

*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, 26 February 2021

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held remotely via Microsoft Teams on
Thursday, 4 March 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 5 - 10
To receive for approval the minutes of the 21/01/2021
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
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 11 - 14
7. P/20/552/RLX - South West Wood Products Site, Heol Llan, Coity, CF35 6BU 15 - 46

By receiving this Agenda Pack electronically you will save the Authority approx. £4.16 in printing costs

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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> | 47 - 66 |
| 9. | <u>P/20/642/OUT - Carville Scaffolding, Station Road, Maesteg, CF34 9TF</u> | 67 - 82 |
| 10. | <u>P/20/756/FUL - 31 Fulmar Road, Porthcawl, CF36 3PN</u> | 83 - 96 |
| 11. | <u>P/20/99/FUL - Trinity Chapel, Penybont Road, Pencoed, CF35 5RA</u> | 97 - 120 |
| 12. | <u>P/20/898/RLX - Aldi Unit, 1 Llynfi Walk, Llynfi Road, Maesteg, CF34 9DS</u> | 121 - 126 |
| 13. | <u>Appeals</u> | 127 - 134 |
| 14. | <u>Development Of National Significance - Application By Renewable Energy Systems Ltd At Upper Ogmored, Between Abergwynfi, Blaengarw And Nant-Y-Moel, In Bridgend And Neath Port Talbot - Local Impact Report On Behalf Of The Local Planning Authority</u> | 135 - 176 |
| 15. | <u>Request For Scoping Direction By Natural Power Consultants Limited (Natural Power) On Behalf Of Y Bryn Wind Farm Limited - Y Bryn Wind Farm (Land At Bryn And Penhydd Forest, Located Between Port Talbot And Maesteg) - Up To 26 Turbines (6.6 Mw Per Turbine) And Battery Storage - Response To Scoping Report On Behalf Of The Local Planning Authority</u> | 177 - 202 |
| 16. | <u>Future Wales 2040 (National Development Framework) And Planning Policy Wales 11</u> | 203 - 208 |
| 17. | <u>Training Log</u> | 209 - 210 |
| 18. | <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. | |

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 Kearn
DRW Lewis
JE Lewis
JC Radcliffe
JC Spanswick

Councillors

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