heol Llan, Coity CF35 6BU</u>   | 51 - 68   |
| 9.  | <u>P/20/346/FUL - Lidl Regional Distribution Centre, Waterton Industrial Estate, Bridgend, CF31 3PH</u>  | 69 - 88   |
| 10. | <u>Appeals</u>   | 89 - 104  |
| 11. | <u>Educational Facilities and Residential Development SPG</u>  | 105 - 132 |
| 12. | <u>Urgent Items</u><br>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. |           |

Note: Please note: Due to the current requirement for social distancing this meeting will not be held at its usual location. This will be a virtual meeting and Members and Officers will be attending remotely. The meeting will be recorded for subsequent transmission via the Council's internet site which will be available as soon as practicable after the meeting. If you have any queries regarding this, please contact cabinet\_committee@bridgend.gov.uk or tel. 01656 643147 / 643148.

Yours faithfully

**K Watson**

Chief Officer, Legal, HR & Regulatory Services

Councillors:

SE Baldwin  
JPD Blundell  
RJ Collins  
SK Dendy  
DK Edwards  
RM Granville

Councillors

A Hussain  
MJ Kearns  
DRW Lewis  
JE Lewis  
JC Radcliffe  
JC Spanswick

Councillors

RME Stirman  
G Thomas  
MC Voisey  
KJ Watts  
CA Webster  
AJ Williams