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Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr  
Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

*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 / 643694 / 643513  
Gofynnwch am / Ask for: Democratic Services

**Dyddiad/Date:** Thursday, 12 March 2026

Dear Councillor,

**DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held Hybrid in the Council Chamber - Civic Offices, Angel Street, Bridgend, CF31 4WB / remotely via Microsoft Teams on **Thursday, 19 March 2026 at 10:00.**

**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 05/02/2026

4 Public Speakers

To advise Members of the names of the public speakers listed to speak at today's meeting (if any).

**By receiving this Agenda Pack electronically you will save the Authority approx. £2.40 in printing costs**

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/22/845/FUL - Sunnyside House, Sunnyside Road, Bridgend CF31 4AF 15 - 46
- 8 P/25/386/BCB - Bryn Y Cae Nursing Home, Cae Bracla, Brackla, Bridgend CF31 2HF 47 - 68
- 9 P/25/700/FUL - 21 Humphreys Terrace, Caerau, Maesteg CF34 0SG 69 - 84
- 10 P/25/735/RES - Land Rear of 95 Merthyr Mawr Road, Bridgend CF31 3EU 85 - 110
- 11 Appeals 111 - 116
- 12 Report Seeking DCC Approval for a Special DCC in April 2026 for LWOB Strategic Site and Craig Y Parcau Allocated Housing Site 117 - 118
- 13 Training Log 119 - 120
- 14 Urgent Items

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: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. 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 would like to view this meeting live, please contact [cabinet\\_committee@bridgend.gov.uk](mailto:cabinet_committee@bridgend.gov.uk) or tel. 01656 643148 / 643694 / 643513 / 643159.**

Yours faithfully

**K Watson**

Chief Officer, Legal and Regulatory Services, HR and Corporate Policy

Councillors:

A R Berrow

RJ Collins

C L C Davies

RM Granville

H Griffiths

S J Griffiths

D T Harrison

M L Hughes

D M Hughes

M R John

W J Kendall

J Llewellyn-Hopkins

J E Pratt

Vacancy

A Wathan

I Williams

R Williams

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DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 FEBRUARY 2026MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 5 FEBRUARY 2026 AT 10:00Present

Councillor RM Granville – Chairperson

A R Berrow  
R Williams

M L Hughes

M R John

I Williams

Present VirtuallyH Griffiths  
J E PrattD M Hughes  
A Wathan

W J Kendall

J Llewellyn-Hopkins

Officers:Nimi Chandrasena  
Jack Dangerfield  
Rhodri Davies  
Gillian Dawson  
Robert Morgan  
Jonathan Parsons  
Michael Pitman  
Adam Provoost  
Philip ThomasDemocratic Services Officer - Support  
Senior Strategic Planning Policy Officer  
Development & Building Control Manager  
Lawyer - Planning  
Principal Officer Highways Development Control  
Group Manager – Planning and Development Services  
Technical Support Officer – Democratic Services  
Strategic Planning & Transportation Manager  
Development Control Team Leader

**204. Apologies for Absence**

Decision Made	Cllr Richard Collins
Date Decision Made	05 February 2026

**205. Declarations of Interest**

Decision Made	Cllr Joanna Llewellyn Hopkins declared a personal interest in agenda item 8
Date Decision Made	05 February 2026

**206. Site Visits**

Decision Made	<u>RESOLVED:</u> That a date of Wednesday 18th March 2026 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.
Date Decision Made	05 February 2026

**207. Approval of Minutes**

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 18 December 2025 be approved as a true and accurate record.
Date Decision Made	05 February 2026

**208. Public Speakers**

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 FEBRUARY 2026**

Decision Made	The following public speakers had registered to speak at today's meeting:-  Objector – Dale Caple  Applicant – Nicola Davies
Date Decision Made	05 February 2026

**209. Amendment Sheet**

Decision Made	<u>RESOLVED:</u> That 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. This allows for Committee to consider any necessary modifications to the Committee Report, so as to take account of any late representations and revisions that require to be accommodated.
Date Decision Made	

**210. Development Control Committee Guidance**

Decision Made	<u>RESOLVED:</u> That Committee noted the Development Control Committee Guidance as shown in the report of the Corporate Director – Communities.
Date Decision Made	05 February 2026

**211. P/25/758/FUL - 52 Coychurch Road, Bridgend CF31 2AP**

Decision Made	<p><u>P/25/728/FUL</u></p> <p>Retention of annexe and change of use from ancillary accommodation to holiday let 52 Coychurch Road, Bridgend, CF31 2AP</p> <p>A vote was requested by Cllr Mark John. Cllr Heather Griffiths left the meeting prior to the vote taking place.</p> <p>The outcome of the vote was as follows:</p> <p>For – 10 Against – 1</p> <p>Decision: Refused.</p>
Date Decision Made	05 February 2026

**212. Appeals**

Decision Made	<p><u>RESOLVED:</u></p> <p>That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.</p>
Date Decision Made	05 February 2026

**213. Houses In Multiple Occupation - Supplementary Planning Guidance**

Decision Made	<p>The Senior Strategic Planning Policy Officer presented a report which reported back to Committee the results of the 6-week public consultation exercise on the Houses in Multiple Occupation (HMO) draft</p>
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 FEBRUARY 2026**

	<p>Supplementary Planning Guidance (SPG), the comments received and issues raised, the Local Planning Authority's (LPA) response, and how those have influenced the final version of the SPG.</p> <p>The following points were discussed:</p> <ul style="list-style-type: none"> <li>• Disappointment at the low response rate of the consultation</li> <li>• Concerns about retrospective applications for HMOs</li> </ul> <p>These points were answered and clarified by Planning officers.</p> <p><u>RESOLVED:</u> that Development Control Committee:</p> <ol style="list-style-type: none"> <li>a) Noted the contents of this report and the consultation responses received on the draft Houses in Multiple Occupation SPG (Appendix 1), together with the resultant amendments attached as Appendix 2.</li> <li>b) Noted the contents of the two-page guidance note titled 'A Guide to HMO Planning, Licensing and Building Regulations' attached as Appendix 3.</li> </ol>
Date Decision Made	05 February 2026

**214. Audit Wales Report Bridgend County Borough Council - Planning and Development Service**

Decision Made	<p>The Group Manager Planning and Development presented a report which updated the committee on the Audit Wales report on the Planning &amp; Development Service at Bridgend CBC, together with the subsequent Management Response.</p> <p>The following points were discussed:</p> <ul style="list-style-type: none"> <li>• Staff vacancies – 15 unfilled posts</li> <li>• High caseloads</li> </ul>
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 FEBRUARY 2026**

	<ul style="list-style-type: none"> <li>• Graduate recruitment opportunities</li> <li>• Section 106 Monies and financial modelling</li> </ul> <p>These points were clarified/answered by the planning officers.</p> <p>Moved</p>
Date Decision Made	05 February 2026

**215. Training Log**

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities advising Members of up and coming training initiatives be noted.
Date Decision Made	05 February 2026

**216. Urgent Items**

Decision Made	There were no urgent items.
Date Decision Made	05 February 2026

To observe further debate that took place on the above items, please click this [link](#)

The meeting closed at 11:35am

I submit for your consideration the following report on Planning Applications and other Development Control matters based upon the information presently submitted to the Department. Should any additional information be submitted between the date of this report and 4.00pm on the day prior to the date of the meeting, relevant to the consideration of an item on the report, that additional information will be made available at the meeting.

For Members' assistance I have provided details on standard conditions on time limits, standard notes (attached to all consents for planning permission) and the reasons to justify site inspections.

### **STANDARD CONDITIONS**

On some applications for planning permission reference is made in the recommendation to the permission granted being subject to standard conditions. These standard conditions set time limits in which the proposed development should be commenced, and are imposed by the Planning Act 1990. Members may find the following explanation helpful:-

#### **Time-limits on full permission**

Grants of planning permission (apart from outline permissions) must, under section 91 of the Act, be made subject to a condition imposing a time-limit within which the development authorised must be started. The section specifies a period of five years from the date of the permission. Where planning permission is granted without a condition limiting the duration of the planning permission, it is deemed to be granted subject to the condition that the development to which it relates must be begun not later than the expiration of 5 years beginning with the grant of permission.

#### **Time-limits on outline permissions**

Grants of outline planning permission must, under section 92 of the Act, be made subject to conditions imposing two types time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. The periods specified in the section are three years from the grant of outline permission for the submission of applications for approval of reserved matters, and either five years from the grant of permission, or two years from the final approval of the last of the reserved matters, whichever is the longer, for starting the development.

#### **Variation from standard time-limits**

If the authority consider it appropriate on planning grounds they may use longer or shorter periods than those specified in the Act, but must give their reasons for so doing.

### **STANDARD NOTES**

- a. Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developer's) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- b. The enclosed notes which set out the rights of applicants who are aggrieved by the Council's decision.
- c. This planning permission does not convey any approval or consent required by Building Regulations or any other legislation or covenant nor permits you to build on, over or under your neighbour's land (trespass is a civil matter).

To determine whether your building work requires Building Regulation approval, or for other services

provided by the Council's Building Control Section, you should contact that Section on 01656 643408 or at:- <http://www.bridgend.gov.uk/buildingcontrol>

- d. Developers are advised to contact the statutory undertakers as to whether any of their apparatus would be affected by the development
- e. Attention is drawn to the provisions of the party wall etc. act 1996
- f. Attention is drawn to the provisions of the Wildlife and Countryside Act 1981 and in particular to the need to not disturb nesting bird and protected species and their habitats.
- g. If your proposal relates to residential development requiring street naming you need to contact 01656 643136
- h. If you are participating in the DIY House Builders and Converters scheme the resultant VAT reclaim will be dealt with at the Chester VAT office (tel: 01244 684221)
- i. Developers are advised to contact the Environment and Energy helpline (tel: 0800 585794) and/or the energy efficiency advice centre (tel: 0800 512012) for advice on the efficient use of resources. Developers are also referred to Welsh Government Practice Guidance: Renewable and Low Carbon Energy in Buildings (July 2012):-  
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/energyinbuildings/?lang=en>
- j. Where appropriate, in order to make the development accessible for all those who might use the facility, the scheme must conform to the provisions of the Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005. Your attention is also drawn to the Code of Practice relating to the Disability Discrimination Act 1995 Part iii (Rights of Access to Goods, Facilities and Services)
- k. If your development lies within a coal mining area, you should take account of any coal mining related hazards to stability in your proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or [www.coal.gov.uk](http://www.coal.gov.uk)
- l. If your development lies within a limestone area you should take account of any limestone hazards to stability in your proposals. You are advised to engage a Consultant Engineer prior to commencing development in order to certify that proper site investigations have been carried out at the site sufficient to establish the ground precautions in relation to the proposed development and what precautions should be adopted in the design and construction of the proposed building(s) in order to minimise any damage which might arise as a result of the ground conditions.
- m. The Local Planning Authority will only consider minor amendments to approved development by the submission of an application under section 96A of the Town and Country Planning Act 1990. The following amendments will require a fresh application:-
  - re-siting of building(s) nearer any existing building or more than 250mm in any other direction;
  - increase in the volume of a building;
  - increase in the height of a building;
  - changes to the site area;
  - changes which conflict with a condition;
  - additional or repositioned windows / doors / openings within 21m of an existing building;
  - changes which alter the nature or description of the development;
  - new works or elements not part of the original scheme;
  - new works or elements not considered by an environmental statement submitted with the application.
- n. The developer shall notify the Planning Department on 01656 643155 / 643157 of the date of commencement of development or complete and return the Commencement Card (enclosed with this Notice).

- o. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, should be brought to the attention of the Public Protection section of the Legal and Regulatory Services directorate. Developers may wish to refer to 'Land Contamination: A Guide for Developers' on the Public Protection Web Page.
- p. Any builder's debris/rubble must be disposed of in an authorised manner in accordance with the Duty of Care under the Waste Regulations.

## **THE SITE INSPECTION PROTOCOL**

The Site Inspection Protocol is as follows:-

### **Purpose**

#### **Fact Finding**

Development Control Committee site visits are not meetings where decisions are made and neither are they public meetings. They are essentially fact finding exercises, held for the benefit of Members, where a proposed development may be difficult to visualise from the plans and supporting material. They may be necessary for careful consideration of relationships to adjoining property or the general vicinity of the proposal due to its scale or effect on a listed building or conservation area.

### **Request for a Site Visit**

#### **Ward Member request for Site Visit**

Site visits can be costly and cause delays so it is important that they are only held where necessary normally on the day prior to Committee and where there is a material planning objection.

Site visits, whether Site Panel or Committee, are held pursuant to:-

1. a decision of the Chair of the Development Control Committee (or in his/her absence the Vice Chair) or
2. a request received within the prescribed consultation period from a local Ward Member or another Member consulted because the application significantly affects the other ward, and where a material planning objection has been received by the Development Department from a statutory consultee or local resident.

A request for a site visit made by the local Ward Member, or another Member in response to being consulted on the proposed development, must be submitted in writing, or electronically, within 21 days of the date they were notified of the application and shall clearly indicate the planning reasons for the visit.

Site visits cannot be undertaken for inappropriate reasons (see below).

The Development Control Committee can also decide to convene a Site Panel or Committee Site Visit.

### **Inappropriate Site Visit**

Examples where a site visit would not normally be appropriate include where:-

- purely policy matters or issues of principle are an issue
- to consider boundary or neighbour disputes
- issues of competition
- loss of property values
- any other issues which are not material planning considerations
- where Councillors have already visited the site within the last 12 months, except in exceptional circumstances

### **Format and Conduct at the Site Visit**

#### **Attendance**

Members of the Development Control Committee, the local Ward Member and the relevant Town or Community Council will be notified in advance of any visit. The applicant and/or the applicant's agent will also be informed as will the first person registering an intent to speak at Committee but it will be made clear that representations cannot be made during the course of the visit.

## **Officer Advice**

The Chair will invite the Planning Officer to briefly outline the proposals and point out the key issues raised by the application and of any vantage points from which the site should be viewed. Members may ask questions and seek clarification and Officers will respond. The applicant or agent will be invited by the Chairman to clarify aspects of the development.

The local Ward Member(s), one objector who has registered a request to speak at Committee (whether a local resident or Town/Community Council representative) and a Town/Community Council representative will be allowed to clarify any points of objection, both only in respect of any features of the site, or its locality, which are relevant to the determination of the planning application.

Any statement or discussion concerning the principles and policies applicable to the development or to the merits of the proposal will not be allowed.

## **Code of Conduct**

Although site visits are not part of the formal Committee consideration of the application, the Code of Conduct still applies to site visits and Councillors should have regard to the guidance on declarations of personal interests.

## **Record Keeping**

A file record will be kept of those attending the site visit.

## **Site Visit Summary**

In summary site visits are: -

- a fact finding exercise.
- not part of the formal Committee meeting and therefore public rights of attendance do not apply.
- to enable Officers to point out relevant features.
- to enable questions to be asked on site for clarification. However, discussions on the application will only take place at the subsequent Committee.

## **Frequently Used Planning Acronyms**

AONB	Area Of Outstanding Natural Beauty	PEDW	Planning & Environment Decisions Wales
APN	Agricultural Prior Notification	PPW	Planning Policy Wales
BREEAM	Building Research Establishment Environmental Assessment Method	S.106	Section 106 Agreement
CA	Conservation Area	SA	Sustainability Appraisal
CAC	Conservation Area Consent	SAC	Special Area of Conservation
CIL	Community Infrastructure Levy	SEA	Strategic Environmental Assessment
DAS	Design and Access Statement	SINC	Sites of Importance for Nature Conservation
DPN	Demolition Prior Notification	SPG	Supplementary Planning Guidance
EIA	Environmental Impact Assessment	SSSI	Site of Special Scientific Interest
ES	Environmental Statement	SUDS	Sustainable Drainage Systems
FCA	Flood Consequences Assessment	TAN	Technical Advice Note
GPDO	General Permitted Development Order	TIA	Transport Impact Assessment
LB	Listed Building	TPN	Telecommunications Prior Notification
LBC	Listed Building Consent	TPO	Tree Preservation Order
LDP	Local Development Plan	UCO	Use Classes Order
LPA	Local Planning Authority	UDP	Unitary Development Plan
PINS	Planning Inspectorate		

**REFERENCE:** P/22/845/FUL

**APPLICANT:** Codi Group Housing Association, 387 Newport Road, Cardiff  
CF24 1GG

**LOCATION:** Sunnyside House, Sunnyside Road, Bridgend CF31 4AF

**PROPOSAL:** Demolition of Sunnyside House; proposed development of 62no. one-bedroom apartments and associated works including sustainable drainage, landscaping, cycle and car parking and other works

**RECEIVED:** 18 July 2025 (scheme amended from original proposal for 65 one and two-bedroom apartments)

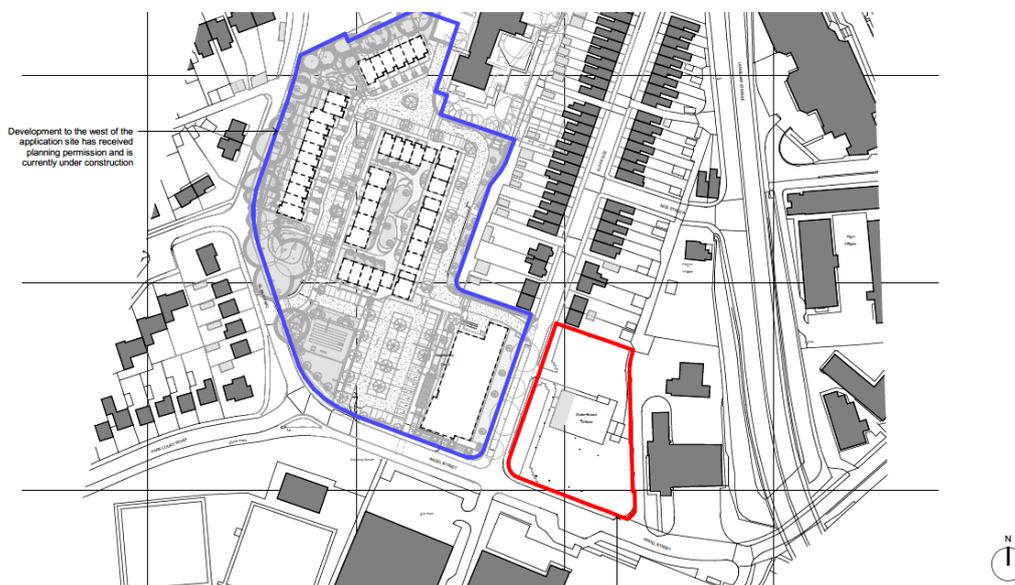
## DESCRIPTION OF PROPOSED DEVELOPMENT

The planning Application seeks consent for the proposed demolition of Sunnyside House (the former Water Board and BCBC IT Block) and the construction of a five-storey apartment block (with a projecting lift and stair core) for a total of 62 one-bedroom units and associated works including sustainable drainage, landscaping, cycle and car parking and other works.

The proposal includes for 28 on-site parking spaces (plus 2 accessible parking spaces) and 60 covered and secure cycle parking spaces.

The Application is made by Codi Group (formerly Linc Housing Association) who are also the developers of the former Magistrate's Court site to the west of Sunnyside Road (outlined in blue below).

**Figure 1 Site Location Plan**



The scheme has evolved since the original submission in 2022, including the removal of the detached building to the north of the plot.

The latest changes to the scheme are itemised as follows:

- **Balcony design:** The solid panel balustrading has been replaced with slim profile railings with 75-100mm centres. The bronze colour proposed reflects the colour palette of other elements of the building and complements the healthcare centre under construction to the immediate west of the site. This change also increases the visual permeability of the elevation and reduces the perceived bulk of the balconies, particularly along Angel Street.

- **Upper floor articulation:** Brise soleil shading have been introduced to the top floor balcony doors on the prominent south-facing elevation. This addresses the visual gap between the window heads and the parapet while also providing necessary solar shading to mitigate overheating, in compliance with Part O of Building Regulations.
- **Main entrance:** The Angel Street entrance has been redesigned to be more prominent. A contrasting finish/surround has been added to the entrance door, in order to improve legibility and clearly define the access point for residents and visitors.
- **Rainwater goods:** These have been coordinated to match the cladding colour to ensure a cohesive elevation treatment.
- **Cycle storage:** The internal layout has been amended to increase provision to 60 cycle spaces in line with *active travel* recommendations, which in turn further aids the robust justification for reduced car parking provision.

In response to the Council's Ecologist's comments, the following landscaping amendments were made:

- **Wildflower planting:** Wildflower seeding areas increased to both the west of the building and the north-west amenity space to enhance biodiversity.
- **Native species & pollinators:** The planting schedules for the rain gardens and ornamental areas have been revised to include a higher percentage of native and pollinator-friendly species.
- **Boundary treatment:** The specification for the hedge at the south-east corner has been amended to a native species mix.
- **Ecological enhancements:** A reptile hibernaculum has been added to the northern boundary to support local ecology.
- **Green Infrastructure Statement:** The document has been updated to reflect these physical changes and demonstrate alignment with Policy DNP8.

The five-storey building would be erected at the south-western corner of the site with a 'L' shaped footprint. Single storey bicycle and waste storage buildings are proposed to the eastern side of the site and 30 car parking spaces are proposed to the northern part of the site with landscaping.

The existing access onto Sunnyside Road is to be retained and improved and a turning head is provided within the site to ensure access and egress in a forward gear by all vehicles including refuse lorries.

**Figure 2 – Existing, Original Submission and Proposed Site Layout Plans**



## SITE DESCRIPTION

The proposal is located within the Primary Key Settlement of Bridgend as defined by Policy SF1: Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (RLDP, March 2024).

It is also located within the Bridgend Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

Sunnyside House is located on the western side of the A473 adjacent to the Fire Station to the east and residential properties to the north (Sunnyside Road). To the south of Sunnyside House is the Halo Leisure Centre and to the west (across Sunnyside Road) is a new development of 59 dwellings, a wellness/healthcare centre and associated works (App. No. P/18/983/FUL refers).

The site currently comprises a large two-storey flat roofed building situated towards the centre of the site. The broadly triangular plot covers an area of approximately 0.39Ha and is relatively flat.

**Figure 3 – Street scene views of existing building and Proposed Elevation fronting Angel Street**



The submitted planning Application is supported by detailed plans and the following documents:

- Planning Statement
- Design and Access Statement
- Landscape Masterplan
- Soft Landscaping Plan
- Landscape Outline Specification
- Green Infrastructure Statement
- Flood Consequences Assessment
- Flood Risk Summary
- JBA Explanatory Note
- Transport Statement
- Travel Plan
- Air Quality Assessment
- Noise Assessment
- PAC Report
- Preliminary Ecological Assessment
- Preliminary Bat Roost Assessment
- Preliminary Assessment for Otter Holts and Natal
- Dens at Sunnyside
- Tree Survey
- Tree Constraints Plan
- Drainage Strategy
- Geotech Desk Study Report

#### **RELEVANT HISTORY**

- P/21/579/RLX** Vary condition 1 of P/20/784/FUL to relocate the EV points –  
Granted 25/08/2021
- P/20/784/FUL** Extension of internal access road and provision of electric vehicle  
charging points – Conditional Consent 25/01/2021
- P/14/142/BCB** To Provide Roof Edge Guardrail System –  
Unconditional Consent 25/04/2014
- 92/0120** 3 No. Portable Office Units - Total Floor Area 67.32M –  
Conditional Consent 12/03/1992
- 91/1208** Relocation of Computer Room, Air Conditioning Condensers –  
Unconditional Consent 16/01/1992

#### **Other Relevant Planning History**

**P/18/983/FUL** - Development of 59 dwellings, healthcare centre and associated works inc.  
access, landscaping and car parking – Conditional Consent 24/03/2020

#### **PUBLICITY**

The Application has been advertised on site.

Neighbours were notified of the receipt of the original Application and upon the receipt of the revised scheme and after receiving further amendments to the scheme.

The final period allowed for a response to consultation/publicity expired on 18/02/2026.

## **CONSULTATION RESPONSES**

**Dwr Cymru/Welsh Water** - No objection, subject to the imposition of conditions/advisory notes regarding the drainage of the development.

**South Wales Police (Designing Out Crime Officer)** – No objection, general observations provided that have been issued to the Applicant.

**South Wales Fire & Rescue Service** – No objection subject to informatives.

**Land Drainage Section** - No objection, subject to conditions.

**Highway Authority** – No objection to the Application subject to conditions.

**Bridgend Town Council** – Request that the Application should be refused when considered by BCBC Development Control. At the request of the local community, Bridgend Town Council hosted a public meeting attended by more than 30 local residents last year. At the end of the meeting, the unanimous view of those present was that the strongest possible objection should be lodged.

**Shared Regulatory Services (Noise)** – No objection subject to a noise condition to comply with the requirements of the acoustic report.

**Shared Regulatory Services (Air Quality)** – No objection.

**Shared Regulatory Services (Contaminated Land Section)** – No objection subject to conditions.

**Cleaner Streets and Waste Contract Manager** – No objection.

**Natural Resources Wales** – The Flood Consequences Assessment (**FCA**) has been revised to reflect the updated modelling and to address the concerns we previously raised. The FCA has reported compliance, for the Application site, with the flood free threshold required in Table A1.14 and partial compliance with the indicative guidance in Table A1.15. The FCA has also reported on a degree of increased flooding elsewhere, in the 0.1% event of up to 27mm but asserts that this is '*negligible*' compared to the existing flood depths of 660mm.

The FCA has not therefore demonstrated full compliance with TAN15 and it is considered unlikely that full compliance will be able to be achieved. It is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15.

**Biodiversity Policy Manager (Ecology)** – No objections subject to conditions.

## **REPRESENTATIONS RECEIVED**

**Cllr. S. Bletsoe** and **Cllr. T. Wood** – Object to the proposals on the following grounds (both Councillors wish to speak at the Committee meeting):

Parking Deficiency, Flooding, Overlooking/Loss of Privacy, Loss of Light or Overshadowing, Layout and Building Density, Perceived Fear of Anti-Social Behaviour.

The Cllrs conclude:

*“The proposed parking provisions are not merely inadequate; they are a glaring oversight that disregards the critical needs of the community. With only 28 standard and two mobility spaces for 62 units, this development blatantly falls short of the 74 spaces*

required under BCBC's SPG17 guidelines.

The Developer is attempting to misapply Zone 2 reductions when the site is undoubtedly in Zone 3, revealing either an evident lack of understanding or a deliberate attempt to circumvent established policy. Such disregard for regulations undermines public trust and sets a dangerous precedent.

Worse yet, the already strained parking infrastructure in this area will be pushed to its breaking point, creating widespread frustration and conflict for residents who are already grappling with chronic parking shortages. Consequently, approval of this proposal would exacerbate existing tensions, erode the quality of life, and demonstrate a failure to prioritise the well-being of the community.

No resident has expressed opposition to the principle of development on this site.

However, the current proposal blatantly fails to comply with the adopted planning policies of BCBC. The Development Control Committee must scrutinise this Application thoroughly. When this review takes place, both Councillor Steven Bletsoe and I must be granted the opportunity to present our case and reinforce the key points outlined in our written submissions. Proper representation is essential to ensure due process and uphold the integrity of our local planning frameworks.

For all the above observations, I ask that the Development Control department refuse planning in its current format and ask the Developer to reconsider their proposals so that a more sustainable and practical development is placed there. This proposal is ill conceived and incompatible with both local policy and community priorities.

Allowing it to move forward in its current form would result in long-lasting damage to the area. For these reasons, this Application should not be approved."

**Cllr I. Williams** – "Please note my objection to this development in its current form and register the following which are "material planning considerations ".

1. SPG 17 .. the development lies within the Zone 3 area and as such requires more than the 28 spaces allocated.
2. The development will completely change the street scene as it's on a street of terraced dwellings and the size and nature of the five Storey development will look completely out of character.
3. Over intensification of the area as there is a significant increase in population and activity within the area due to the Linc Development of the Wellness Centre and 59 properties within it and coupled with the proposed development it will have a marked impact on the character of the area.
4. By the very nature of the five storey development which will overlook gardens and the rear of properties on Sunnyside Road there will be an unacceptable loss of privacy to residents.
5. In April this year Bridgend County Borough Council declared a "Nature Emergency" and the removal of any healthy mature trees will be against its own policy and should not be permitted.
6. It must be noted that this development will see an huge increase in pressure on the local drainage system. Adding 62 bathrooms and kitchens will have a consequence in relation to the effects of flooding on the CSO.
7. Insufficient parking provision which will have a negative impact on the lives of local residents who are currently subjected to indiscriminate parking and Sunnyside Road is currently undergoing a consultation with a view to the introduction of a resident's parking scheme.
8. Having talked with many residents in the locality there is a very real and legitimate fear of an increase in ASB and crime and planners need to ensure that planning policies and decisions should aim to create safe and accessible environments where "the fear of crime, does not undermine quality of life or community cohesion" and this development will do that for many of the residents, especially those of advanced years."

As the scheme changed quite considerably between the original submission in 2022 and the updated proposals in 2025 the representations received from 33 neighbours with objections and concerns after August 2025 are summarised below:

- Overlooking and loss of privacy
- Scale, dominance, street scene and loss of daylight/overshadowing
- Lack of communication
- Setting of a precedent
- Increased risk of flooding
- Layout and density
- Traffic and Parking Issues
- Effect on Trees and Wildlife/Nature Conservation
- Air Quality and Pollution Concerns
- Inconsistency with BCBC SPG17 Parking Standards policy and guidelines
- Anti-social Behaviour concerns
- Devaluation of properties
- Misguided Assumptions About Residents' Needs
- The development lacks designated outdoor spaces for recreation or leisure
- No bus services
- Increased drainage issues
- Highway Safety
- No consideration to the potential impact on the Welsh language
- Concern over the future residents of the development

There were also two letters of support for the scheme including a representation from the neighbouring Bowls Club.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The majority of the concerns raised by residents align with the main considerations in the determination of the Application and are addressed in the main appraisal section of this report. However, the following comments are offered in response to the other matters raised:

- Lack of communication – the Local Planning Authority has carried out detailed consultation with neighbours and consultees throughout the life of the Application in line with the Development Management Procedure (Wales) Order 2012 (as amended).
- Setting of a precedent – this development seeks to provide complementary residential accommodation to the consented scheme on the Former Magistrate's Court site and will replace an empty office building on a brownfield site.
- Layout and density – National and Local Planning policies seek to concentrate developments such as residential schemes within settlements.
- Anti-Social Behaviour concerns – the apartment block will be managed by the Housing Association and a CCTV system will monitor the site.
- Devaluation of properties – the devaluation of neighbouring properties is not a material planning consideration.
- The development lacks designated outdoor spaces for recreation or leisure – the development provides incidental areas of grassed areas on site and is in a sustainable location close to recreational facilities and Newbridge Fields.
- No bus services – there is an hourly bus service with a bus stop on the opposite side of Angel Street within metres of this development. The site is also in a sustainable location within easy walking distance of the main Bus and Train stations with frequent services.

- No consideration to the potential impact on the Welsh language – this is not a material planning consideration in this particular case and cannot be addressed through this planning Application.
- Concern over the future residents of the development – this is not a material planning consideration and will be managed by the Council’s Housing section in conjunction with the Housing Association.

## **PLANNING POLICY**

### **National Planning Policy and Guidance**

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that: *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning Applications.’*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.”* (Paragraph 2.2 of PPW refers) Para 2.3 states: *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

Para 2.7, PPW states: *“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note (TAN) 5 Nature Conservation and Planning
- Technical Advice Note (TAN) 11 Noise
- Technical Advice Note (TAN) 12 Design
- Technical Advice Note (TAN) 15 Development, Flooding and Coastal Erosion
- Technical Advice Note (TAN) 18 Transport

### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities

- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application.

### **The Socio Economic Duty**

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

### **Local Policies**

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- Policy SP1 - Regeneration and Sustainable Growth Strategy
- Policy SP3 - Good Design and Sustainable Place Making
- Policy SP4 - Mitigating the Impact of Climate Change
- Policy SP5 - Sustainable Transport and Accessibility
- Policy SP6 - Sustainable Housing Strategy
- Policy SP8 - Health and Well-being
- Policy SP15 - Sustainable Waste Management
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy PLA11 - Parking Standards
- Policy PLA12 - Active Travel
- Policy COM2 - Affordable Housing
- Policy COM3 - On-Site Provision of Affordable Housing
- Policy COM6 - Residential Density
- Policy COM10 - Provision of Outdoor Recreation Facilities
- Policy ENT15 - Waste Movement in New Development
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species.
- Policy DNP9 - Natural Resource Protection and Public Health

### **Supplementary Planning Guidance**

**SPG02:** Householder Development

**SPG05:** Outdoor Recreation Facilities and New Housing Development

**SPG08:** Residential Development

**SPG17:** Parking Standards

**SPG19:** Biodiversity and Development

### **APPRAISAL**

The Application is referred to the Council's Development Control Committee at the request of a Local Ward Member and as a result of material planning objections from Bridgend Town Council, Local Ward Members and a number of neighbouring occupiers.

The main issues to consider in this Application relate to the principle of development, visual amenity impact, the impact on the amenities of neighbouring and future residents, highway/pedestrian safety and parking, biodiversity and trees and drainage and flood risk.

### **Principle Of Development**

The site is located within the Primary Key Settlement of Bridgend as defined by *Policy SF1 Settlement Hierarchy and Urban Management* of the Replacement Local Development Plan

(**RLDP**) adopted in 2024.

Policy SF1 states that Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

It is also located within the Bridgend Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

Policy SP6: *Sustainable Housing Strategy* of the RLDP supports windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land. The proposed site would constitute a windfall site under Policy SP6 and could contribute towards delivery of the overall housing requirement, subject to other RLDP policies. The site is not allocated for a specific use and therefore it is considered the scheme for residential purposes would be acceptable in principle, subject to other RLDP policies.

The proposal is for 62 affordable one bed apartments and associated works including sustainable drainage, landscaping, cycle and car parking and other works.

Policy COM2: Affordable Housing states that provision will be made to deliver 1,711 affordable homes over the plan period, including by enabling registered social landlord (**RSL**) schemes, such as the one proposed, to come forward as windfall sites.

The proposed development will help to answer the demand for one bed homes and social rented housing in the Borough.

Policy COM6: Residential Density of the RLDP requires that development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. In the first instance, residential development should seek to reflect a density of 50 dwellings per hectare. A lower density of development will only be permitted where:

- 1) Design, physical or infrastructure constraints prevent the minimum density from being achieved; or
- 2) The minimum density would harm the character and appearance of the site's surroundings; or
- 3) Where it can be demonstrated there is a particular lack of choice of housing types within a local community.

The site consists of an approximate overall density of 159 dwellings per hectare, which greatly exceeds the policy requirement. The proposal therefore accords with Policy COM6.

The proposal is therefore deemed to comply with policies SP6, COM2 and COM6 of the RLDP, and it is considered that, in principle, and subject to satisfying the requirements of other RLDP policies (particularly Policy SP3), the proposed development is acceptable in principle and deemed a compatible use for the site vacant site.

### **Design/Visual Impact**

Policy SP3 of the adopted Bridgend Replacement Local Development Plan requires that all development should contribute to creating high quality, attractive, sustainable places by, amongst other:

- Demonstrating alignment with the principles of Good Design;
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character; and,

- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

The Application building occupies a prominent location at the corner of Angel Street and Sunnyside Road and will be viewed within the context of the Wellness Centre to the west, the Fire Station to the east and Halo Leisure Centre/The Bowls Club to the south.

The submitted Design and Access Statement states:

*The site provides an opportunity for a landmark building to accentuate the intersection of Sunnyside Road and Angel Street; providing a key wayfinding marker for the Sunnyside Health Centre and the Sunnyside Wellness Village.*

**Figure 4 – Indicative Streetscene viewed from Halo Leisure Centre**



The existing building is utilitarian in design and has little architectural merit - it is of its time (1970s) and function.

The scheme will result in the demolition of the former Water Board office building and will replace it with a five-storey apartment block that would be more in keeping in design terms with the Wellness Centre to the western side of Sunnyside Road.

The scale and flat roof design of the building accords with the scale and form of adjoining buildings. Although the streetscape already features large non-domestic buildings including the adjacent fire station, Halo Leisure centre, bowls hall and recently constructed Wellness Centre, the scale of the proposal remains residential albeit it being a five-storey building. Furthermore, the proposed materials and finishes will be in keeping with the area including a mid-brown brick and a contrasting lighter buff brick on the feature corner, brick soldier courses around the openings, bronze cladding/balustrades and louvred panels and aluminium framed windows and doors. As such it is considered that the proposal makes a positive impact on the area and an improvement on the current building.

**Figure 5 – Proposed Materials**



34 | Sunnyside House, Bridgend - Linc Cymru

The negotiated changes to the treatment of the building in the form of slim profile balcony railings coloured to match the remainder of the building, the use of Brise soleil on the upper floors to provide shading and texture, and a redesigned main entrance onto Angel Street to improve legibility/wayfinding and colour matched rainwater goods, make for a cohesive appearance.

Overall, it is considered that the proposed development would not have any unacceptable impacts in relation to the visual amenities of the area and the general streetscene.

**Residential Amenity – Neighbouring and Future Occupiers**

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.

Criterion (k) of Policy SP3 of the Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

In contrast with the original proposal, the amended scheme will avoid having a significant adverse impact on the nearest neighbouring properties to the north (terraced housing along Sunnyside Road), as the apartment building will be situated further away from those adjoining properties (approximately 28m) compared to the original proposal (approximately 5m), and the existing vacant office building (approximately 25m). No dwellings are located to the southern, eastern or western site boundaries.

In addition, it is acknowledged that the residential property to the north of the site (77, Sunnyside Road) has secondary windows in its side elevation fronting this site. However, there will be a distance of approximately 30m between those windows and the secondary living room and staircase windows on the northern elevation of the apartment block. This distance (30m) is in excess of the minimum 21m requirement between habitable room

windows.

On balance, and in comparison with the existing situation on site together with the L-shaped footprint of the proposed apartment block, the proposal would not have such an overbearing, overshadowing or overlooking impact to warrant the refusal of the planning Application in this case.

Higher density developments are suitable within a town centre location in close proximity to local amenities and facilities such as this site. Future occupiers will be served by balconies and incidental grassed areas at the north western and south eastern corners of the site. The site is also within 50m of Halo Leisure Centre and is within easy walking distance of Newbridge Fields.

It is intended that the proposed development will be designed to meet the 'Secure by Design' Gold standard. The layout avoids single aspect north-facing apartments and favours apartments with a south-facing orientation. CCTV monitoring will be implemented for the outside of the building, car parking areas and the main entrances into the building.

In addition, a detached waste and recycling store as well as a secure and covered cycle store will be provided to the west of the site and the placemaking characteristics of the proposed scheme is, on balance, acceptable particularly given the proximity of local amenities.

The scheme has been designed to allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

Whilst the demolition and construction works will inevitably result in a level of disturbance and disruption to the adjoining properties (as is the case with the Wellness Village to the west of the site), this is not considered to be a sufficient reason to refuse the planning Application with the construction works being of a transient nature to improve and enhance this part of Bridgend.

Accordingly, the proposal complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and guidance contained within Supplementary Planning Guidance Note 02 *Householder Development* which relates specifically to residential amenity (the proposal also satisfying Policy ENT15 of the RLDP in terms of waste management).

### **Highway Safety and Parking**

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024) stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards.

The Council's Highway Officer was consulted on the amended scheme and has commented as follows:

*'The proposal is considered to generate a requirement for 62 cycle stands when using the WG Active Travel Act Guidance (2021). Whilst a cycle storage unit is shown on plan, insufficient details are provided for assessment. Notwithstanding, it is considered likely that with a suitable choice of storage racking a greater number could be accommodated. Furthermore, the site is of sufficient size that there is scope to provide the required quantum by condition.'*

*The site abuts Angel Street where there is a shared pedestrian cycle route with wider linkages. Unfortunately, this lies on the southern side with no direct access to it.*

*Furthermore, the use of the main site access onto Sunnyside Road by cyclers should not be encouraged. It is considered that the site would best be served by a direct link for cycle users from the storage unit to Angel Street (along the Eastern side of the apartment building). This in turn will need to be supported by a short section of 3m wide active travel route on the Southern frontage with a suitably located uncontrolled crossing of Angel Street.*

*The site is located within Zone 3 as identified in SPG17 – Parking Standards. Accordingly, the existing office block building would generate a requirement for 17 parking spaces (at a ratio of 1 space per 60m<sup>2</sup>). The site currently has approximately 45 spaces demarcated thus there is an overprovision of parking which would not be acceptable by current standards.*

*The proposed flatted development generates a parking requirement of 1 per bedroom (62) and 1 visitor space per 5 visitor units (12) totalling 74 spaces when SPG 17 is applied. However, given the highly sustainable location of the site, the parking generation can be reduced using criteria in Appendix 5 of SPG17.*

*This rationale would result in a reduction of 1 space per unit which would technically result in a requirement for visitor spaces (12). However, it is noted that the site lies in an area which suffers from high demand for on-street parking given the proximity to the town centre and that this is not managed by any current residents' parking scheme given concerns raised during the consultation process.*

*With this in mind, and the new building having direct access on its Western and Southern frontages, there is deemed to be a requirement for a S106 agreement for £9,500 to fund a traffic order to facilitate a scheme of loading restrictions on Sunnyside Road and Angel Street. With these considerations noted, in this instance, the proposal for 30 spaces is deemed to be acceptable.*

*The proposed parking layout shown on drawing 318036 SSH-ASL-XX-XX-DR-L-900 Rev P3 (showing the provision of 30 spaces) has been considered and it is not wholly acceptable with the following issues identified:-*

- Space 12 does not have sufficient reversing space.*
- Space 26 will need to be widened to 3m due to the adjacent refuse store*

*However, these issues can be addressed through the imposition of a suitably worded condition for a revised scheme of parking to be agreed and implemented.*

*In terms of vehicular movements, the supporting Transport Statement indicates that the extant office use would generate approximately 130 daily movements while the residential proposal would result in 110 movements. Accordingly, the design of the existing access can be considered acceptable as there would be no material impact. Furthermore, it is considered that any vehicle movements arising from the proposal would not be detrimental to the surrounding highway network.*

*No boundary treatment is shown on the site layout plan. As such it is unclear if the existing green mesh fence will remain in situ, be removed or replaced. For the avoidance of doubt, it is considered that a scheme for boundary treatment is required.*

*I would advise that the observations of the Highway Authority are no objection subject to the imposition of conditions and a contribution to fund a traffic order.'*

*On the basis of the above comments, the proposed development is considered to be compliant with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024) and is acceptable from a highway and pedestrian safety perspective.*

## **Biodiversity and Trees**

In assessing a planning Application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (**PPW12**) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* PPW12 states that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Replacement Local Development Plan (2024) requires development to safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states: *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states: *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”.*

Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network.

In this case, given the proposed demolition of a sizeable building, the Applicant submitted an updated bat roost survey. The Applicant’s consultant ecologist, *Spectrum Ecology*, established that there is even less opportunity for bats to access the office building now than when the previous surveys were undertaken. This is due to the fact that access points, which would have enabled access previously, have since been sealed (for example, the windows have been boarded up). Trees were also surveyed and nothing adverse was ascertained in comparison to the previous survey work.

In conclusion, no new evidence was found to indicate that the building is currently being used as a roost for bats and no new potential roosting features were identified in the trees which will be felled as part of the development.

The Council’s Ecologist has reviewed the submitted reports and raised no objections on the

proviso that the proposed enhancements are ensured through appropriate conditions.

In addition, it is also noted the Applicant has submitted a positive green infrastructure statement (**GIS**) for the development and included a detailed landscape masterplan for the site as illustrated below.

In response to the Ecologist's other comments, the scheme has been improved through the provision of additional wildflower seeding areas, the planting schedules for the rain gardens and ornamental areas have been revised to include a higher percentage of native and pollinator-friendly species; the hedge at the south-east corner has been amended to a native species mix, a reptile hibernaculum has been added to the northern boundary to enhance local biodiversity and the incorporation of native planting within the SuDS features represent positive changes which strengthen the biodiversity value of the scheme.

The GIS was updated to reflect these physical changes and to demonstrate adherence to the requirements of Policy DNP8.

**Figure 6 – Detailed Landscape Masterplan for the site**



In terms of the impact of the development on trees, the site currently includes several trees which have been assessed. Of the 32 individual trees and two tree groups assessed, three are assessed as being of Category “A” quality, denoting trees of high quality with an estimated life expectancy of at least 40 years and of significant conservation, historical, commemorative or other value. Six individual trees are assessed as category “B”, being of moderate quality with an estimated life expectancy of at least 20 years. The rest, aside from four category “U” trees, are assessed as being within Category “C”, which are those of low quality with an expected life expectancy of at least 10 years.

The vast majority of the trees along the western boundary of the site and the cluster to the south-eastern corner of the site will be retained and maintained in the interests of good arboricultural practice. The landscaping proposals will also enhance the quality and nature of soft landscaping on the site. It is expected that the trees to be retained will be protected through the making of a Tree Preservation Order post development in the same way as the adjoining Wellbeing Centre development.

On the basis of the comments received by the Council's Countryside Biodiversity Policy Officer (Ecologist), and the appropriate survey work undertaken at the site, subject to necessary conditions, the works are, on balance, considered to be compliant with Policies SP3, SP13, DNP6, DNP7 and DNP8 of the Replacement Local Development Plan (2024) and wider National Planning Policy requirements in terms of Biodiversity.

### **Drainage and Flooding**

Sustainable Drainage Systems (SuDS) have been considered from an early stage in the process with design input from consultant drainage engineers informing the site layout. There is sufficient space for SuDS at ground level integrated into the landscape proposals. These take the form of rain gardens with attenuation below the filter layer and, together with tree and shrub planting, this addresses the SuDS guidance on surface water drainage.

A private sewer crosses the site to the north of the existing office building, running west to east and eventually discharging into the River Ogmore. The sewer is not owned by Dŵr Cymru/Welsh Water and will be retained and protected.

Following consultation with the Council's Land Drainage Section, no objections are raised in terms of foul and surface water drainage. This response is also echoed by Dwr Cymru/Welsh Water who have also raised no objection against the Application subject to the imposition of conditions/advisory notes regarding the drainage of the development.

DC/WW note that the proposed development site is located within the catchment of a public sewerage system which drains to Penybont (Merthyr Mawr) Wastewater Treatment Works (WwTW). They have considered the impact of foul flows generated by the proposed development and concluded that the flows can be suitably accommodated within the public sewerage system.

The Application form states foul water will be disposed via main sewer. A foul drainage layout has been provided. The Applicant shall contact DC/WW to discuss the proposed connection to the public sewer.

The Application form states surface water will be disposed via SUDs. A surface water drainage layout has been provided, which identifies rain gardens and permeable paving that discharges into cellular attenuation tank. The attenuation tank connects to the existing private surface water sewer via a flow control chamber. The existing private surface water sewer shall be surveyed to the outfall location at the River Ogmore to ensure it is in good structural condition.

In terms of flood risk, the Welsh Government's Flood Map for Planning shows the site to be within the TAN 15 Defended Flood Zone 3 for river flooding. This Zone 3 indicates areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100 (plus climate change). The development site is not at risk from tidal flooding in the Flood Map for Planning from the sea due to its inland location.

The Flood Map for Planning also maps flooding from surface water and small watercourses and identifies parts of the site as being in both Flood Zone 2 and 3. Flood Zone 2 represents areas which have less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change. Flood Zone 3 represents areas with a greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.

The areas of Flood Zone 2 and 3 correspond with the localised depression formed by the existing car park to the north of the site i.e. not the apartment building itself.

An updated Flood Consequence Assessment (**FCA**) was prepared by *JBA Consulting* and

the submission was accompanied by a further explanatory note.

During the pre-application consultation (**PAC**) process, Natural Resources Wales (**NRW**) broadly accepted the technical accuracy of the original FCA but they retained concerns regarding the information submitted. The majority of their concerns were due to NRW considering blockage scenarios to be '*design events*'. However, the FCA, in keeping with the Sunnyside Wellness Village development to the west of this site, regarded a blockage to be a '*residual risk*'. To apply the *residual risk* event as the TAN 15 *design event* would effectively stall any new development in Bridgend town centre, as most sites (including for less vulnerable developments) would fail the tests set out in TAN 15.

The updated FCA demonstrates that the proposed buildings will be flood free up to and including the 1% Annual Exceedance Probability (**AEP**) plus climate change flood event assuming a blockage on the Old Town Bridge, satisfying the requirements of TAN 15.

In addition, the proposed building will be flood free and the proposed parking area will have maximum depths of 600mm during the 0.1% AEP flood event assuming a blockage at the Old Town Bridge, satisfying the requirements of TAN15. The FCA concludes that the development will have no impact on flood risk in the surrounding area.

The explanatory note provided by *JBA Consulting* explains and summarises the development from a flood risk perspective in non-technical terms. The submitted information demonstrates how flood risk has been assessed and how the design ensures the safety of future residents and the surrounding areas.

It is incumbent on a developer to demonstrate compliance with Technical Advice Note 15 (**TAN 15**) in support of a planning application where a potential risk of flooding is identified. The Welsh Government published a Written Statement dated 31st March 2025, which informs that live applications at the time of the publication of the new TAN 15 should be considered against the version that was adopted at the time, dated July 2004, and not the March 2025 version. Notwithstanding this advice, the FCA still gives regard to the new Flood Map for Planning.

Furthermore, it is observed that the new TAN 15 is clearer in recognising that '*communities must be allowed to adapt, change, and regenerate in the knowledge of what the science is showing*'. As such the new TAN 15 is more supportive of 'redevelopment' and allows decision makers greater flexibility.

The flood modelling undertaken to inform the FCA is assessed against worst case scenarios including a theoretical blockage at the Old Bridge, some 275m to the north of the site. The likelihood of such an event is highly unlikely, but testing against this scenario ensures maximum resilience.

Even in the most extreme, 1-in-a-1000-year probability event including the blockage of the bridge, **the proposed flats will not flood**. In such a scenario, should residents not evacuate as advised, they would be able to remain safely inside their apartments. In this most important aspect, the proposals positively exceed the requirements of TAN 15.

In the same event, the car park and site access would be within acceptable thresholds. The only parts of the site that would experience extensive flooding would be the area of landscaping to the southeast, which is broadly unchanged from the present situation, and the proposed bin and cycle stores. These areas are remote from the residential block, ancillary in function and are intrinsically flood resilient/non-vulnerable buildings.

In terms of third-party impact, the proposals will not change the frequency or impact of

flooding locally.

The FCA illustrates that:

- The new apartments will be safe for residents throughout their lifetime.
- The design and assessment have used precautionary assumptions.
- The development does not increase flood risk for the community.
- The Local Planning Authority has all the information it needs to make a well-informed planning decision, in the knowledge of there being no objection from Natural Resources Wales.

Consequently, it is concluded that, on the grounds of flood risk, the proposed development meets the requirements as set out in TAN 15 and the aims of Planning Policy Wales 12.

### **Other Matters**

Shared Regulatory Services (**SRS**) Environment Team have advised that the Application is supported by a *Terra Firma* Phase 1 Desk Study Report.

The site has been identified as the former Water Board offices, parking and grounds. Contamination is not known at this site, but the report has identified a potential risk to human health and the environment from ground gas and contamination that requires further investigation.

The inclusion of conditions requiring contamination assessment and any necessary remediation, plus ground gas risk assessment and any necessary ground gas protection measures, is requested.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services has requested the inclusion of conditions and informative statement in accordance with Chartered Institute of Environmental Health (**CIEH**) best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

In terms of noise impact, the submitted Noise Assessment Report has been reviewed by Shared Regulatory Services Officers and they agree with the methodology and conclusions and request that a condition is imposed to comply with the requirements of the acoustic report.

For Air Quality, the Shared Regulatory Services Officer has reviewed the Air Quality assessment (**AQA**) provided for the scheme. The assessment provides details of the operational and construction impacts on local air quality. Traffic flows for the proposed development fall below those required to submit an AQA in the vicinity of an Air Quality Management Area (**AQMA**). However, it was deemed good practice to provide an AQA due to consistent exceedance of the nitrogen dioxide annual objective within two receptors in Park Street AQMA.

The AQA would also reassure local residents who have raised concerns about proposed developments within an area of already poor air quality.

The assessment concludes that the operational phase of the proposed development will not generate any significant traffic flows. In fact, there is anticipated to be a reduction compared to the existing use, and no significant impact is predicted on local air quality.

The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that any residual effects will be *'not significant'*.

Taking into account the information provided and the reduction of traffic predicated compared to the existing use of the building, there are no objections related to air quality.

There are no concerns from a Water Quality point of view.

The Application site is not crossed by any Public Rights of Way and there are no Tree Preservation Orders on this site.

### **Section 106 Legal Requirements/planning obligations**

*Policy SP10 Infrastructure* of the Bridgend Replacement Local Development Plan (2024) states that all development proposals must be supported by sufficient existing or new infrastructure. In order to mitigate likely adverse impacts and/or to integrate a development proposal with its surroundings, reasonable infrastructure provision or financial contributions to such infrastructure must be provided by developers where necessary.

This will be secured by means of planning agreements/obligations where appropriate (and where deemed necessary, related and proportionate, amongst other).

### ***Affordable Housing***

The Application triggers Policy COM3 of the RLDP which requires 15% affordable housing in the Bridgend housing market area.

It is noted that the proposal is for 100% affordable housing. However, in order to safeguard compliance with RLDP requirements, the minimum affordable housing policy requirement of 15% must be secured through a s106 agreement. A scheme of 62 dwellings would therefore need to provide 9 affordable housing dwellings to achieve compliance with COM3 (9 x 1 bedroom social rented flats). In accordance with Planning Policy Wales 12 and as clarified by supporting paragraph 5.3.28, *"where affordable housing is provided, it should be constructed to Development Quality Requirement Standards."* The applicant must demonstrate that a minimum of nine (9) dwellings meet these Standards.

### ***Education***

With regards to education, the proposed development consists of sixty-two (62) one bedroom apartments, therefore the development is not of a form and type to place increased pressure on educational facilities within the catchment area.

### ***Outdoor Recreation Facilities***

Policy COM10 of the RLDP (2024) requires the provision of satisfactory standards of outdoor recreation facilities for all new residential development.

The Council's Outdoor Sports & Children's Playing Space Audit (2021) shows a deficit of equipped play areas and outdoor sports provision in this location.

As such, the provision of the following amount of outdoor recreation facilities (**ORF**) space is required to ensure compliance with COM10 of the RLDP and Supplementary Planning Guidance *SPG5 – Outdoor Recreation Facilities* (adopted January 2026):

- Playing Pitches: 1,711.2m<sup>2</sup>
- Other Outdoor Sports (non-pitch): 2,281.6m<sup>2</sup>
- Equipped/Designated Play Areas: 353.4m<sup>2</sup>
- Other Outdoor Provision: 427.8m<sup>2</sup>
- Allotments: 285.2m<sup>2</sup>

Recognising that not all the above ORF provision can be provided on site for a development of this size; the LPA would require a *Local Equipped Area for Play (LEAP)* on-site (353.4sqm) to achieve policy compliance. It is also recognised that the required LEAP would not be feasible on a site of this size. The proposal is also located close to Newbridge Fields, which provides good quality play facilities. To cover the equivalent cost of providing and maintaining (over a 25-year period) the required 353.4m<sup>2</sup> of a LEAP, a financial contribution would equate to £28,614.80 (Capital: £15,298.69 + Maintenance: £13,316.11).

A financial contribution is also required towards the *Other Outdoor Provision and Playing Pitches* typologies as defined under Policy COM10 of the RLDP. For *Other Outdoor Provision*, a financial contribution of £53,543.44 (Capital: £27,434.81 + Maintenance: £26,108.63) is required.

For *Playing Pitches*, a financial contribution of £51,712.47 (Capital: £20,602.85 + Maintenance: £31,109.62) is required.

Therefore, a total financial contribution of £133,870.71 is required towards outdoor recreation facilities (ORF) provision for this proposal under Policy COM10, secured by a s106 agreement.

### **Traffic Orders**

It is noted that the site lies in an area with a high demand for on-street parking given the proximity to the town centre and that this is not managed by any current residents' parking scheme given concerns raised during the consultation process.

Therefore, there is a requirement for a financial contribution of £9,500 to fund a traffic order to facilitate a scheme of loading restrictions on Sunnyside Road and Angel Street, to be secured by a s106 agreement.

### **CONCLUSION**

The Application is recommended for approval subject to entering into a section 1096 agreement to secure the planning obligations required under Recommendation (A) and the planning conditions required under Recommendation (B) because the development complies with Council RLDP policy and guidelines.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan ("RLDP" 2024)

Notwithstanding the detailed objections raised and the advice received from Natural Resources Wales, it is considered that the residential scheme represents an appropriate redevelopment of this brownfield site at a prominent location within a sustainable location close to Bridgend Town Centre.

The scheme will positively contribute to the visual amenities of the area whilst also replacing a building of little architectural merit and bring appropriate living accommodation to the

locality. The proposal would not adversely affect privacy or visual amenities nor significantly harm neighbouring amenities or highway safety such as to warrant refusal on those grounds. The scheme also raises no adverse land drainage or ecological concerns.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **RECOMMENDATION**

**(A)** The Applicant enters into a Section 106 Agreement to:

- i) Provide a minimum of 15% of the total number of residential units (which 15% equates to 9 x one bedroom apartments) as affordable housing with the type of units, location within the building and affordable tenure to be agreed by the Council, to secure compliance with Policy COM3 and to ensure that the 9 affordable housing units are constructed to Development Quality Requirement Standards,
- ii) Provide a financial contribution of £ (index linked) towards the provision of Outdoor Recreation Facilities to be used towards the upgrading/improvement of existing ORF provision in the vicinity of the development, and,
- iii) Provide a financial contribution of £9,500 (index linked) to fund a traffic regulation order to facilitate and implement a scheme of loading restrictions on Sunnyside Road and Angel Street.

**(B)** The Corporate Director - Communities issues a decision notice granting consent in respect of this proposal subject to and once the Applicant has entered into the Section 106 Agreement subject to the following planning conditions:

1. The development shall begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan SSH-ASL-00-00-A-DR-0001-P2  
Proposed Ground Floor Layout SSH-ASL-00-00-A-DR-0100-P24  
Proposed First Floor Layout SSH-ASL-00-01-A-DR-0101-P14  
Proposed Second Floor Layout SSH-ASL-00-02-A-DR-0102-P9  
Proposed Third Floor Layout SSH-ASL-00-03-A-DR-0103-P8  
Proposed Fourth Floor Layout SSH-ASL-00-04-A-DR-0104-P10  
Proposed Fifth Floor Layout SSH-ASL-00-05-A-DR-0105-P11  
Proposed Roof Floor Layout SSH-ASL-00-06-A-DR-0106-P9  
Proposed Site Sections 01 SSH-ASL-00-ZZ-DR-A-0120-P5  
Proposed Site Sections 02 SSH-ASL-00-ZZ-DR-A-0121-P3  
Proposed Elevations – West and South Elevations SSH-ASL-00-ZZ-DR-A-0150-P7  
Proposed Elevations – East and North Elevations SSH-ASL-00-ZZ-DR-A -0151-P8  
GA - Sections SSH-ASL-00-ZZ-DR-A-0160-P2  
Landscape Masterplan SSH-ASL-XX-XX-DR-L-0900-P03  
Soft Landscape SSH-ASL-XX-XX-DR-L-0901-P03

Green Infrastructure Statement SSH-ASL-XX-XX-RP-L-0101-P04

Landscape Outline Specification SSH-ASL-XX-XX-SP-L-0101-P02  
Flood Consequences Assessment  
Flood Risk Summary  
JBA Explanatory Note  
Transport Statement  
Travel Plan  
Air Quality Assessment  
Noise Assessment  
Preliminary Ecological Assessment  
Preliminary Bat Roost Assessment  
Preliminary Assessment for Otter Holts and Natal Dens at Sunnyside  
Tree Survey  
Tree Constraints Plan  
Drainage Strategy  
Geotech Desk Study Report

Reason: To avoid doubt and confusion as to the nature and extent of the approved development and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

3. No development or demolition shall take place, including any site clearance, until a demolition and Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction periods. The Statement shall provide for:
  - i. The routeing of HGV construction traffic to/from the site in order to avoid the use of Sunnyside Road North of the existing site access and Glan y Parc supplemented with a scheme of temporary traffic management
  - ii. the parking of vehicles of site operatives and visitors
  - iii. loading and unloading of plant and materials
  - iv. storage of plant and materials used in demolition and construction of the development
  - v. wheel washing facilities
  - vi. measures to control the emission of dust and dirt during demolition and construction
  - vii. the provision of temporary traffic and pedestrian management on Sunnyside Road, and Angel Street.
  - viii. the phasing of the site clearance and construction.

Reason: To safeguard residential amenities and in the interests of highway and pedestrian safety in the vicinity of the site.

4. No development apart from demolition and site clearance shall commence until a scheme for the provision of 62 long stay cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The stands shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

5. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a scheme for an active travel access on the Eastern side of the building linking the cycle store and the active travel route required by condition 6 below has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include provision of a 2.5m wide active travel link and

shall be implemented in accordance with the agreed details before the development is brought into beneficial use.

Reason: In the interests of highway safety and to promote sustainable means of transport to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

6. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a comprehensive active travel scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include for an appropriately located uncontrolled crossing to link into the existing active travel route on the southern side of Angel Street and a setting back of the site frontage with Angel Street with the provision of a 3.0m wide active travel route to link the crossing point with the active travel access required by condition 5 above. The scheme shall include for signage and roadmarkings and be supported by a stage 2 Road Safety Audit and shall be fully implemented in accordance with the agreed details before the development is brought into beneficial use.

Reason: In the interests of highway safety and to promote sustainable means of transport to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

7. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a scheme for the provision of a revised car park for 30 spaces has been submitted to and agreed in writing by the Local Planning Authority. The revised car park shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for resident parking only in perpetuity thereafter.

Reason: In the interests of highway safety with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan 2024.

8. There shall be no gates or barriers fitted to the vehicular access and the access shall be retained and maintained as such thereafter in perpetuity.

Reason: In the interests of highway safety and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

9. Notwithstanding the plans hereby approved, no development shall commence apart from demolition and site clearance until a scheme of boundary treatments has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall be fully implemented in accordance with the agreed details prior to the development being brought into beneficial use and shall be retained and maintained in perpetuity thereafter.

Reason: In the interests of the visual amenities of the site and highway safety and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

10. Prior to the commencement of development, in line with the recommendations of the Preliminary Ecological Assessment (PEA), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, to include:
  - Measures for the protection of retained habitats and trees during construction

- Risk avoidance strategy for vegetation clearance (with particular reference to reptiles, amphibians and small mammals)
- Pollution prevention measures
- Timing constraints relating to nesting birds and other protected species
- Ecological clerk of work presence during construction, in line with PEA recommendations
- A detailed landscaping scheme, including full species lists, numbers, densities, planting specifications and methodologies, and locations, to also include:
  - Details, specifications and locations of all proposed ecological enhancements, including bat and bird boxes and any additional measures proposed to deliver biodiversity enhancement
- Confirmation of long-term management arrangements for all biodiversity features

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales, Planning Policy Wales (Edition 12, February 2024), and Policies SP3, SP13, DNP7 and DNP8 of the Replacement Local Development Plan 2024.

11. Notwithstanding the requirements of condition 1, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained and maintained thereafter in perpetuity.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area and to ensure the development complies with Policy SP3 of the Replacement Local Development Plan 2024.

12. Notwithstanding the requirements of condition 1, no development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, roof/yard water, highway drainage and land drainage will be dealt with has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the building being occupied and maintained and retained in perpetuity.

Reason: To ensure effective drainage facilities are provided for the proposed development and to accord with Policies SP3 and DNP9 of the Replacement Local Development Plan 2024.

13. All planting, seeding or turfing comprised in the approved details of landscape plan (condition one) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development are removed, uprooted, or destroyed or die or become, in the opinion of the Local Planning Authority, seriously damaged or defected shall be replaced in the next planting season with others of similar size and species as that originally planted.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation, in accordance with Policies SP3, SP13, DNP7 and DNP8 of the Replacement Local Development Plan 2024.

14. To achieve desirable internal ambient noise levels for habitable rooms, the glazing units shall have a minimum sound reduction performance of 21 dB Rw + Ctr and shall have a ventilation strategy as described in section 4.8 of the acoustic noise report by Acoustics and Noise Ltd, Entitled 'Noise Assessment for Planning Purposes, Job No: 2208056 Dated: 2nd February 2023' - Site Address Sunnyside House. Details of the glazing and ventilation strategy to be installed shall be submitted and agreed with the Local Planning Authority to demonstrate compliance with this condition. The glazing and ventilation strategy shall be installed as per the agreed details.

Reason: To ensure a satisfactory form of development and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

15. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the Application site shall be submitted to and approved in writing to the LPA. If no protection measures are required then no further actions will be required.

All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

- 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

16. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health,
- groundwaters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
  - archaeological sites and ancient monuments; and
- any other receptors identified at (i)

(iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

17. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

18. The remediation scheme approved by condition 17 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

20. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

21. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

22. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

23. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

24. No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewerage system and avoid damage thereto.

**\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

- a. The Application is recommended for approval subject to entering into a section 1096 agreement to secure the planning obligations required under Recommendation (A) and the planning conditions required under Recommendation (B) because the development complies with Council RLDP policy and guidelines.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The

Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan ("RLDP" 2024)

Notwithstanding the detailed objections raised and the advice received from Natural Resources Wales, it is considered that the residential scheme represents an appropriate redevelopment of this brownfield site at a prominent location within a sustainable location close to Bridgend Town Centre.

The scheme will positively contribute to the visual amenities of the area whilst also replacing a building of little architectural merit and bring appropriate living accommodation to the locality. The proposal would not adversely affect privacy or visual amenities nor significantly harm neighbouring amenities or highway safety such as to warrant refusal on those grounds. The scheme also raises no adverse land drainage or ecological concerns.

b. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;  
(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the Application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

c. As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB Application process and will provide comments to any SuDS proposals by response to SAB consultation.

The Applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the Applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

d. In order to satisfy the drainage, condition the following supplementary information is re-quired:

- Provide agreement in principle from NRW for a Flood Consequence Assessment associated with this development;
- Provide agreement in principle from DCWW for foul water disposal to the public sewer;
- Provide agreement in principle from DCWW for proposed sewer diversion;
- Provide hydraulic calculations confirming development site has attenuation sized to accommodate a 1 in 100yr + 30% CC storm event;
- Provide a CCTV report of private surface water sewer between development and River Ogmore to ensure sewer is in good structural condition.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**  
None

**REFERENCE:** P/25/386/BCB

**APPLICANT:** Bridgend County Borough Council - Communities Civic Offices, Angel Street, Bridgend, CF314WB

**LOCATION:** Bryn Y Cae Nursing Home, Cae Bracla, Brackla, Bridgend, CF31 2HF

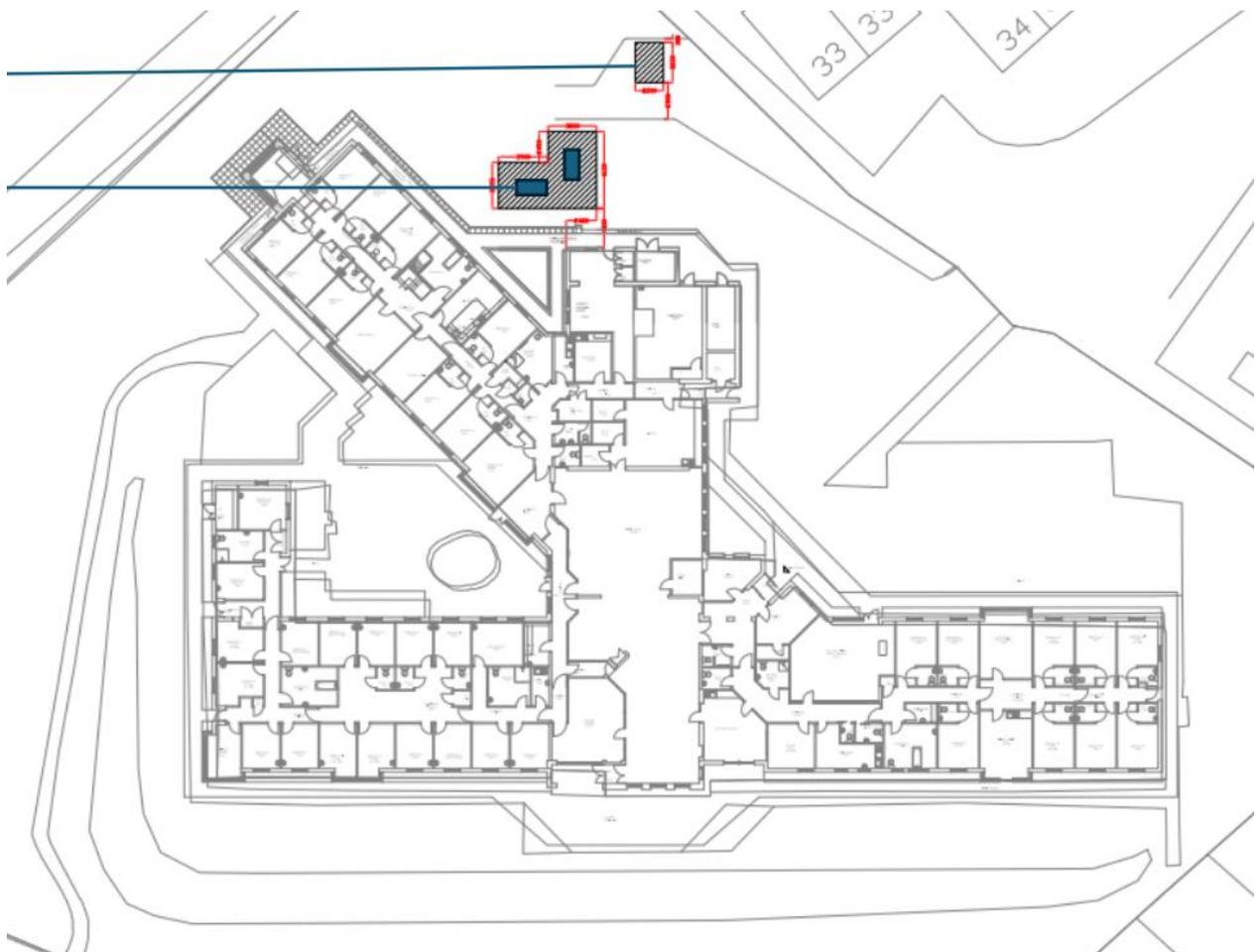
**PROPOSAL:** Installation of Air Source Heat Pump system to include exterior siting of equipment including feeder pillar on a concrete base with acoustic baffling curtain screening

**RECEIVED:** 23 June 2025

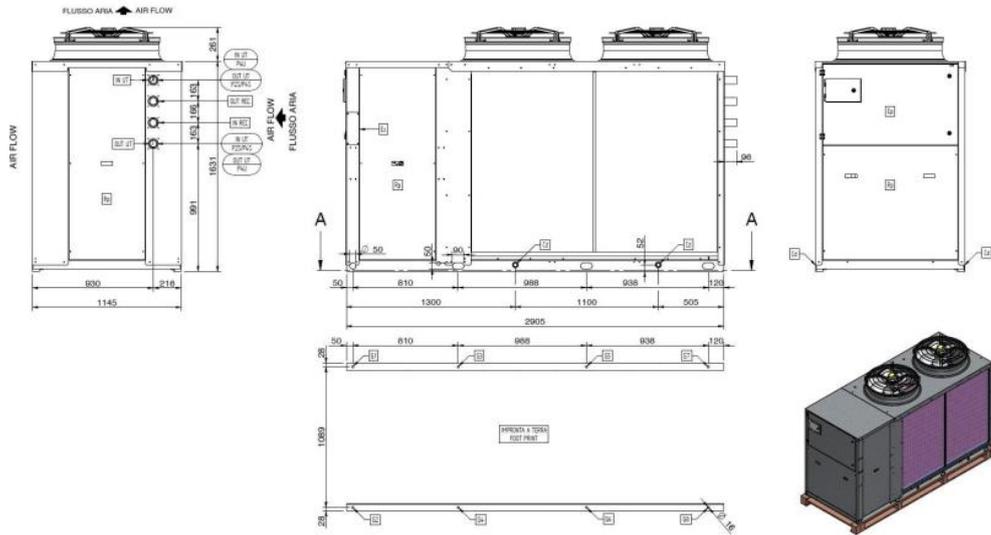
## DESCRIPTION OF PROPOSED DEVELOPMENT

Full Planning Permission is sought for the installation of an Air Source Heat Pump system, together with the exterior siting of equipment including a feeder pillar on a concrete base with acoustic baffling curtain screening at the Bryn Y Cae Nursing Home, Cae Bracla, Brackla.

Work has commenced on installing the heat pump system prior to the grant of planning permission. However, the equipment is yet to be commissioned and is not operational.



**Fig. 1 - PROPOSED SITE PLAN**



**Fig. 2 - AMICUS LAHP-1202HTXL – LOW NOISE AIR SOURCE HEAT PUMP**

The Applicant has advised that the larger “L-shape” of the outlined areas on the site plan is the plinth for the Air Source Heat Pumps (2 units set at 90 degrees) and the smaller area is the plinth for a feeder pillar. The two are to be connected by a single trenched cable.



**Fig. 3 – PHOTOGRAPH OF EQUIPMENT (22/08/2025)**

The equipment is being installed within a grassed area situated in the northwestern corner of the nursing home site beside the existing building.

The site plan initially submitted indicated that the heat pump system would be connected to a power supply from Cae Bracla. The Applicant has now advised that the energy provider will connect the equipment via an alternative route from Brackla Way.

Development has included the installation of a length of wood panel fencing along a portion of the western and northern property boundary, adjacent to the existing hedgerow. It is understood that this is in order to prevent unauthorised access to the property from

Brackla Way.

The Application was supported by a document containing technical specifications for the equipment along with a Tree Survey, Categorisation & Constraints Report (June 2025) and a Tree Constraints Plan.

As construction work had proceeded in advance of the determination of the Application and a tree survey and recommendations of the tree report had not been undertaken and furthermore no mitigation measures were recommended to ensure that existing trees and hedgerows were protected during development, the agent was requested to provide an updated Arboricultural Impact Assessment (**AIA**). This was required to reflect the work undertaken, impact on trees and their root protection zones and identify any necessary biodiversity mitigation or compensation measures.

A revised AIA (January 2026) and Biodiversity Enhancement Plan (09/11/2025) were subsequently submitted and have been re-consulted on.

### **SITE DESCRIPTION**

The Application site is situated within the Primary Key Settlement of Bridgend, as defined by **Policy SF1** of the Bridgend Replacement Local Development Plan (2024) (**RLDP**).

The site is situated at the end of Cae Bracla, a residential cul-de-sac which joins to Brackla Way. The site also fronts onto Brackla Way, however, there is no access to the nursing home from this road, and this boundary is extensively landscaped containing mature trees and shrubs.

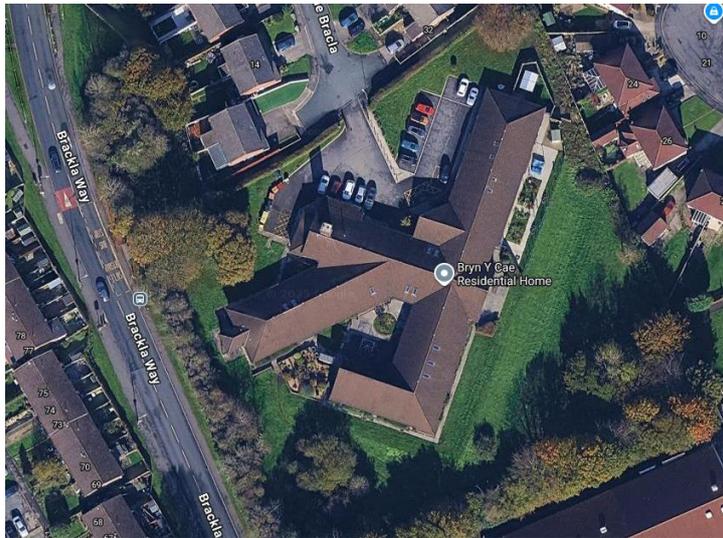
A narrow pedestrian lane runs along the northern boundary of the Application site and connects Cae Bracla to Brackla Way. The lane joins Brackla Way behind the bus stop and bus shelter.

The property contains a substantial single storey nursing home. The building is finished in brick with a pitched tile roof. The site contains some car parking, an area for loading and unloading and an associated waste storage area.

The building is located within a landscaped setting with boundary planting principally along its western and southern boundary. The Triangle Shopping Centre and Co-op Food store are located on the adjacent site to the south. The wider area contains reasonably new housing of a variety of styles and forms.



**Fig. 4 – SITE LOCATION PLAN**



**Fig. 5 - AERIAL IMAGE**

## **RELEVANT HISTORY**

**83/1276** – Home for the elderly. Granted 09/01/1984

**89/0779** – Installation of new front bay window. Granted 29/06/1989

**P/12/17/BCB** – New single storey entrance lobby to reablement wing. Granted 13/02/2012

## **PUBLICITY**

Neighbours have been notified of the receipt of the Application, and a site notice was displayed.

The period allowed for response to consultations/publicity expired on 14/08/2025.

Following the receipt of the updated AIA and a Biodiversity Enhancement Plan on 26/01/2026 the Application was the subject of a re-consultation exercise. The period for representations closed on 10/02/2026.

## **CONSULTATION RESPONSES**

**Shared Regulatory Services** – No objection subject to the imposition of conditions

**Ecology** – No objection subject to the imposition of appropriate conditions.

**Brackla Community Council** – Initial Objection.

*'1. We have requested through our Ward Councillors that this Application should be determined by the Development Control Committee and that we would wish to speak at that meeting.*

*2. We object to this planning Application being approved for the following reasons:*

*3. In November 2023 the pre Application advice to the Applicant stated that Air source heat pumps in a non-domestic setting would require planning permission and need to satisfy certain conditions. It further stated that Shared Regulatory Services would need to be consulted on the noise emissions and that they would have to comply with Building Regulations.*

*4. In reality and as indicated in a number of emails that have been sent to BCBC Planning concerning this Application from ourselves the project has virtually been completed before*

the consideration closing date and indeed before SRS or the other consultees have responded.

5. We believe that several breaches of planning legislation have occurred with this Application including para 34(1) of the Planning (Wales) Act 2015 where planning permission should be granted before the developer commences any work. The Applicant BCBC states on their planning Application that work commenced on the 5 June 25 several weeks before even the planning Application was received at BCBC.

6. On the 25 July we received a response from yourself to an enquiry relating to the discharge of your responsibilities under TCPO 2012 Order, Article 12 where you advised that 43 letters of notification had been sent out. To date the feedback, we have received including from neighbours living directly opposite Bryn Y Cae and Ashbrook have still to receive notification which potentially may make the LPA's handling of the matter legally flawed on open to judicial review.

7. On the 1 August a site notice was also included to the publicity albeit its placement on a lamppost just outside Bryn Y-Cae Care Home was unlikely to reach the attention of those neighbours involved.

8. There is a thorough Tree Survey Report supporting this Application dated 12 June 25 which does not appear to have been adhered to. The hedgerow and several trees have already been removed excluding the dead tree T2 and yet the Destination and Countryside Management team have not submitted their comments as this has occurred before the end of the consultation period and once again a further breach of planning. Local residents commented that the work to remove the hedgerow and erect the new fence started well before the 5 June and during the birdnesting season.

9. There is no signage indicating who the Contractor is completing the project nor is there any Health & Safety signage visible on this site which we understand is a breach of the Health & Safety Regulations 1996 which BCBC building control have a responsibility to monitor.

10. It would appear that the concrete base housing the two Air Source Pumps also impedes on the root systems of the remaining trees next to this installation.

11. Page 3 of the Tree Survey Report mentions a proposal to redevelop the site with no further explanation given which must be of great concern to the resident occupants and their relatives at Bryn Y Cae. This matter we feel also warrants further explanation from BCBC.

12. Although the two 1202HXL Air Source Heat pumps installed on site are described as Low Noise our understanding of the technical specification supporting this Application suggests the noise level will be at least 88db each pump which is the equivalent of "heavy traffic noise" according to information provided by the Royal National Institute for the Deaf. They further state that the safe exposure time for 88db is four hours.

13. We acknowledge that some mitigating measures are likely to be put in place concerning this noise albeit we also understand that several of the rooms within a few metres of these pumps are used for respite care and these will be impacted the most by the potential 24/7 use of these pumps. The nearest neighbours are within 15 metres of these pumps and without access to the SRS report on this Application we feel this noise factor is an unacceptable imposition on the occupants and residents.

14. We understand that if a Developer undertakes works without securing planning permission or commences them prior to the issuing of any decision, then they place themselves at risk of possible enforcement action. We feel that this needs to be explored by the Enforcement Officer in this case.

15. Finally, we must express our major concerns over the way this Application has been handled from a complete planning perspective especially as the Applicant is BCBC itself.'

Following the receipt of further information and re-consultation a second objection was received from the Community Council which states:

*'Brackla CC would comment as follows:*

1. We are conscious that the two recent reports that were added to this submission on 26 January 2026 are primarily in response to the email from Jess Hartley, Biodiversity Policy Manager dated 5 September 25, and that the main contents of the report will no doubt receive her close scrutiny and professional opinion which we respect.
2. With reference to the Biodiversity Enhancement Plan submitted by JP Ecological services written on 9 November 2025 we would like to make the following points:
  - Para 1.0.2 states that the author was not involved in the early phases of the siteworks and therefore based the findings on the existing conditions, basically after all the construction work had been completed.
  - Para 1.0.3 we believe the descriptions “small works”, “short length of wood fence”, “small area of bramble “to be misleading as the new wood fence is approximately 40 metres long, previously where the old hedgerow was well established and home to wildlife etc.
  - In addition, the concrete bases for the **two** air-source heat pumps are quite significant, they are commercial size air source pumps measuring approximately 3 metres long by 2 metres high and just over a metre wide without the Louvre attachments:
  - The small fire mentioned has not been raised previously and no photos have been provided to show the extent of damage, additional large parts of the hedgerow covering the large perimeter of the Nursing home have no fence
3. The Arboricultural Implications Assessment provided by Ambler-Lewis Tree Services Ltd provides continuity to the original Tree report but clearly shows the sequence of these reports is out of sync with what is expected to meet such criteria as the Step-wise Approach to planning in that the damage and subsequent potential deterioration of the remaining trees has been done. The review has been flagged as to being completed after the construction phase post completion of the site works and removal of hedgerow and some trees (T1, T2?)
4. We understand that BCBC have acknowledged that consultation letters weren't actually sent to residents at the outset despite us being advised that 43 letters of consultation were issued and we would appreciate confirmation of this.
5. It also appears that an external supply of electricity may have been sourced from Cae Brackla to the new system to help run the new pumps and we would appreciate clarification on this also as we understood the new system would be both sufficient and more economical - excluding the set-up costs, obviously.
6. Finally, we would also like to point out that the site where Bryn-y-Cae Nursing Home is situated was identified by BCBC as a potential Candidate Site for redevelopment during the formation of the current 2018-33 LDP process and we suspect this is what the authors of the Tree report were alluding to.'

**Councillor J Spanswick** - 'As the local ward member I would like to request that this Application is reported to the Development Control Committee for determination. While I support the provision of such an installation, I am concerned about the proximity to local residential properties and the impact due to the operational noise. In addition, it's disappointing to note that works have commenced on site prior to approval and while this may not be a material planning consideration, it's not acceptable when this is an Application from the authority itself.'

**Councillor K Hughes** – 'I am the Chair of the planning committee at Brackla Community Council who are also a Statutory Consultee on this Application. Yesterday I circulated a copy of the Planning Notification letter dated 24 July 25 on Facebook primarily over my concerns regarding circulation of this notification to neighbours. To my alarm within minutes of posting I was contacted by some immediate neighbours who had received no notification and more concerning was the fact the project had commenced months ago. I visited the site and could see that trees had been removed and basically the concrete

*base and all the equipment/pipework had all been installed. I have written to the relevant Case officer (advised they were on leave until 19 August) also i copied in the relevant heads of department and CEO expressing all my concerns over this clear breakdown of established planning process. I am unsure if you can respond directly to me and what impact the above will have on your response, but I can advise that residents have already expressed their complete dismay over BCBC actions.'*

*'Whilst the original closing dates for comments was 14 August, I believe the late posting of the site notice dated 1 August 25 extends this date for responses until 22 August 25 to serve what purpose I am unsure.*

*Could you possibly explain why this situation has arisen and whether or not the noise that will emit from this installation will fall within the parameters laid out by the Department for Energy Security & Net Zero final report paper number 2023/046 titled - "Review of Air Source Heat Pump Noise Emissions, Permitted Development Guidance and Regulations. Also, could you please confirm whether or not the Environment Agency permit conditions have been met or does this fall under the SRS responsibilities.*

*I am also concerned that apart from one tree that was identified as 'dead' other healthy trees and habitat have already been removed by the Contractor whoever they may be which surely is a breach of current planning regulations.'*

It is noted that the Group Manager Planning & Development Services has responded directly to Councillor Hughes outlining the statutory process followed when notifying and consulting on planning Applications.

The Group Manager further advised that the concerns raised by the Councillor would be considered by Officers and relevant technical advisors in the overall planning assessment.

## **REPRESENTATIONS RECEIVED**

Initially, two objections were received from residents of Cae Bracla. Concerns raised include:

- Failure to receive notification of the planning Application from the Council
- Development works have been underway prior to the grant of Planning Permission, and this reflects poorly on BCBC
- Noise levels are required to be assessed and must be monitored once operational
- Construction effects including increased traffic and parking pressures on Cae Bracla
- Object to the removal of any trees or landscaping
- Details of noise mitigation measures required
- Construction noise has impacted on residents working from home
- Displacement of on-site parking during construction has caused disruption and inconvenience for local residents

The Application has been further consulted on following the receipt of further information from the Applicant in January 2026. This has resulted in two further objections being received from local residents and these are repeated in full below:

### **Objection 1**

*'I object to the proposal for reasons outlined below, and do not wish to register a request to speak at Committee*

*I object to the manner this Application was dealt with for the following reasons.*

i. The letter I received last week was the first official notification I had of the planning Application, even though the biodiversity report suggests letters were sent.

ii. It appears from the biodiversity report that the Application was made in June 25, but according to the report from November 25, work had already commenced and been completed on the site.

iii. I have had sight of plans that the system will be linked to Cae Brackla to help to run the heat pumps system. I would like this to be clarified and the implications of required work, which will affect the residents, and any implication for loss of electricity supply during these works.

We have to adhere to the planning process as set out by the Council, in this case there seems to have been little regard for local residents, and disregard for its own rules and regulations.

Hopefully these points will be considered and addressed during the planning Application discussion.'

## **Objection 2**

The second objection received states:

*'I object to the proposal for the reasons outlined below, register a request to speak at committee and have completed contact details below.*

*This is my second objection to be raised about this project, with my concerns increasing relating to all aspects of the scheme and the conduct of BCBC and their representatives.*

*My concerns are listed below and in no specific order:*

1) *Despite this development not being approved, one of our locally elected community councillors was advised by the staff of Bryn Y Cae Nursing Home that the radiators were all replaced prior to June 2025 for radiators that work with a heat pump. Surely this is an unacceptable waste of money for a scheme that hasn't been approved?*

2) *The fencing replaced in the corner adjacent to Brackla Way was blamed on a fire. As a resident of Cae Brackla and who walks along the path on an almost daily basis, I wasn't aware of a fire and didn't see any evidence of a fire, so think the dates and times need to be confirmed and evidence supplied.*

3) *The aforementioned fencing definitely cannot be described as the "small works" mentioned in the supporting documents published on the planning portal. 40 meters (approx.) of mature hedgerow and trees were felled without consideration for local wildlife, especially during the nesting period of 2025. The ecology report of January 2026 states that hedgehog runs were also been destroyed by this installation and need to be reinstated. For a council who cancelled a long-standing fireworks display in 2025 over concerns for wildlife, I find their actions of removing mature hedgerow and healthy trees for the erection of a wooden fence, much longer than necessary, deplorable.*

4) *The first-time residents of Cae Brackla were made aware of the scheme was when a community councillor posted to the local Hub on social media. When BCBC were questioned about stakeholder engagement I received email confirmation from Rhodri Davies that 41 letters were issued relating to the project but only 6 to houses in Cae Brackla (the closest houses to the heat pump location) which was "in line with Town and Country Planning Order 2012". So why have I received the second letter of 27 January if*

*Rhodri Davies believes I didn't need the first. BCBC also could not confirm, when repeatedly asked, where the initial 41 letters were distributed. I also note that in supporting documents online, they state that no stakeholder engagement was carried out in 2025. So, clarification on if letters were/weren't sent out is needed as no one seems to be able to tell a consistent story, but I do not believe they conducted themselves in accordance with the Town and Planning Order 2012.*

*5) Construction of the base and installation of the heat pumps commenced in June 2025 and was completed with everything in situ before the end of summer 2025. This was even before the end of the first consultation period. These dates are also confirmed in one of the supporting documents online. I think BCBC need to explain why the work had been completed before any decision on the development has been given. If I was to complete construction on my own property without waiting for planning permission to be granted, I would be given an enforcement notice, be expected to remove the construction at my own cost, receive a fine and have it permanently recorded on my land charge documents. Why do BCBC believe they are above following their own processes?*

*6) In one of the supporting documents online, it states that the heat pumps cannot be seen from a public path or road. I am not sure who has checked this, but you can very clearly see the heat pumps from a public path, especially as part of the hardware is situated extremely close to the existing wooden fence and is considerably higher than the existing hedgerow. The only reason it cannot be seen from the road is due to the 40-meter fencing that was installed, which as stated above, I do not believe has been installed in accordance with what BCBC initially stated would be erected.*

*7) I object to the heat pumps on the grounds of the noise pollution and the lack of clarification of noise mitigation from BCBC. My house and garden are in line with the heat pump and believe I will be seriously affected by the noise from these industrial units. There has been no correspondence from BCBC on how they intend to monitor the increase in noise once working and how it will be addressed.*

*8) The publication of the official notification of the project is extremely questionable, as the notice was taped to the lamp post outside Bryn Y Cae after work had already started and displayed in an unacceptable manner and not in line with how notices should and have been displayed previously. It was taped around the post, making it impossible to read and not in a way to catch your attention.*

*9) Further ecological surveys were requested prior to works commencing, but they were completed after construction was finished because, as previously stated, construction was completed before the initial consultation period was concluded. It is too late to conduct impact surveys if trees and hedgerows have already been felled.*

*10) There were several site visits by BCBC representatives in 2025, who would have all been aware of the pace of works despite no final decision on the development being made. How is this acceptable? Why did they not issue a stop notice, especially as no final decision had been made at that time (and still hasn't). BCBC have to be seen to follow their own rules relating to planning, otherwise why should residents? There is a total disregard of following due process by the very people who should be setting the example they expect residents to follow. Their conduct to date shows a total disregard to the people who will be most impacted by this scheme.*

*11) I have seen very poor-quality plans published online that state an electrical tie in for the industrial heat pumps is required and that part of Cae Brackla will need to be dug up. Residents have not been made aware of this and I strongly object. The work to complete the tie in will cause unnecessary disruption and will block clear access to our properties. I*

*work from home and would expect compensation while the work is carried out for the increased noise pollution and for any breaks to services to our properties. Clarification should also be provided by BCBC that the existing services are adequate to cope with the additional drain of the heat pumps and we will not be subjected to increased power outages as they have not improved the existing services. I do not believe a tie in at Cae Brackla is the best course of action, when there is clearly a power supply along Brackla Way or even at the Triangle shopping area, which is situated to the back of the nursing home and will be better equipped to deal with the extra electrical feed. The fact that the electrical supply has not been addressed until 2026, after the heat pump has already been installed is incredulous especially for a project that has not been approved.*

*The way that BCBC has acted over this project raises serious concerns on their conduct due to their total disregard to their own processes and policies. They cannot expect their residents to follow rules and regulations they set out when they cannot do it themselves. For a council that claims they are dealing with serious defects to their budget, questions need to be asked as to why they approved the works to start when it hadn't been approved (and still hasn't 6 months after construction was completed). This is a serious waste of public money that needs to be addressed, especially if the scheme could still be rejected.'*

### **COMMENTS ON REPRESENTATIONS RECEIVED**

Concerns have been raised with the development works proceeding prior to the grant of Planning Permission.

While it is acknowledged that works did commence before the submission of the Application, it is not a criminal offence to carry out development without first obtaining planning permission. While it was suggested that enforcement action be considered, this is a discretionary function which the Welsh Government advises should be used as a last resort and only when it is expedient to do so in the public interest. One of the principal aims of planning enforcement is first to seek to regularise the planning breach provided it is acceptable to do so by the submission of a retrospective planning application.

In this instance, the Local Planning Authority has followed the statutory requirements and directly notified 43 adjoining and surrounding properties of the Planning Application and invited representations within a 21-day period. The letters circulated were dated 24/07/2025 and it has been confirmed they were posted on that day. Additionally, a site notice was displayed on public highway outside the Application property, advising of the proposed development. The consultation undertaken by the Local Planning Authority complies with the requirements of the Town and Country Planning Development Management Procedure (Wales) Order 2012 as amended.

It is noted that the one objector who had raised concerns regarding the adequacy of consultation initially subsequently made a submission on the proposed development and this was received by the Local Planning Authority on 05/08/2025.

Health & Safety signage is a matter covered by separate legislation and is not a material planning consideration.

The Applicant has advised that the reference in the Tree Survey Report to '*redevelop the site*' was a description made by the Arboricultural consultant and has stated that it is not the Applicant's intention to further develop the site, only install the heat pumps and upgrade the existing heating system in the nursing home.

As it appears that the greatest element of the proposed works has now been completed, construction activity including vehicle movements and demand for on-street parking should be significantly reduced. The nursing home site includes sufficient space within the site

located adjacent to the proposed equipment for parking and for deliveries associated with the remaining works to be undertaken.

Should new connections be required to the electricity supply this would be undertaken in association with the utility provider and must conform to the relevant installation requirements and procedures ensuring minimal disruption to highway users and other supply customers.

The cost of any works already undertaken on the property is not a material consideration.

All properties that received initial notification of the Application have been re-notified following receipt of the further information submitted by the Applicant. The LPA has also notified those persons who have made representations on the Application.

To protect the amenities of residents/occupiers of other premises in the vicinity of the Application site, attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974. This empowers local authorities to control noise and vibration from demolition and construction activities and allows them to serve notices restricting working hours, plant usage and noise levels.

Concerns raised regarding noise and biodiversity are addressed in the Appraisal below.

### **RELEVANT POLICIES**

The Development Plan for the area comprises of the Bridgend Replacement Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

<b>Policy SF1</b>	Settlement Hierarchy and Urban Management
<b>Policy SP3</b>	Design and Sustainable Placemaking
<b>Policy SP4</b>	Mitigating the Impact of Climate Change
<b>Policy DNP6</b>	Biodiversity, Ecological Networks, Habitats and Species Environment
<b>Policy DNP7</b>	Trees, Hedgerows and Development
<b>Policy DNP8</b>	Green Infrastructure
<b>Policy DNP9</b>	Natural Resource Protection and Public Health

In the determination of a planning application regard should also be given to the local requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this planning Application:

Future Wales – The National Plan 2040

Planning Policy Wales Edition 12

Planning Policy Wales Technical Advice Note (TAN) 11 Noise

Planning Policy Wales Technical Advice Note (TAN) 12 Design

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales

- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

### **THE SOCIO-ECONOMIC DUTY**

The Socio-Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came into force on 31 March 2021 has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

### **APPRAISAL**

The Application is referred to the Development Control Committee as it is an Application made on behalf of the Corporate Director - Communities that has been subject to objection from residents and the Brackla Community Council and a call-in request by the Local Ward Member.

The main issues for consideration in the determination of this Application are the principle of development and its visual impact on the surrounding area as well as its impact on amenity (living conditions of residents) and its effects on biodiversity.

### **PRINCIPLE OF DEVELOPMENT**

The Application site is situated within the Primary Key Settlement of Bridgend, as defined by **Policy SF1** of the Bridgend Replacement Local Development Plan (2024).

The nursing home has been operating from this site for a considerable period of time and uses traditional methods of heating. This proposal seeks to upgrade, improve and decarbonise the existing heating system of this Council owned facility. As such, no objections are raised to the principle of the proposed development

### **VISUAL IMPACT ON THE AREA**

**Policy SP3: Good Design and Sustainable Placemaking** of the RLDP states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having regard to the natural, historic and built environment, by:

- 1) *Demonstrating alignment with the principles of Good Design; and*
- 2) *Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.*

**Policy SP3** notes that planning Applications must be supported through the submission of appropriate design and technical information to demonstrate compliance with criteria a) to o). All development must:

- a) Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character; and*
- b) Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;*

The heat pump and power supply equipment are proposed to be located at the side of the existing care home building in a landscaped location adjoining an area currently used for servicing and storage of waste and recycling bins. The equipment and the power feeder unit are of a modest size and scale and would be considered ancillary to the care home facility. Whilst being of a generally utilitarian appearance, they are considered to be of an acceptable form and finish when considered within the context of the site and the adjoining buildings. The equipment would not be visually prominent when viewed from adjoining properties.

Accordingly, the proposed development is not considered to have any harmful impact on the character and appearance of the property and the surrounding residential area and would be consistent with **Policy SP3** of the RLDP.

### **SURROUNDING AMENITY**

**Policy SP3** of the RLDP notes that planning Applications must be supported through the submission of appropriate design and technical information to demonstrate compliance with criteria a) to o). All development must:

- g) Avoid or minimise noise, air, and soil and water pollution; and*
- k) Ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected.*

**Policy DNP9 Natural Resource Protection and Public Health** of the RLDP states that development proposals will only be permitted where it can be demonstrated that they would not cause a new or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity due to:

#### *2) Noise pollution*

The Environmental Health Officer from Shared Regulatory Services has reviewed the proposal and advised:

*‘...With the proposed mitigation of the double layer sound attenuating louvres, it is unlikely that the proposed air source heat pump would result in any significant noise issues. Installations of Air Source Heat Pumps (ASHPs) are also required to comply with Microgeneration Certification Scheme (MCS) Planning Standards, or equivalent standards to ensure that it is installed by a certified installer using a certified product thereby minimising the risk of a poor quality or unreliable installation. I would therefore request that the following conditions are imposed:*

- 1. The AMICUS LAHP-1202HTXL air source heat pump shall be installed in accordance with the detailed information submitted with the planning Application*
- 2. The Sound power level of the installed air source heat pump shall not exceed 75dBA as detailed in the Lochinvar ‘Technical Product Submittal ‘document*
- 3. The AL 150 double layer acoustic louvres facing the neighbouring property (and the care home resident bedrooms) shall be installed prior to the first use of the air source heat pumps*
- 4. Within 2 months from receipt of a written request of the Local Planning Authority and following a justified complaint relating to noise emissions arising from the operation of the air source heat pumps (ASHPs), a noise assessment shall be undertaken in accordance with BS4142: 2014 by an appropriately qualified acoustic consultant which shall be submitted to and agreed with the Local Planning Authority to determine the noise impact of the ASHPs. The assessment report shall include all data collected for the purposes of*

*undertaking the noise assessment (including background LA90, LAeq and LAmax levels) and analysis. The assessment report shall propose further noise mitigation measures where an adverse impact is identified when determined in accordance with BS4142: 2014. Unless otherwise agreed with the Local Planning Authority, any required additional mitigation work shall be installed on site within 8 weeks of the date of the agreed noise assessment being submitted to the Local Planning Authority. Following completion of this work a further noise assessment shall be undertaken and submitted to the Local Planning Authority to demonstrate the mitigation has achieved the necessary level of attenuation to reduce the noise levels set out in the noise impact assessment.*

5. *The Air Source Heat Pump hereby approved shall be installed in accordance with the Microgeneration Certification Scheme (MCS) Planning Standards, or equivalent standards*

The conditions are recommended to ensure that the equipment does not cause any harmful noise effects, that sound levels are controlled and that the system be installed in accordance with the relevant standards. A further condition is recommended in order to address any future issues with operational noise emissions which may be raised.

Subject to the imposition of appropriate conditions, the proposed development is considered to be in accordance with **Policy SP3**: Good Design and Sustainable Placemaking and **Policy DNP9**: Natural Resource Protection and Public Health of the RLDP.

### **BIODIVERSITY/ECOLOGY**

In assessing a planning Application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

**Policy SP3** of the Replacement Local Development Plan (2024) requires development to safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

**Policy DNP6** states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance*

*must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

**Policy DNP7** states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*.

**Policy DNP8** requires that new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network.

The AIA submitted with the Application notes at page 4 that the development works were completed apart from a proposed technical mains connection prior to the site visit undertaken by the report author on 9<sup>th</sup> December 2026. Whilst the AIA report states December 2026, this is clearly a typographical error and should have stated 2025.

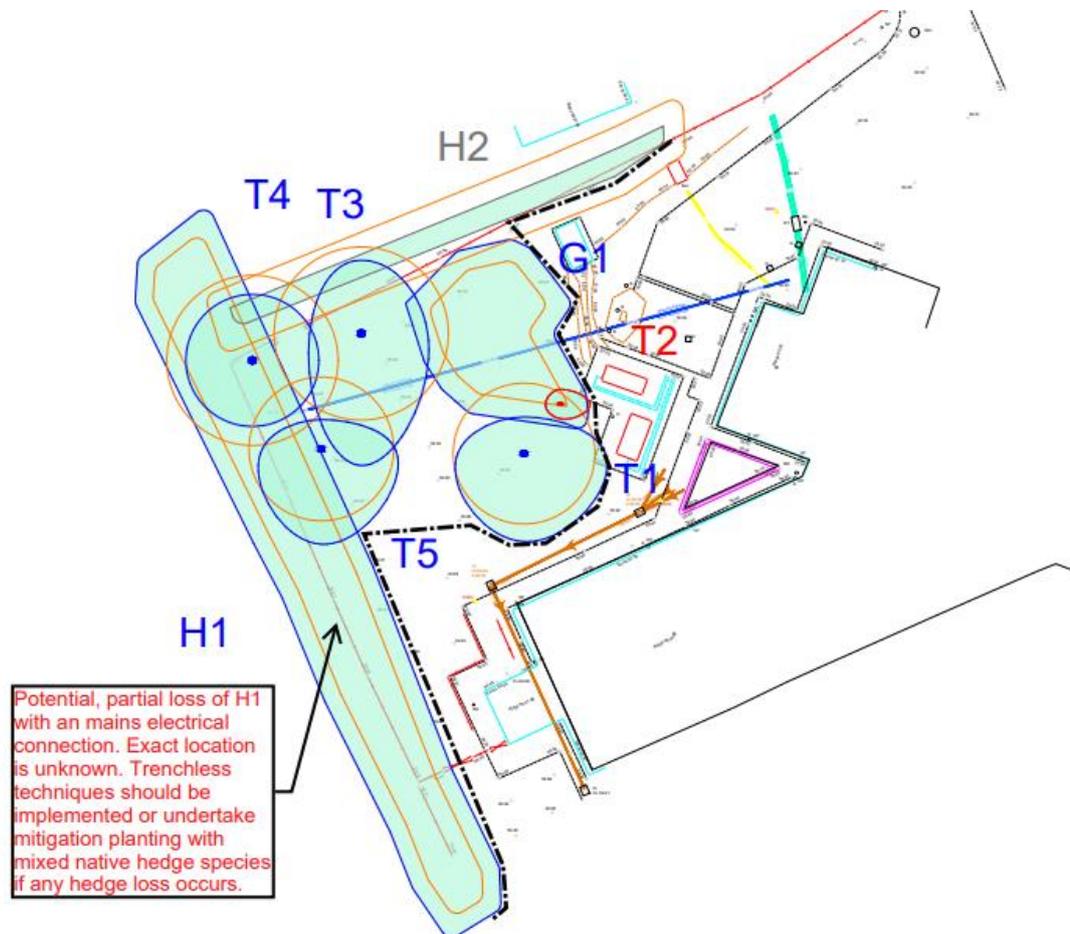


**Fig. 6 - PHOTOGRAPH TAKEN FROM AIA**

The AIA notes that: *‘The area appears to be of relatively low use and not generally accessed by the staff or residents, although it is adjacent to higher use areas including Brackla Way and a busy through road beyond the eastern boundary. Tree cover in this area is relatively dense, containing numerous early mature trees amongst dense scrubby undergrowth and boundary hedges providing useful screening to the north and east of site.’*

Table 1 of the AIA lists the identified tree species in the area subject to the Application. Tree T2 a Wych Elm is listed as a standing dead tree and is recommended for removal. The Brackla Way boundary contains a well-established unmaintained hedgerow (**H1**) which may be impacted due to the required electrical connection by the utility provider.

Paragraph 1.0.3 of the *Biodiversity Enhancement Plan* notes that a short length of wood panel fencing has been erected along the Brackla Way hedgerow boundary to prevent unauthorised access to the site. The document states that a small area of what is assumed to have been bramble-dominated scrub was cleared to facilitate its erection. It goes on to state that there were no stumps found within the site to indicate the felling of any trees to facilitate the construction of the fence.



**Fig. 7 - TREE CONSTRAINTS PLAN**

Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation, and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and wellbeing benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

The AIA identifies that the Application site is not located within a Conservation Area and does not contain trees subject to Tree Preservation Orders.

The Council's Ecologist has reviewed the proposal and has advised:

*'I have reviewed the submitted documents in support of the Application: Arboricultural Implications Assessment (AIA) prepared by Ambler-Lewis Tree Specialists Ltd (Jan 2026),*

and the Biodiversity Enhancement Plan (BEP) prepared by JP Ecological Services (Nov 2025).

The AIA confirms that the development has largely been completed and assesses post-construction impacts on retained trees and hedgerows. The BEP sets out proposed biodiversity enhancement measures intended to secure no net loss and deliver biodiversity enhancement.

The site comprises a small area (c. 900m<sup>2</sup>) within the grounds of Bryn y Cae Residential Home, Brackla. It consists of:

- Amenity grassland of low ecological value
- A small stand of semi-mature trees
- Boundary hedgerows (H1 and H2)
- Scrub

### **Arboricultural considerations**

The AIA report acknowledges that tree protection measures should ordinarily have been implemented prior to construction under BS5837. However, post-completion inspection found no obvious evidence of significant damage within RPAs. The report confirms:

- The main development footprint has avoided Root Protection Areas (RPAs)
- No Tree Preservation Orders apply to the site
- One standing dead tree (T2) is recommended for removal on safety grounds (removal is not proposed to allow the development)
- A partial loss of hedge H1 may occur with the proposed electrical mains connection

The report also identifies that if the electrical connection, which is proposed to be installed imminently, relates to this development, works must comply with BS5837, trenchless techniques should be used where possible, and any unavoidable hedgerow loss must be replaced with native species planting at a minimum 3:1 ratio, consistent with Planning Policy Wales.

### **Biodiversity impacts**

The BEP confirms that:

- Direct habitat loss is limited to a small area of bramble-dominated scrub (though, this area of scrub removal appears to be unrelated to the development) and amenity grassland
- No evidence of protected species was recorded
- Ecological impacts as a result of the development are considered limited

The development itself is therefore not considered to have resulted in significant adverse ecological effects.

### **Tree and hedgerow impacts**

Notwithstanding the limited ecological impact of the development, the removal or modification of trees and hedgerow is a material consideration. Planning Policy Wales (Edition 12) requires protection of trees and hedgerows where they contribute to biodiversity or green infrastructure (para. 6.4.39) as well as replacement planting at a minimum 3:1 ratio for permanent tree loss (para. 6.4.42).

In this case:

- The loss of the dead tree (T2) is justified on safety grounds, and can still provide biodiversity value subject to appropriate measures and is not proposed to allow the development
- Any permanent removal of hedgerow sections associated with cable installation must be compensated

*It is therefore recommended that replacement planting of native, local provenance hedgerow be secured at a minimum 3:1 ratio for any tree/hedgerow loss which is a result of the electrical cable installation.*

### **Biodiversity enhancement measures**

*The BEP proposes the following enhancement measures:*

- *Installation of bird boxes (minimum 3)*
- *Installation of bat boxes (minimum 3)*
- *Retention of standing deadwood as a monolith where safe to do so*
- *Planting of four native understorey trees (hazel, hawthorn, elder)*
- *Planting of native woodland wildflower bulbs (minimum 250)*
- *Reduced mowing regime within enhanced areas*
- *Installation of hedgehog access gaps within new fencing (minimum 2)*
- *Long-term monitoring by a suitably qualified ecologist (2 years from completion, then every 5 years)*

*These measures are proportionate and appropriate to the scale of development and would deliver biodiversity enhancement beyond mitigation alone.*

*To conclude, these comments relate to the development proposals supported by the submitted reports. Where scrub removal or fencing works fall outside the development or were undertaken independently, those matters would need to be considered separately. From an ecological perspective, the development as assessed is not considered to have resulted in significant harm to biodiversity and should the proposed enhancement measures be delivered as presented, should result in a net benefit to biodiversity.*

*No ecological objection is raised subject to:*

- *Implementation of the Biodiversity Enhancement Plan in full*
- *Replacement planting secured at a minimum 3:1 ratio for any permanent tree or hedgerow loss, particularly relating to the outstanding electrical cable installation works*
- *Compliance with BS5837:2012 for any outstanding cable installation works (as per the recommendations within the AIA for these works)*
- *Submission and approval of details for replacement planting relating to the cable installation works, and long-term management*

Given the conclusions of the Council's Ecologist, it is considered that, subject to the imposition of appropriate conditions, the proposal will comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within Technical Advice Note **TAN 5: Nature Conservation and Planning (2009)** and **Policies SP3, DNP6, DNP7 and DNP8** of the Bridgend Replacement Local Development Plan (2024).

### **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning Application, the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024)

On balance, it is considered that the proposal is acceptable in that it will provide a new heating system for the existing nursing home building. The new plant is suitably located,

and any visual impacts would be limited and acceptable. Furthermore, the chosen heating equipment and recommended conditions will ensure that its operation will not affect the amenity of the occupiers of the nursing home nor occupiers of the nearest residential properties. Subject to the imposition of appropriate conditions, the impact on biodiversity values would be acceptable

Accordingly, the proposed development is in accordance with Policies **SF1, SP3, DNP6, DNP7, DNP8** and **DNP9** of the Bridgend Replacement Local Development Plan (2024)

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **RECOMMENDATION**

That permission be GRANTED subject to the following conditions: -

1. The development shall be carried out in accordance with the following approved plans and documents:

LOCATION PLAN - DRAWING - PROPOSED EXTERNAL COMPOUND SLAB  
DETAIL

LOCHINVAR - TECHNICAL PRODUCT SUBMITTAL - AMICUS LAHP-1202HTXL  
(LOW NOISE AIR SOURCE HEAT PUMP)

HVC - LOUVRE SYSTEMS - SERIES AL - ACOUSTIC LOUVRES

25-033 - TREE CONSTRAINTS PLAN

ARBORICULTURAL IMPLICATIONS ASSESSMENT (JANUARY 2026) - AMBLER -  
LEWIS TREE SPECIALISTS LTD

BIODIVERSITY ENHANCEMENT PLAN (09/11/2025) - JP ECOLOGICAL SERVICES

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. The AMICUS LAHP-1202HTXL air source heat pumps shall be installed in accordance with the detailed information submitted with the planning Application

Reason: In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

3. The sound power level of the installed air source heat pumps shall not exceed 75dBA as detailed in the Lochinvar 'Technical Product Submittal' document.

Reason: In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

4. The AL 150 double layer acoustic louvres facing the neighbouring property (and the care home resident bedrooms) shall be installed prior to the first use of the air source heat pumps.

Reason: In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

5. Within 2 months from receipt of a written request of the Local Planning Authority and following a justified complaint relating to noise emissions arising from the operation of the air source heat pumps (ASHPs), a noise assessment shall be undertaken in accordance with BS4142: 2014 by an appropriately qualified acoustic consultant which shall be submitted to and agreed in writing by the Local Planning Authority to determine the noise impact of the ASHPs. The assessment report shall include all data collected for the purposes of undertaking the noise assessment (including background LA90, LAeq and LAmax levels) and analysis. The assessment report shall propose further noise mitigation measures where an adverse impact is identified when determined in accordance with BS4142: 2014. Any required additional mitigation work shall be installed on site within 8 weeks of the date of the agreed noise assessment being submitted to and agreed in writing by the Local Planning Authority. Following completion of this work a further noise assessment shall be undertaken and submitted to the Local Planning Authority to demonstrate the mitigation has achieved the necessary level of attenuation to reduce the noise levels set out in the noise impact assessment.

Reason: In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

6. The Air Source Heat Pumps hereby approved shall be installed in accordance with the Microgeneration Certification Scheme (MCS) Planning Standards, or equivalent standards.

Reason: In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

7. The approved development shall be carried out in accordance with the details contained in the BIODIVERSITY ENHANCEMENT PLAN (09/11/2025) - JP ECOLOGICAL SERVICES and ARBORICULTURAL IMPLICATIONS ASSESSMENT (JANUARY 2026) - AMBLER - LEWIS TREE SPECIALISTS LTD including compliance with BS5837:2012

Reason: To safeguard the character and appearance of the area and enhance biodiversity in accordance with Policy SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024), Chapter 6 of Planning Policy Wales 12 (Feb. 2024) and Policy 9 of Future Wales: The National Plan 2040.

8. Notwithstanding the details submitted, prior to the first beneficial use of the heat pump equipment hereby approved, details of the hedgerow replacement planting relating to the cable installation works and its long term management shall be submitted to and approved in writing by the Local Planning Authority. The replacement planting shall be completed, as approved, prior the first beneficial use of the equipment and retained as such thereafter.

Reason: To safeguard the biodiversity of the site in accordance with Policy SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024), Chapter 6 of Planning Policy Wales 12 (Feb. 2024) and Policy 9 of Future Wales: The National Plan 2040.

9. **The following advisory notes summarises the reasons for granting planning permission:**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning Application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

On balance, it is considered that the proposal is acceptable in that it will provide new heating for the existing nursing home building. The new plant is suitably located, and any visual impacts would be acceptable. Furthermore, the chosen equipment and recommended conditions will ensure that its operation will not affect the amenity of the occupiers of the nursing home and nearest residential properties. Subject to the imposition of appropriate conditions, the impact on biodiversity values would be acceptable

Accordingly, the proposed development is in accordance with Policies SF1, SP3, DNP6, DNP7, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None

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**REFERENCE:** P/25/700/FUL

**APPLICANT:** D2 Propco Limited Millgrove House, Parc Ty-Glas, Llanishen, Cardiff, CF14 5DU

**LOCATION:** 21 Humphreys Terrace, Caerau, Maesteg, CF34 0SG

**PROPOSAL:** Change of use of 4 bed residential dwelling (Use Class C3) to a 5 bed (max 5 persons) House in Multiple Occupation (HMO) (Use Class C4)

**RECEIVED:** 21 November 2025

## DESCRIPTION OF PROPOSED DEVELOPMENT

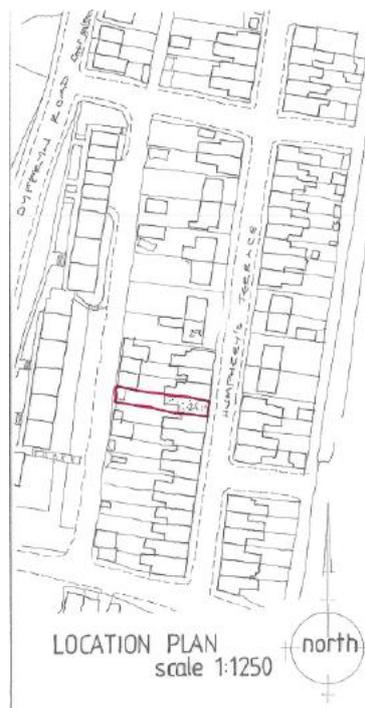
Planning permission is sought for the change of use of this existing sole residence residential 4-bedroom dwelling (Use Class C3) to Use Class C4 (House in Multiple Occupation), as a five-bedroom unit with 1 bathroom and a separate W/C and communal shared facilities at 21 Humphreys Terrace, Caerau, Maesteg.

In general terms, Use Class C4 covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities (Houses in Multiple Occupation: Practice Guidance, March 2017).

The submitted plans show that the existing building will be altered internally on the ground floor only by introducing a partition wall to create an additional front bedroom. The ground floor would comprise of a bedroom, a shared kitchen/living area with a bathroom and separate w/c. The first floor would accommodate 4 bedrooms, each measuring between 6.5 sq. m. and 10.5 sq. m. No external alterations are proposed.

There would be a rear access door and an existing tiered rear amenity space measuring approximately 15.5m in depth (from the rear elevation wall) and 5.2m in width to allow for a usable outdoor amenity space, cycle storage and an area for waste storage.

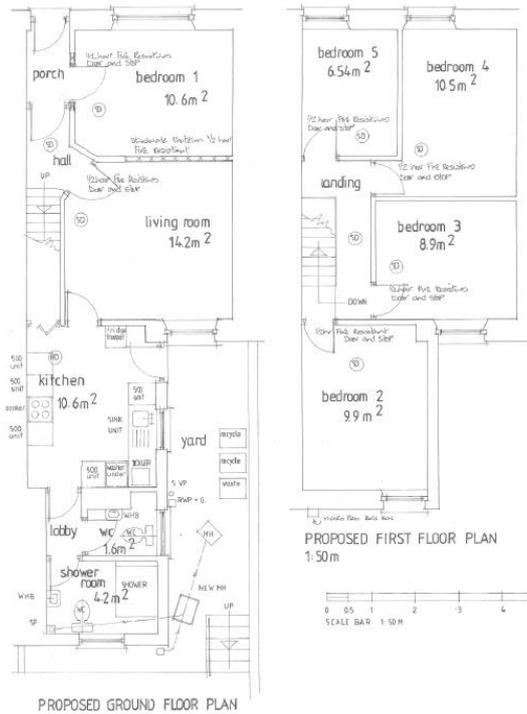
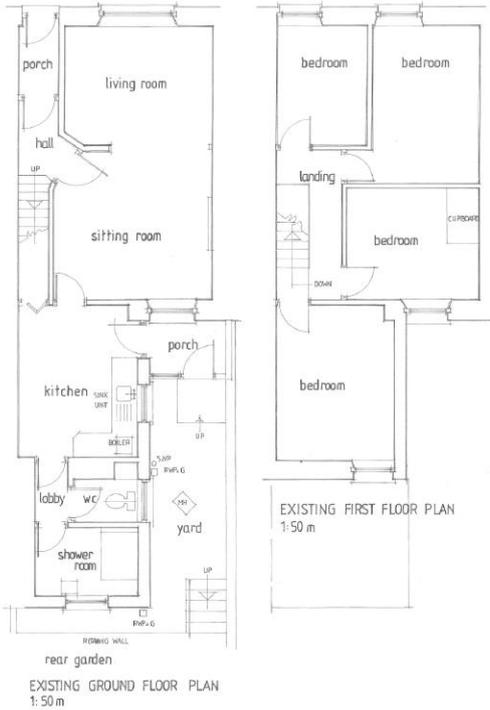
**Figure 1 – Site Location Plan**



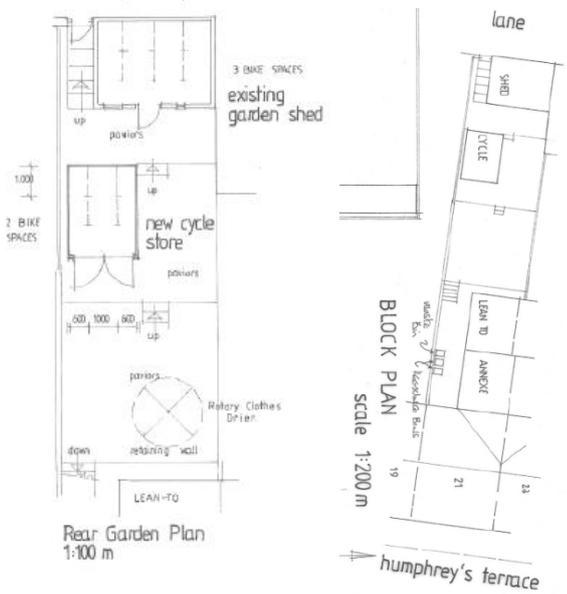
**Figure 2 – plans**

**2a: Existing Floor Plans**

**2b: Proposed Floor Plans**



**2c: Rear Garden and Block Plan**



**SITE DESCRIPTION**

The site relates to a terraced residential dwelling located within the Local Settlement of Caerau as defined by SF1 of the Bridgend Replacement Local Development Plan (2024) (RLDP).

The dwelling principally fronts Humphreys Street to the east, and has been previously extended on the ground floor level to the rear, with a generous tiered rear amenity space providing access to a substantial rear lane which includes parking provision for the Dyffryn Road flats to the west.

The building is finished with traditional stonework and tiles in keeping with the remainder of

the terrace. The wider street-scene is predominantly residential in nature, with Humphreys Terrace comprising traditional terraced style dwellings, although further up the street to the north are semi-detached dwellings with similarly proportioned gardens.

The nearest Local Centre is Caerau as defined by Policy SP12 of the RLDP approximately 370m to the north. The closest bus stop with a route to Bridgend Town Centre is 150m walking distance from the site.

**Figure 3 – site photographs**

*3a/b: Front elevation and street-view*



*3c/d: Perspective view up and down the street*



*3e/f: Dyffryn Flats to the West and the rear amenity space of the site*



3g: Aerial view including location of closest bus stops



3h: Zoomed in aerial view of site



## RELEVANT HISTORY

No recent relevant planning history.

## PUBLICITY

The Application has been advertised via a site notice and neighbours have been notified of the receipt of the Application. The period allowed for response to consultations/publicity expired on 19<sup>th</sup> December 2025.

## CONSULTATION RESPONSES

**Shared Regulatory Services:** No objection. Information relating to the HMO additional requirements concerning fire safety and *The Management of Houses in Multiple Occupation (Wales) Regulations 2006*, in addition to Building Regulations and fire safety measures has been provided.

**Highway Authority:** No objection raised commenting that there are local public transport facilities and amenities nearby and the existing lack of parking provision which would not be worsened by the proposed change of use. A condition relating to the proposed cycle storage is suggested.

**Dwr Cymru/Welsh Water:** No objection raised.

**Maesteg Town Council:** Formal objection, raising concern with the number of HMO's already operating in the area.

## **REPRESENTATIONS RECEIVED**

Councillor Paul Davies and Councillor Chris Davies have objected to the Application on the following grounds:

- Overdevelopment of the site, by way of intensification of use beyond what the property and surrounding area can reasonably accommodate.
- This Application conflicts with local planning policy and is contrary to the LDP objectives for housing mix, amenity and parking leading to a further reduction in the family housing stock for local residents.
- Lack of parking provision.
- Recycling issues as each unit will require several boxes and bags (approximately 5) to store and present on collection days.
- There are several HMOs within a very short distance of this proposed site, it is my understanding that there is a limit on the number of HMOs that can be permitted on one street (there is currently a 4 bed HMO almost directly opposite this proposed one, and one under construction in the former Station Hotel nearby).
- Potential for an increase of anti-social behaviour associated with this type of development.
- Concerns relating to lack of private amenity to the residents with limited garden space for 5 individuals.
- Lack of sustainable work in the area.
- Caerau is becoming a magnet for developers seeking to make money, often for investors who have not connections or interest the local area apart from increasing their 'portfolios'.

Nine letters of objection and a Community Petition with 31 signatures have also been received on the following grounds:

- a) Planning Policy conflict including overdevelopment of the site and overconcentration of HMO's within the vicinity impacting upon local infrastructure and community character.
- b) Lack of knowledge regarding the future residents and potential for anti-social behaviour and noise leading to concerns over residents mental and physical health
- c) Parking provision and Highway Safety
- d) Residential amenity by way of increased comings and goings by the use. Concern over residents mental and physical health
- e) Waste and Refuse concern
- f) Fire safety and Building Standards
- g) Drainage Concern by increased water usage
- h) Loss of House Value
- i) Query relating to any article 4 directions in the area

## **COMMENTS ON REPRESENTATIONS RECEIVED**

- a) Policy COM7 of the RLDP (2024) outlines criteria to prevent the overconcentration of HMOs; the proposal is considered acceptable in this regard. An HMO for 5 adults is considered similar in scale and use to a single household and therefore would have the same impact upon local infrastructure and community character.
- b) Issues in respect of anti-social behaviour and/or safeguarding are ultimately matters for the police and the proposal, which is for a residential use, is unlikely to result in such serious levels of anti-social behaviour as to warrant or justify the refusal of this Application. There is no compelling evidence to suggest that a small HMO use of the scale being considered would result in increased levels of crime or fear of crime within the vicinity of the site. The causes of anti-social behaviour and criminal activity are recognised to be diverse and cannot be attributed to any housing type in particular,

and it is considered that an appropriately managed, small scale HMO use, for a maximum of six people, would not cause such anti-social behaviour or a perception of anti-social behaviour to recommend refusal of the Application in this instance.

- c) Highways concerns are addressed in the Appraisal section of this report.
- d) Residential amenity concerns are addressed in the Appraisal section of this report.
- e) Waste and Refuse is addressed in the Appraisal section of this report.
- f) Fire Safety and Building regulations are outside of the remit of the planning system and the Applicant will have to comply with the required standards.
- g) Dwr Cymru/Welsh Water have been consulted on the matter and raised no objection.
- h) The value of nearby dwellings or buildings is not a material planning consideration.
- i) There are no article 4 directions in place in this area and the Application site is not located within a Conservation Area.

## **PLANNING POLICY**

### **National Planning Policy and Guidance**

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning Applications.’*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.”* (Paragraph 2.2 of PPW refers) Para 2.3 states *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

Para 2.7 PPW states: *“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales

- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application.

### **The Socio Economic Duty**

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

### **Local Policies**

The Development Plan for the area comprises of the RLDP (2024) which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

#### *Strategic Policies*

- **Policy SP1:** Regeneration and Sustainable Growth Strategy
- **Policy SP3:** Good Design and Sustainable Placemaking
- **Policy SP5:** Sustainable Transport and Accessibility
- **Policy SP6:** Sustainable Housing Strategy
- **Policy SP17:** Conservation and Enhancement of the Natural Environment
- **Policy SP18:** Conservation of the Historic Environment

#### *Topic based policies.*

- **Policy SF1:** Settlement Hierarchy and Urban Management
- **Policy PLA11:** Parking Standards
- **Policy COM6:** Residential Density
- **Policy COM7:** Houses in Multiple Occupation
- **Policy DNP6:** Biodiversity, Ecological Networks, Habitats and Species
- **Policy DNP9:** Natural Resource Protection and Public Health
- **Policy ENT15:** Waste Movement in New Development

#### **Supplementary Planning Guidance**

- SPG02 - Householder Development
- SPG 06 – Houses in Multiple Occupation
- SPG17 - Parking Standards
- SPG19 - Biodiversity

### **APPRAISAL**

This Application is referred to the Development Control Committee to consider the concerns raised by the Local Ward Members and neighbouring occupiers.

Additionally, a Local Ward Member has requested that the Application be referred to the Development Control Committee.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, the amenities of neighbouring residents, biodiversity and highway/pedestrian safety.

## **Principle of Development**

The site is located within the Local Settlement of Caerau within an established, residential area and near to local services and facilities as defined by **Policy SF1 Settlement Hierarchy and Urban Management** of the RLDP adopted in 2024. Policy SF1 states that development will be permitted within the settlement boundaries at a scale that reflects the role and function of the settlement.

**Policy SP6 Sustainable Housing Strategy** notes that the RLDP makes provision for 8,628 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 7,575 homes for the Plan period, of which, 1,711 of these homes will be affordable. Development will be distributed in accordance with Strategic **Policy SP1**, based on the Sustainable Housing Strategy that will amongst other outcomes – ‘*Support windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land*’. This Strategic Policy SP1 recognises the benefits of new residential development, including the reconfiguration of existing buildings and the re-use of vacant or under-utilised land.

The proposed site would be classified as an appropriate windfall site under **Policy SP6** which makes a contribution to the overall housing supply and introduces an important element of choice and flexibility into the housing market. **Policy SP6** of the RLDP and PPW 12 effectively support the use of suitable sites for housing development as it can assist regeneration and at the same time relieve pressure for development on greenfield sites.

**Policy COM6 Residential Density** states that development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. Policy COM6 notes that new housing developments must make the most efficient use of land in accordance with sustainable, placemaking principles and that good design must be utilised to maximise the density of development without compromising the quality of the living conditions provided, whilst making adequate provision for privacy and space around dwellings.

The proposed HMO would provide a sustainable house type located close to local services and transport links within the vicinity. It would utilise the existing building, require minor alterations and provide appropriately sized bedrooms and communal living spaces for up to five occupants. All habitable rooms would benefit from natural light, ventilation and a means of outlook onto either Humphreys Terrace or the rear facing yard. For these reasons, the proposed HMO is considered to meet **Policy COM6** of the RLDP.

The key policy relevant to this Application is **Policy COM7 Houses in Multiple Occupation** which states: ‘*Proposals to convert an existing building into a House in Multiple Occupation (HMO), bedsits or other forms of shared housing will only be permitted within defined settlement boundaries if:*

- 1) It would not lead to more than 10% of all residential properties within a 50m radius of the proposal being HMOs;*
- 2) Conversion is possible without major extensions or alterations to the building which would significantly alter the character and appearance of the street scene and the broader locality;*
- 3) The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses;*
- 4) the proposal incorporates on-site parking provision or demonstrates that it will not have an adverse effect on local parking provision;*
- 5) the proposal includes adequate storage for recycling/refuse, cycles and a clothes drying area; and*
- 6) The proposed development would not have an unacceptable adverse impact on residential amenity.*

*In all other respects development will be expected to meet the relevant requirements set out in other RLDP policies.'*

In terms of the above criteria in Policy COM7, it is noted:

- 1) Neither planning records nor the Public Register of Licensed HMO's identify an oversubscription of HMOs within a 50m radius of the Application property and the proposal would not mean that the 10% threshold would be exceeded.
- 2) The proposal will not require any external alterations which would alter the character or appearance of the property or area.
- 3) The scale and intensity of the use is considered to be compatible both with the existing building (as communal areas are provided for residents) as well as with the adjoining and nearby uses which are also primarily residential.
- 4) Whilst no on-site parking is available for residents, the Applicant proposes covered and secure cycle parking within the rear amenity space. The property is located in a relatively sustainable location in close proximity to transport links, green spaces and less than 400m to the Caerau Local Centre. It is noted that the Highways Officer has also not raised any objection to the proposal.
- 5) The proposal provides a sufficient area for waste and recycling storage (1.6m x 0.6m), a clothes drying area at the rear amenity space and provision of cycle parking, all of which can be secured via a condition of planning approval.
- 6) The proposal would not have an adverse impact on residential amenity, given the previous C3 use and the predominantly residential street-scene.

Accordingly, and for the above reasons, the proposal is considered to meet the criteria of **Policy COM7** of the RLDP.

**Policy SP3 Good Design and Sustainable Placemaking** of the RLDP states that *'all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:*

- 1) *Demonstrating alignment with the principles of Good Design; and*
- 2) *Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.'*

On balance, it is considered that, in principle, the development accords with Policies SP6, COM6 and COM7 of the Bridgend Replacement Local Development Plan (2024), the Council's *Houses in Multiple Occupation Supplementary Planning Guidance (SPG* adopted February 2026) and, subject to satisfying the requirements of Policy SP3, the proposed development is acceptable in land use planning terms and accords with the RLDP (2024).

### **Visual Impact**

Policy SP3 of the adopted RLDP (2024) highlights that all development should contribute to creating high quality, attractive, sustainable places by, amongst other:

- Demonstrating alignment with the principles of Good Design;
- Have a design of the highest quality possible, whilst respecting and enhancing local

distinctiveness and landscape character; and

- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

The proposed HMO would not require any external alterations to the fenestration, it is domestic in scale and design with an outbuilding for cycle storage. As outlined above, the intensity of the proposed use is considered compatible with the wider land-use within the residential area. As such, the proposed change of use respects the street-scene and character and appearance of the area and, for the above reasons, the proposal is considered to be in accordance with criterion (2) of Policy SP3 of the RLDP (2024).

### **Residential Amenity**

Policy SP3 of the RLDP criterion (k) states '*Applications for new development should ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected.*'

#### **Overbearing and overshadowing impact**

The proposal involves no building extensions. As such there are no issues in terms of overlooking and overbearing effects over and above what already exists on site.

#### **Overlooking/loss of privacy**

In terms of overlooking and loss of privacy, the proposal involves no changes to the fenestration or window positions. As such, the level of overlooking would not increase the level of mutual overlooking between neighbours and is acceptable in this regard.

With regards to the rear amenity space, there could be a level of disturbance through the creation of a redesigned domestic garden. However, as the previous use was a residential dwelling it is unlikely to impact the levels of privacy or overlooking that currently exists within the predominantly residential area.

#### **Noise**

Policy SP3 Criterion (g) also states that new development should '*Avoid or minimise noise, air, and soil and water pollution*'.

In terms of the likely impacts on neighbouring residential amenity, it is considered that the proposed use of the premises as an HMO would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. It is also considered that the level of activity and other likely effects of the use would not significantly exceed that of the property being used as a family dwelling.

Any issues relating to noise from future residents of the property would be a matter for Shared Regulatory Services (Public Protection) to investigate under their legislation.

#### **Amenity of future occupiers**

In terms of the level of amenity and standard of accommodation being created for future occupiers of the HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space and a communal shower room with a toilet in a separate room and communal kitchen/living facilities being proposed to support the use, all of which are appropriate in the size guidelines set out in the HMO SPG.

With regard to outdoor amenity space, the proposed layout provides an outdoor space to the rear that future occupiers could use with space for the drying of clothes and the storage of bicycles.

### Bin storage and cycle storage

A suitable waste storage area and cycle parking would be provided, as shown on the submitted Block Plan, at the rear of the property. To ensure the suitability of the proposal, a scheme for a covered waste storage area will be imposed by condition, in addition to a suitably worded condition to ensure suitable cycle storage is available for the future residents of the property.

On balance, it is considered that the proposed change of use is acceptable and will not have any significant adverse impacts on existing neighbouring properties or amenities. As such, there are no justifiable grounds to refuse planning permission on residential amenity grounds, having particular regard to the fact that if any such issues arise in the future, these can be addressed by the Environmental Health Section under their statutory nuisance powers. The development, therefore, accords with Policies SP3 and DNP9 of RLDP (2024).

### Highway Safety

Policy SP5 states '*Development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Development must also be supported by appropriate transport measures and infrastructure*'. Policy PLA11 states that all development will be required to provide appropriate levels of parking. This should be in accordance with the adopted parking standards.

The Application site is located in a sustainable location close to nearby commercial facilities and a bus stop.

The Highway Officer has assessed the proposal as follows:

*'The proposal seeks consent to change the use of a C3 (Residential dwelling) to C4 (HMO). It is noted that the HMO SPG has been adopted although no information in respect of assessment of parking has been provided. Notwithstanding it is also noted that the Application was submitted prior to its adoption and accordingly it would be unreasonable to seek such information at this stage. As such an internal assessment has been carried out against the 5 step process in table 7 of the SPG.*

*The nearest serviced bus stops to the property are located on at the junction of Tonna Road, Dyffryn Road and Bedw Street 150m walking distance. These have an hourly service throughout the day in both a Northbound and Southbound direction although these do not extend into the evening. Maesteg Railway station is beyond a reasonable walking distance.*

*The property lies within a 230m walking distance from a surgery and 435m from a foodstore.*

*The existing 4 bedroom terraced property generates a requirement for 3 off-street parking spaces but does not benefit from any and it is noted that none are proposed as part of the proposal. It is considered however that the proposed change of use to a HMO (for a maximum of 5 persons) will not generate any greater parking demand which would otherwise require further provision. The proposal is therefore considered a nil detriment situation and no assessment of local parking capacity is required.*

*The scheme is supported by a proposal for secure cycle storage which, whilst being in excess of requirements, is considered acceptable.*

*I would advise that the observations of the Highway Authority are: -*

*No Objection subject to the following conditions:-*

1. *The approved cycle storage scheme shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity*  
*Reason: In the interests of promoting sustainable means of travel to / from the site.'*

On balance, it is considered that the change of use would not have an unacceptable impact upon highway and pedestrian safety. Therefore, the proposed development is considered to accord with Policies SP5 and PLA11 of the RLDP (2024).

### **Biodiversity**

In assessing a planning Application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *"It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals."* It further goes on to state that: *"All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission."*

Technical Advice Note 5: Nature Conservation and Planning states: *"Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife."*

Policy SP3 of the adopted RLDP (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states: *"All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species"*

Policy DNP7 states: *"development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted"*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi- functionality of the green infrastructure network.

In this case the proposed site is located within the Local Settlement of Caerau; the proposal is within an existing residential dwelling with limited biodiversity value. The Applicant has annotated the submitted plans showing a bird box would be installed. Whilst acknowledging that this is a relatively small-scale change of use Application, to fully ensure that the development meets the requirements of local and national planning policy which provides that *'all development should maintain and enhance biodiversity'*, a condition is recommended to ensure that the enhancements proposed are introduced at the site. As such the proposal is acceptable in terms of biodiversity.

## **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the RLDP (2024)

On balance, and having due regard to the objections and concerns raised, the proposed development, subject to the imposition of conditions, complies with Council RLDP policy and relevant guidelines and does not adversely prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities, particularly with regard to the fear of anti-social behaviour or possible crime, as to warrant refusal on those grounds.

The scheme also raises no adverse biodiversity concerns.

Any issues relating to the poor management of HMOs cannot be controlled through the planning system.

As such, it is considered that the development is acceptable and complies with Policies SP1, SP3, SP5, SP6, SP17, SF1, PLA11, COM6, COM7, DNP6, DNP9, ENT15 (and the Houses of Multiple Occupation SPG) of the RLDP (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be implemented in accordance with the following approved plans:

3058(C): Proposed Section (1:100)  
3058(C): Proposed Ground Floor Plan (1:50)  
3058(C): Proposed First Floor Plan (1:50)  
3058(C): Block Plan (1:200)  
3058(C): Rear Garden Plan (1:100)

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. The premises shall be used as a house in multiple occupation (Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) accommodating a maximum of 5 persons only and for no other use.

Reason: For the avoidance of doubt as to the extent of the permission granted and to enable the Local Planning Authority to retain effective control over the intensity of the residential use.

3. The approved cycle storage scheme as outlined on the plan titled 'rear garden plan 1:100' shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity thereafter.

Reason: In the interests of promoting sustainable means of travel to / from the site and to accord with policies SP3 and SP5 of the Bridgend Replacement Local Development Plan

(2024), and advice contained within Supplementary Planning Guidance SPG17: Parking Standards.

4. A scheme of waste and recycling management for the property shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a suitably located, screened and managed designated area for waste and recycling. The approved scheme shall be implemented prior to the beneficial use of the development hereby approved and the approved scheme shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that adequate waste and recycling facilities are provided in accordance with Policy ENT15 of the of the Bridgend Replacement Local Development Plan (2024).

5. Prior to the first beneficial occupation of the HMO hereby approved, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason: In the interest of enhancing biodiversity and to accord with Policy SP3 and DPN6 of the Bridgend Replacement Local Development Plan (2024).

6. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the RLDP (2024)

On balance, and having due regard to the objections and concerns raised, the proposed development, subject to the imposition of conditions, complies with Council RLDP policy and relevant guidelines and does not adversely prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities, particularly with regard to the fear of anti-social behaviour or possible crime, as to warrant refusal on those grounds.

The scheme also raises no adverse biodiversity concerns.

Any issues relating to the poor management of HMOs cannot be controlled through the planning system.

As such, it is considered that the development is acceptable and complies with Policies SP1, SP3, SP5, SP6, SP17, SF1, PLA11, COM6, COM7, DNP6, DNP9, ENT15 (and the Houses of Multiple Occupation SPG) of the RLDP (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

a) SRS note

The proposed use will be a 5 bed House in Multiple Occupation (HMO) split over 2 storeys and as such the Applicant will not require a HMO licence to operate. However the property, will still be classed as a HMO and subject to additional requirements concerning fire safety and The Management of Houses in Multiple Occupation (Wales) Regulations 2006. We would advise that the Applicant is made aware of this information and ensures that the conversion of the property complies with Building Regulations and has the correct fire safety measures in place.

The fire safety measures and provision of amenity standards are available here -

<https://www.srs.wales/en/Housing/HMO-Licensing/HMO-Licensing.aspx>

More comprehensive details of requirements can be obtained from Shared Regulatory Services (SRS) <https://www.srs.wales/en/Contact-Us.aspx>

The Applicant should also notify SRS prior to occupation of the property.

b) DCWW note

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the Applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

Our response is based on the information provided by your Application. Should the proposal alter during the course of the Application process we kindly request that we are re-consulted and reserve the right to make new representation.

c) Biodiversity Note

With respect to biodiversity, the Applicant is referred to Section B1: Biodiversity Design Guidance Sheet: Bats and Development when undertaking building demolition or works that will impact on a roof space which due to its nature creates a potential risk to bats. In particular you are referred to section 8.0 Bat Warning (pp 47) which provides good practice guidelines to be followed by all Applicants whose development involves any risk to bats.

The Applicant is advised to incorporate bird and/or bat boxes into the development which would provide summer roosting opportunities for birds/bats and would contribute to the environmental sustainability of the development. Further information can be found on page 46 section 7.0 of the above SPG. Incorporation biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate Local Authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

d) Bat informative

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately. Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

Studio 15, Cloisters House

**JANINE NIGHTINGALE  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None

**REFERENCE:** P/25/735/RES

**APPLICANT:** Mr and Mrs R Bluett Bramble View, Heol Gam, Bridgend, CF31 3EU

**LOCATION:** Land Rear of 95 Merthyr Mawr Road Bridgend CF31 3EU

**PROPOSAL:** Detached Dwelling - Application for reserved matters approval (Access, Appearance, Landscape, Layout, Scale) in respect of Application Ref P/24/541/OUT

**RECEIVED:** 3 December 2025

**DESCRIPTION OF PROPOSED DEVELOPMENT**

This Application comprises a Reserved Matters submission for the erection of a single detached dwelling and approval of the details in respect of access, appearance, landscaping, layout and scale on a site at the rear of No. 95 Merthyr Mawr Road, Bridgend.

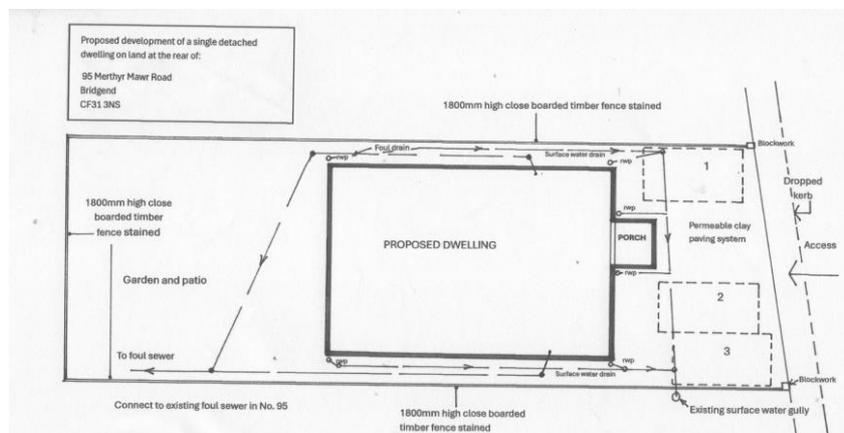
Outline Planning Permission was granted under planning reference P/24/541/OUT for a “Detached Dwelling” at the rear of No. 95 Merthyr Mawr Road. All matters at that time were reserved for future approval.

Conditions imposed upon P/24/541/OUT require adherence to the approved plans and development brief together with the provision of details to discharge pre-commencement conditions on materials (condition 2), boundary treatment (condition 3), biodiversity enhancement scheme (condition 4), drainage scheme (condition 5), and a Construction Method Statement (condition 10). Other conditions cover issues such as unforeseen contamination, parking area formation and visibility protection on the highway boundary.

Condition 11 of P/24/541/OUT removed Permitted Development rights for the erection of any other buildings on the site.

The Outline Permission approved and included indicative drawings/layouts and supporting information that specify the parameter range of dimensions for the proposal as:

- Length: 14.5 – 15.5m
- Width: 9.5 – 10m
- Eaves height: 4.8 – 5.5m
- Ridge height: 8.25 – 8.75m



**Fig. 1 - APPROVED BLOCK PLAN**

As the original Block Plan (Fig. 1) submitted with the Outline Application provided no context for the location of the proposed dwelling, further information was requested. The

agent subsequently provided an Ordnance Survey plan (Fig. 2) which confirmed the location of the proposal in relation to the adjoining dwelling, Talerddig, and clarified that the rear 4m extent of the dwelling would be single storey in nature.



**Fig. 2 - APPROVED LOCATION PLAN**



**Fig. 3 - DRAWINGS SUBMITTED WITH P/24/541/OUT SHOWING DAYLIGHT PROTECTION ZONE**

The approved details indicated a development that would retain use of the existing vehicle crossover to Heol Gam. A private garden amenity space would be provided at the rear of the dwelling and the plot enclosed by a 1.8m high close boarded timber fence. Car parking for 3 vehicles was also proposed.

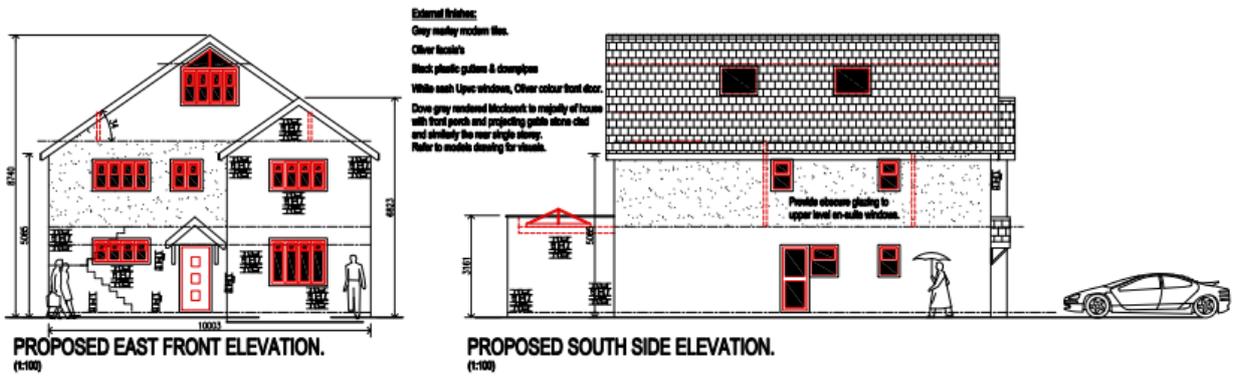
## **BACKGROUND**

This Application has been submitted following the recent refusal of P/25/189/RES, a reserved matters application for a detached dwelling (which sought Reserved matters approval for Access, Appearance, Landscape, Layout & Scale and Land Drainage in respect of P/25/541/OUT).

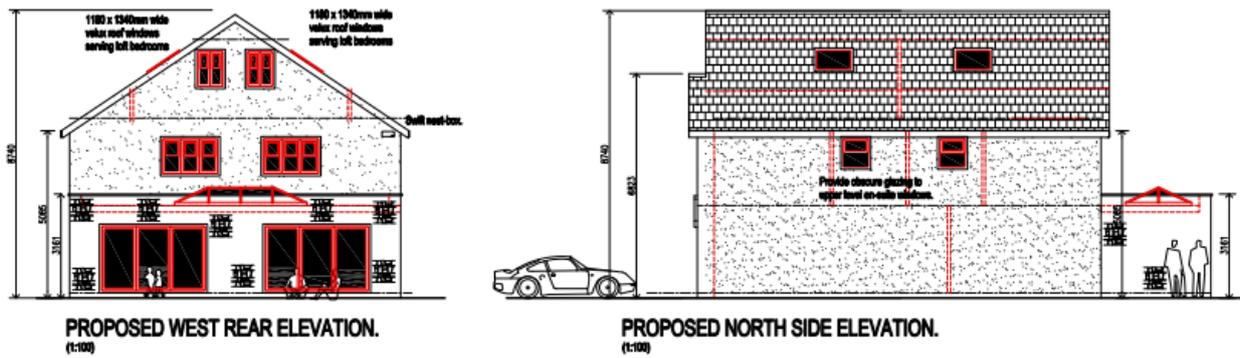
The application P/25/189/RES was refused on the following grounds:

1. *The Application is accompanied by inaccurate, inconsistent and conflicting plans which make it impossible to make an informed and definitive evaluation and assessment of the proposed development. Furthermore, as the proposal extends beyond the permitted parameters of the Outline consent P/24/541/OUT, and as such a Reserved Matters decision cannot be granted.*





**Fig. 5 - PROPOSED FRONT AND SIDE ELEVATIONS**



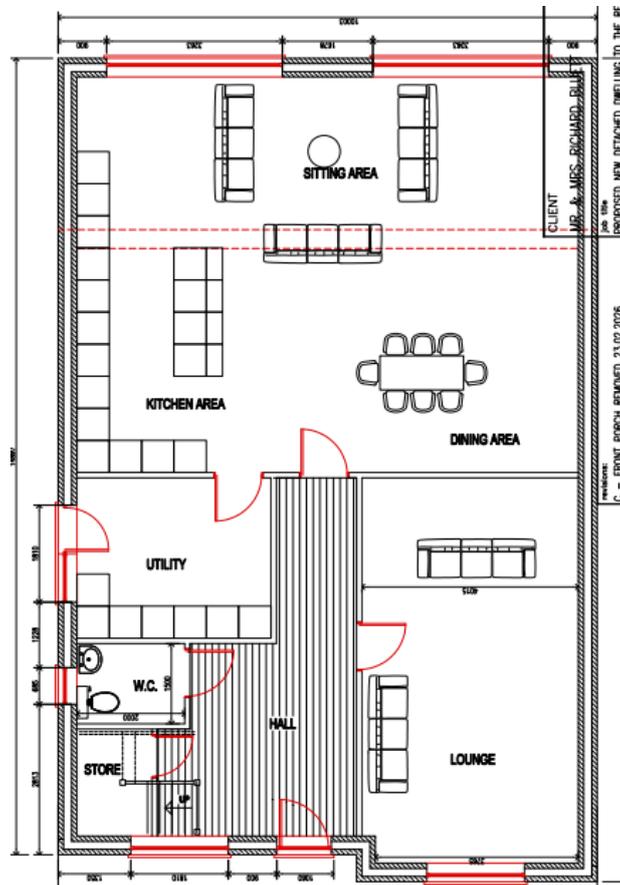
**Fig. 6 - PROPOSED REAR AND SIDE ELEVATIONS**



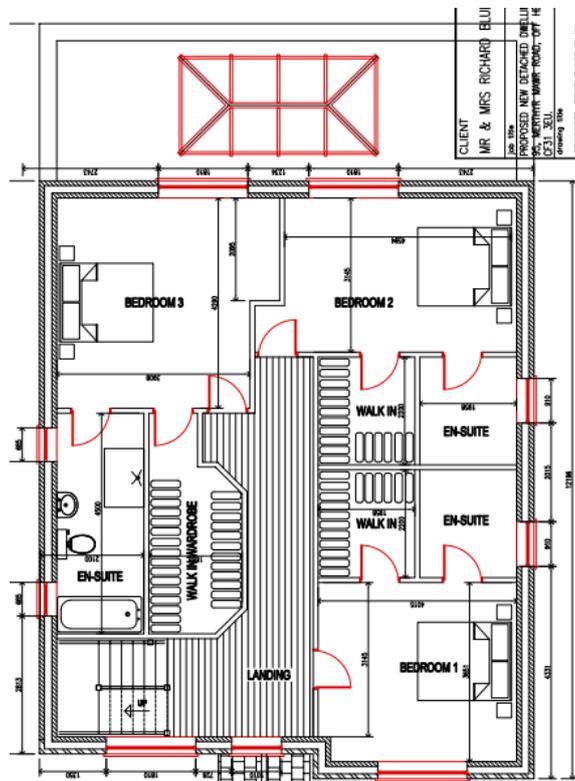
**Fig. 7 - PROPOSED FRONT ELEVATION IMAGE**



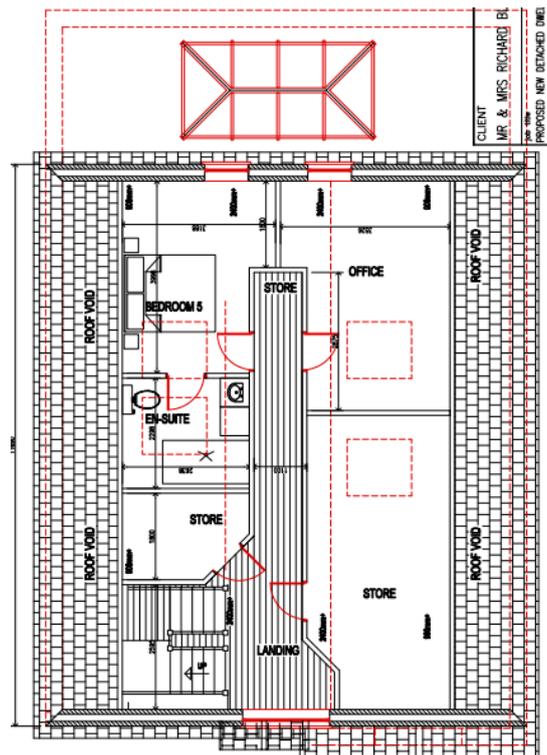
**Fig. 8 - PROPOSED REAR ELEVATION IMAGE**



**Fig. 9 - PROPOSED GROUND FLOOR**

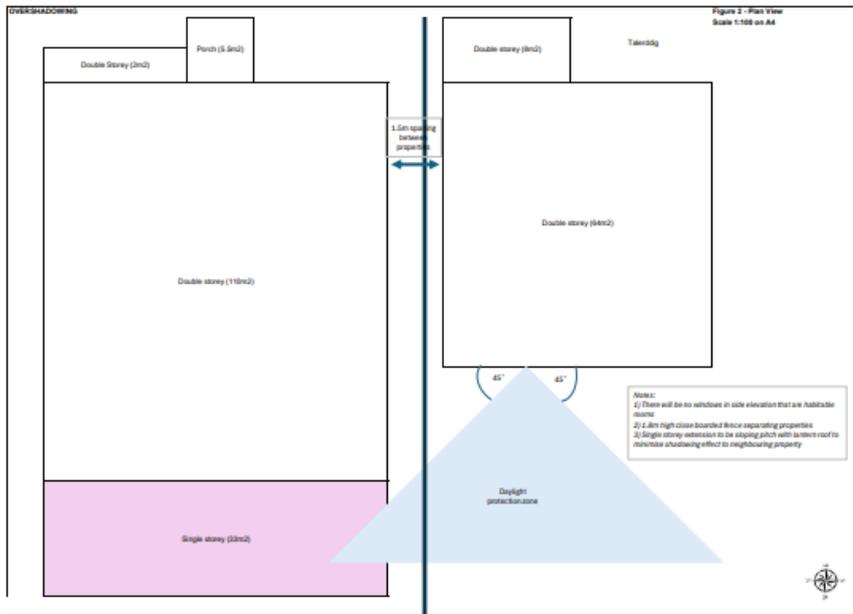


**Fig. 10 - PROPOSED FIRST FLOOR PLAN**

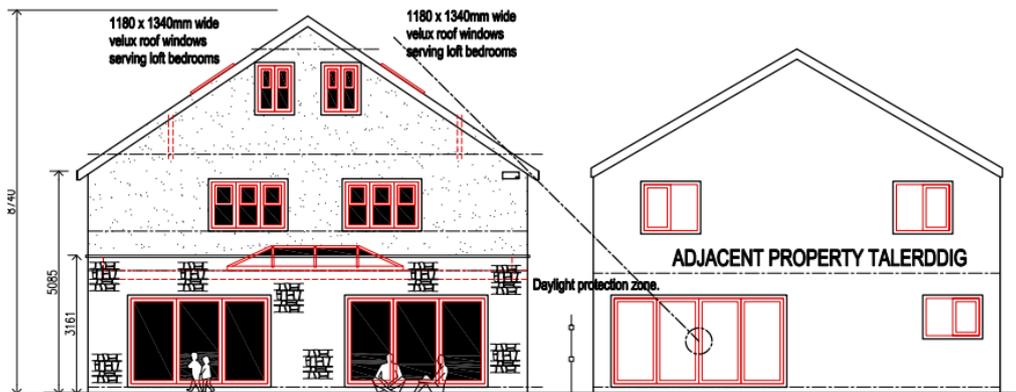


**Fig. 11 - PROPOSED LOFT PLAN**

The Application has also been accompanied by drawings that consider the scale and siting of the proposed dwelling with reference to the Council’s Daylight Protection Zone which is found in Supplementary Planning Guidance 02. Extracts from the Applicant’s submission are re-produced below:



**Fig. 12 - DAYLIGHT PROTECTION – PLAN**



**Fig. 13 - DAYLIGHT PROTECTION - ELEVATION**

The Application for Reserved Matters was supported by a Planning Statement, Construction Method Statement and Green Infrastructure Statement. It should be noted that further details will need to be submitted to discharge pre-commencement condition 5 (drainage scheme).

To aid a full understanding of the proposal and its impact on neighbours, the Applicant was previously invited to peg out the location of the proposed dwelling. This was undertaken on 06/09/2025.



**Fig. 14 - PHOTOGRAPH APPENDED TO APPLICATION SHOWING SITE TO THE LEFT AND TALERDDIG TO THE RIGHT**

### **SITE DESCRIPTION**

The Application site is situated within the Primary Key Settlement of Bridgend as defined by **Policy SF1** of the Bridgend Replacement Local Development Plan (2024).

It is located on the southeastern side of Merthyr Mawr Road within the large garden area of 95 Merthyr Mawr Road. The plot has highway frontage to Heol Gam.



**Fig. 15 - LOCATION PLAN**



**Fig. 16 - VIEW OF APPLICATION SITE WITH TALERDDIG TO THE LEFT**



**Fig. 17 - VIEW OF APPLICATION SITE WITH GARAGES OF NO. 93 MERTHYR MAWR ROAD TO THE RIGHT**



**Fig. 18 - APPLICATION SITE VIEWED FROM HEOL GAM**

Several other dwellings have been erected on Heol Gam within the rear garden areas of properties on Merthyr Mawr Road. The adjoining property to the north-east of the Application property (No. 93 Merthyr Mawr Road) contains its original house on its Merthyr Mawr Road frontage and a detached double garage (blue doors) at the rear with vehicle access to Heol Gam.

The property to the south-west contains the recently constructed Talerddig, a two-storey dwelling of modern appearance. It contains vehicle parking forward of the house and a private amenity space to the rear.

The proposal site is located at the southernmost cul-de-sac end of Heol Gam. This road provides both vehicle and pedestrian access to Brynteg Comprehensive School. The cul-de-sac area is used by parents and caregivers to drop off and pick up school children.

### **RELEVANT HISTORY**

**P/25/189/RES** - Detached dwelling (Reserved matters approval for Access, Appearance, Landscape, Layout & Scale and Land Drainage) in respect of P/2/541/OUT. Refused 29/09/2025

**P/24/541/OUT** - Detached dwelling. Granted 14/02/2025

**P/19/508/FUL** - Rear two storey extension for larger kitchen, wc and larger bedroom with ensuite above, new wc to front. Withdrawn.

**P/07/1320/FUL** - Rear two storey extension for kitchen & ancillary rooms, bedroom & bathroom and front porch and cloakroom. Approved 09/01/2008.

### **PUBLICITY**

Neighbours were notified of the receipt of the Application. The initial period allowed for response to consultations/publicity expired on 02/01/2026.

Following the receipt of a more detailed site plan and photos, the Application has been the subject of a re-consultation exercise. The date for comments expired on 02/02/2026.

The Case Officer raised queries regarding the proposed car parking arrangement at the front of the property and whether the car spaces would comply with the Council's parking requirements. In response, the Applicant has submitted amended site and dwelling plans, and a further re-consultation exercise has been undertaken with a closing date for representations of 12/03/2026.

### **CONSULTATION RESPONSES**

**Dwr Cymru Welsh Water** – *'We have no objection to the Application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent Applications to vary the conditions thereon.'*

*We draw the Applicant's attention to the planning conditions imposed on outline consent P/24/541/OUT, specifically condition 5, which requires further information in regard to foul, roof, yard and highway run off management and of their responsibility to discharge this condition prior to the commencement of development on site.'*

**Highway Authority** – *'It is noted that this Application follows the granting of outline consent under planning ref P/24/541/OUT.'*

*The proposed dwelling which is the subject of this Application is a 6-bedroom unit which will need to provide for 3 parking spaces. It is noted that the revised plan has removed the porch element from the dwelling and as such the parking arrangement shown on the site layout is broadly acceptable. Unfortunately, the requisite pedestrian visions splays are not shown. This will either require the Western boundary fence with the adjoining dwelling to be reduced in height or the driveway relocated in an Easterly direction by 1m. Neither is the extent of any permanent surfacing shown. Thus, a scheme condition has been*

*included below.*

*Notwithstanding the above secure cycle storage for 6 bicycles will need to be provided for this property. Whilst the plan references retention of an existing shed no detailed dimensions is given and as such it is not possible to determine if the required number of cycles can be accommodated. However, a condition requiring a scheme could be imposed in this regard in the event of a suitable car parking arrangement being proposed.*

*Accordingly, the observations of the highway authority are no objection subject to conditions.*

**Land Drainage Officer** – No comments received.

**Bridgend Town Council** - No objection.

## **REPRESENTATIONS RECEIVED**

**Councillor F Bletsoe** – *‘Having looked at the matter again could I put forward for the case file, the material objection that one of the neighbours has said to me that they feel their property will be overlooked by the proposed plans and that they would rather the matter be referred to DCC on that basis. Thank you.*

*As you can see from the number of letters both in support and against the matter there is a depth of feeling on both sides of this argument, and I would again request that it is put to DCC for consideration and resolution.’*

A total of eleven representations were received on the proposal from surrounding neighbours. Of these, five expressed support for the proposed development.

The Applicants have made representations outlining their intentions for the development. It was stated that they had carefully considered all feedback received including comments and objections from neighbours. Changes have been made to the proposal including reducing the overall size of the house so that it fully complies with the Outline Planning Permission. The Applicant notes that they have gifted 0.5m of land to Talerddig to accommodate an encroachment by a patio feature.

One representation was received from the occupier of the host property No. 95 Merthyr Mawr Road. This provided background information on the creation of the building plot and proposed measures which have been imposed to ensure an acceptable form and level of development is undertaken on the property.

Five objections have been received on the Application proposal which raised the following concerns:

- The new proposal is near identical to the previously rejected plans
- The Planning Statement contains misleading statements
- The dwelling is not ‘in keeping’ with the surrounding area
- Loss of privacy for neighbours
- Possible future conversion of property into an HMO
- The length of the dwelling exceeds the permitted parameters of the outline approval
- Adverse impact on residential amenity of Talerddig due to infringement of the daylight protection zone
- Length of single storey extension to rear has been reduced below the 4m previously approved
- Side facing windows should be obscurely glazed and non-opening to ensure no loss

- of privacy for neighbours
- Development will have significant land drainage impacts and result in further flooding of Heol Gam
- Plot has been pegged out inaccurately
- Impacts on adjoining Apple and Ash trees
- Proposed car parking considered inadequate

### **COMMENTS ON REPRESENTATIONS RECEIVED**

Factors to be considered in making planning decisions must be material planning matters; that is, they must be relevant to the proposed development and use of land in the public interest. The objections raised which are material to the determination of the planning Application are considered in the Appraisal section of this report.

The proposal differs from the previously refused scheme in a number of ways including:

- An overall reduction in building length
- A reduction in the length of the single storey extension to the rear
- Removal of the front porch
- Provision of 3no. car parking spaces and a rainwater garden to the front of the property
- Clarity around the location of the proposed vehicle crossover onto Heol Gam
- Removal of the proposed garden shed and retention of the existing shed to the rear of the property
- Internal changes to the dwelling including the removal of the ground floor office
- Removal of a side facing office window
- Reconsideration and rationalisation of external building finishes
- Some changes to the proposed fenestration

The Application (Reserved Matters) is for a five-bedroom dwelling house. Planning permission would be required for any subsequent change of use from a dwelling to a House in Multiple Occupation or other non-residential use. Each Application for planning permission is considered on its own individual merits and site-specific context.

The land drainage impacts of the proposal were previously considered in P/25/189/RES and the Council's Land Drainage Team raised no concerns with the details proposed then. However, that application was refused meaning that the land drainage proposals for the site remain to be formally approved. This Application has not included any drainage proposals and has not sought to address drainage as a reserved matter or to discharge Condition 5 (Drainage Details) of P/24/541/OUT. For that reason, the land drainage impacts of the proposal will need to be considered by the Local Planning Authority at another time as a separate application to discharge the condition.

The proposed dwelling would be located some distance from the apple tree located within the rear garden of No. 93 Merthyr Mawr Road and well beyond its canopy and root protection zone. The Ash tree also mentioned would be sited approximately 25m from the dwelling and, at this distance, it would not be impacted. The boundary hedging between the Application site and No.93 appears to straddle the property boundary and is proposed to be removed and replaced by a 1.8m high close board timber fence to rear garden boundaries. Whilst the loss of the hedge in this location is regrettable, the proposal to enclose the private amenity space to the rear of the proposed dwelling with standard fencing is acceptable.

The material planning matters raised by the objectors are addressed in the Appraisal section of this report.

## **PLANNING POLICIES**

### Local Policies

The Development Plan for the area comprises of the Bridgend Replacement Local Development Plan 2018 – 2033, which was formally adopted by the Council in March 2024 and within which the following policies and supplementary Planning Guidance are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- Policy SP1 - Regeneration and Sustainable Growth Strategy
- Policy SP3 - Good Design and Sustainable Placemaking
- Policy SP4 - Mitigating the Impact of Climate Change
- Policy SP5 – Sustainable Transport and Accessibility
- Policy PLA11 - Parking Standards
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7 - Trees, Hedgerows and Development
- Policy DNP8 - Green Infrastructure
- Policy DNP9 - Natural Resource Protection and Public Health

### **Supplementary Planning Guidance**

- SPG02 - Householder Development
- SPG08 – Residential Development
- SPG17 - Parking Standards
- SPG19 - Biodiversity and Development: A Green Infrastructure Approach

### National Planning Policy

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning Applications.’*

*All development decisions...should seek to contribute towards the making of sustainable places and improved well-being. (Paragraph 2.2 of PPW refers)*

*The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all. (Paragraph 2.3 of PPW refers)*

*Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people. (Paragraph 2.7 of PPW refers)*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being. As society emerges from the pandemic the needs of communities must be recognised and the Planning system has a role to play in ensuring development is appropriately located to provide both physical and mental health benefits, improve well-*

*being and help to reduce inequality.*

#### Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

#### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application.

#### **The Socio-Economic Duty**

The Socio-Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

#### **APPRAISAL**

This Application is referred to the Development Control Committee at the request of Councillor F. Bletsoe in order to consider the concerns raised by neighbouring occupiers.

Approval of Reserved Matters is sought for the development of a detached, two-storey dwelling with loft space within the rear garden of No. 95 Merthyr Mawr Road, Bridgend. As the principle of the development has already been established through the Outline consent, the main issues for consideration in the determination of the Application are compliance with the Outline Planning permission, the visual impact of the development and its impact on residential amenity, as well as highways and biodiversity impacts.

#### **Layout, Scale and Appearance**

**Policy SP3** Good Design and Sustainable Placemaking of the Replacement Local Development Plan (2024) requires that

*'All development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:*

- 1) Demonstrating alignment with the principles of Good Design; and*
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.'*

PPW12 states at paragraph 3.9 '*the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.*'

SPG08 Residential Development notes at paragraph 2.1 that the objectives of good design aim to create a housing design and layout which respects local character. Applicants are encouraged to provide a '*design statement*' which describes how the proposal achieves the objectives of good design. Objective 5 – Character and Context, states that '*Development should respond to the character and local distinctiveness of the site context*' and this should influence the design of development positively.

Good design principles include consideration of the form and scale of a building, its appearance, materials, detailing and importantly, its context.

A previous Application sought permission for specific development parameters as part of the Outline planning approval for this vacant plot. These parameters specified a detached dwelling of:

- Length: 14.5 – 15.5m
- Width: 9.5 – 10m
- Eaves height: 4.8 – 5.5m
- Ridge height: 8.25 – 8.75m

These parameters form the baseline for any proposed residential development of the plot.

The Application site is located between the relatively new two storey house of *Talerddig* and the rear garden of 93 Merthyr Mawr Road. Beyond *Talerddig* sits another recent two and a half storey house called *Bramble View*. To the north of the rear garden of 93 Merthyr Mawr Road lies *Ash Tree Cottage*, one of a number of older detached houses developed within the rear gardens of the Merthyr Mawr Road properties.

The proposed dwelling has its principal elevation facing Heol Gam. It's position on the plot would reflect the staggered building line established by *Talerddig* and *Bramble View* with a parking forecourt and small garden area in front and private amenity space to the rear. The dwelling would have a pitched roof with gable features to the front and a simple covered porch. It would be finished in both painted render and stone cladding. To the rear of the property a single storey flat roof 'extension' is proposed. This would project approximately 3.5m (measured externally) from the rear of the property and would be finished with a stone cladding.

The ground floor footprint of the proposed house would measure 10.003m wide by 15.403m in length. The proposed eaves height would measure 5.085m with a ridge height of 8.74m. These dimensions are within the parameter range of the approved Outline Permission.

The dwelling has been designed to fit with the local context of largely modern two-storey properties with pitched roof forms and rendered finishes. The scale and mass of the dwelling complies with the parameter ranges set within the Outline Permission.

The proposed dwelling will continue the pattern of infill development along Heol Gam and would mirror the current appearance of *Talerddig*. *Talerddig* has a large flank wall which is constructed up to the common boundary with the Application site. The proposal would be setback 1.5m from *Talerddig* and would have a similar form and design as its neighbour,

following the same staggered setback from its highway boundary.

The rear garden of No. 93 Merthyr Mawr Road which is located to the northeast of the Application site is currently largely undeveloped, containing only a detached garage outbuilding. This property (rear garden of No. 93) is situated between the Application plot and Ash Tree Cottage and would be considered suitable for residential development subject to Planning Permission. The result of which would be to effectively complete the development of a parade of detached dwellings on the western side of Heol Gam.

The design of the dwelling is considered to be of a good quality which, given the presence of other independently designed dwellings in close proximity, is not considered to detract from the characteristics of the street scene.

In terms of its form and height, whilst the dwelling would be readily visible from the street scene and public vantage points, it is considered that its size is appropriate and of a scale which is proportionate and complimentary to the surrounding residential area. As noted above, the proposed dwelling will not appear as an overly prominent addition to the street scene and while marginally taller and longer than *Talerddig*, is not considered to be overly excessive in terms of its size.

The house is proposed to be finished with lightly painted render and stone cladding to the projecting two-storey gable, with grey Marley tiles to the roof. The fascias and front door will be finished in olive with black rainwater gutters and downpipes. White sash uPVC windows are shown on the elevation plans. The materials proposed are considered to sufficiently reflect and compliment those of the other dwellings within the vicinity of the site.

In summary, it should be noted that the dwelling would be compliant with the parameters of the Outline Permission and as such would be of an appropriate form and scale within its local context. It is a development which respects the character of the surrounding area and will not result in the addition of an incongruous feature within the street scene. It is compliant with criteria (a) and (b) of **Policy SP3** of the Bridgend Replacement Local Development Plan (2024).

### **Neighbouring Amenity Impact**

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that *'placemaking in development decisions happens at all levels and involves considerations at a global scale, including the climate emergency, down to the very local level, such as considering the amenity impact on neighbouring properties and people'*.

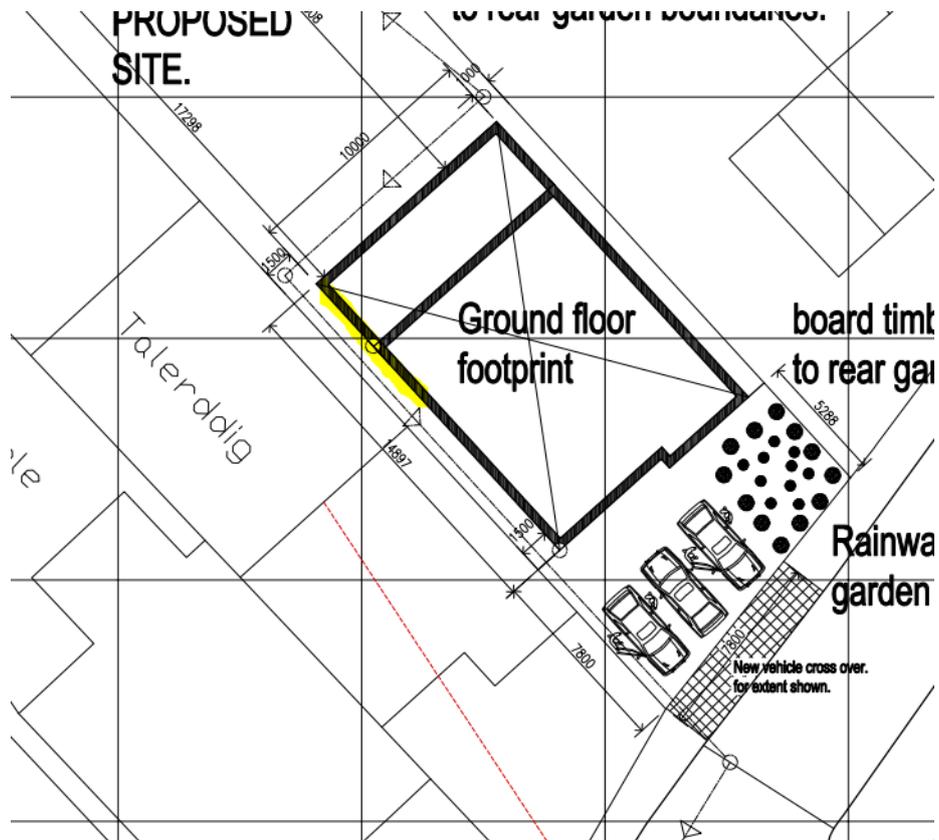
**Policy SP3** of the Bridgend Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users / occupiers will not be adversely affected by development proposals.

### *Overbearing and overshadowing impact*

In terms of overbearing and overshadowing impact, Note 1 of Supplementary Planning Guidance 02: Householder Development (SPG02) states that *No extension should unreasonably dominate the outlook of an adjoining property*. Further to this, Note 2 states *"No extension should unreasonably overshadow adjoining property."* Daylight protection zones have been developed which provide guidance on acceptable levels of development in order to minimise the loss of daylight and sunlight to neighbouring habitable rooms.

The occupants of the adjoining dwelling *Talerddig* have raised concerns with the impact of the dwelling on their private amenity area and the access to daylight to the rear of their dwelling. The submitted plans show the proposed dwelling extending beyond the rear

elevation of the two-storey *Talerddig* for a distance of approximately 6.8m. This would comprise the approximately 3.5m (measured externally) deep single-storey rear 'extension' with the rest being the two-storey side elevation of the house (see yellow highlighted section on the plan (Fig. 19) below).



**Fig. 19 - EXTENT OF OVERLAP (HIGHLIGHTED)**



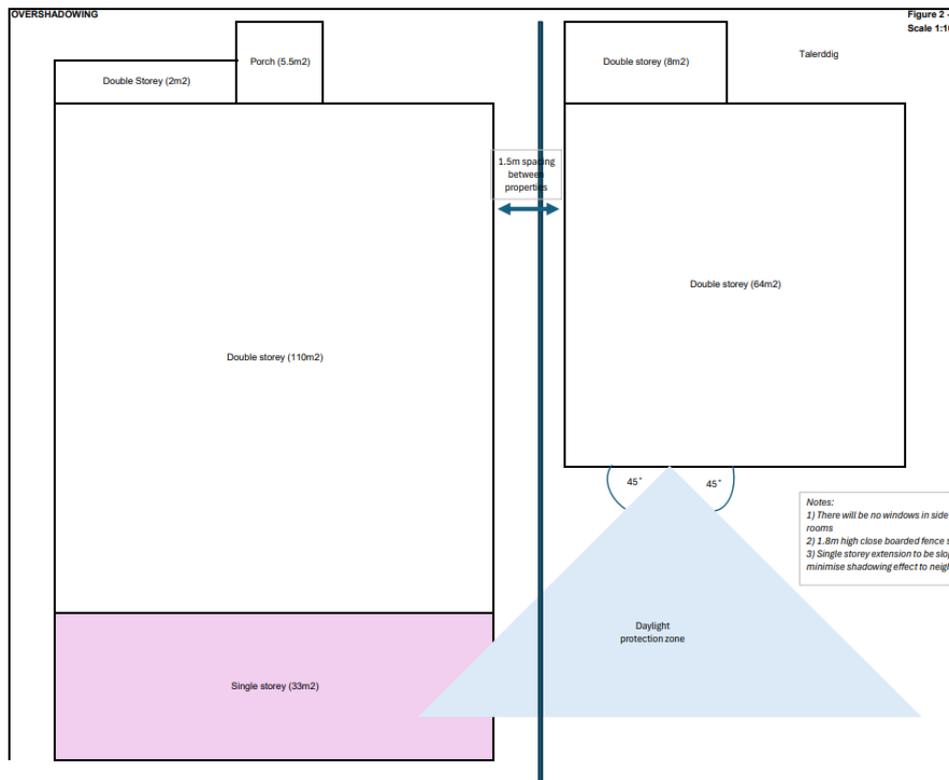
**Fig. 20 - PHOTO SUBMITTED WITH APPLICATION SHOWING THE DEVELOPMENT PLOT TO THE LEFT AND THE REAR ELEVATION AND PATIO AREA OF TALERDDIG TO THE RIGHT. THE PROPOSED DWELLING LOCATION HAS BEEN PEGGED**

The proposed dwelling would be set 1.5m from the common boundary with *Talerddig*. The Application indicates that a 0.5m strip of land will be gifted to the owner of *Talerddig* and that the Applicant has recently constructed a 1.8m high timber fence along this boundary.

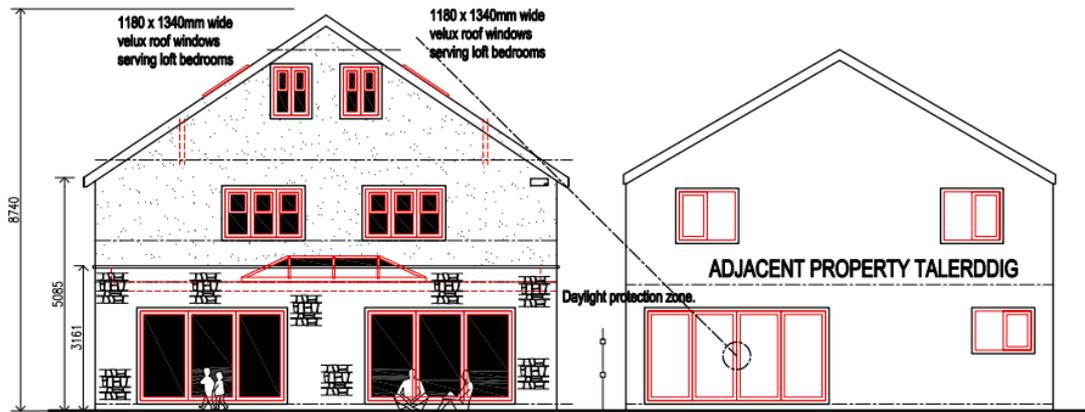


**Fig. 21 - FENCED BOUNDARY WITH TALERDDIG (PHOTO RECEIVED 06/03/2026)**

The Application has included plans indicating that the dwelling would fail to comply with the horizontal (plan) 45-degree daylight protection zone when measured from the ground floor patio doors at the rear of *Talerddig* (see plan below). This shows the zone extending out across the single-storey element to the rear of the dwelling.



Additionally, the dwelling would not strictly meet the vertical (elevation) measurement with a breach of the 45-degree angle by a small margin with the fascia and gutter intruding (see plan below).



Taken together, these two non-compliances would normally indicate that a proposal would have significant effects in terms of loss of sunlight and building dominance.

However, in this particular case the impact of the development on the neighbouring property is considered acceptable for the following reasons:

1. The vertical breach is considered to be insignificant as the 45-degree angle intrudes the guttering and portion of fascia of the dwelling only. The full height of the flank wall which complies with daylight protection zone and its relatively short length beyond the rear elevation of the neighbouring house would minimise any adverse effects of overshadowing to the habitable room located at the rear of *Talerddig*.
2. The horizontal breach of the daylight protection zone extends out over the single-storey element to the rear of the proposed dwelling. This will ensure that there is reasonable daylight admission to the rear garden area of *Talerddig* over morning hours and an appropriate level of residential amenity for neighbouring occupiers will be maintained.
3. The length of the proposed building located beyond the rear elevation of the adjoining house is not considered to be unreasonably excessive. It will be suitably moderated with different surface finishes and reduced in height from two-storey to single-storey for approximately half its length where it extends past the neighbouring property.
4. The presence of the new timber fence will serve to enclose the rear garden of *Talerddig* in a manner not previously experienced by its occupiers.
5. The orientation of this and the neighbouring plot places their private amenity areas to the northwest of the dwellings. While the proposed house will result in some overshadowing of the garden of *Talerddig*, much of this is currently caused already by *Talerddig* itself and the two-storey *Bramble View*, which is located further to the west.

For the above reasons and taking an overall and balanced view, it is considered that, given the nature of the daylight protection intrusions and particularly the orientation of the plot and its neighbour, the impact of the proposal in terms of dominance and daylight admission is not considered to be unacceptable to the extent that planning permission should be withheld.

#### Overlooking/loss of privacy

In terms of overlooking and loss of privacy, SPG02 refers at Note 6 to privacy and states that “*extensions and outbuildings should respect the privacy of neighbouring houses.*”

The dwelling would contain two first-floor side facing ensuite windows on its southern elevation. These are to be obscurely glazed with upper-level window openings which would prevent any views to the adjoining property. These windows would immediately

adjoin the flank wall of *Talerddig* meaning that there should be no loss of privacy for adjoining residents.

The two first-floor windows on the northern elevation of the proposed house would also be for en-suites and obscurely glazed and finished as those on the southern elevation. As such, the privacy of the adjoining properties will be respected. This can be controlled by the imposition of appropriate conditions of consent.

### Residential Amenity Occupiers

There are no specific standards within the RLDP or other adopted planning guidance that prescribe a minimum amount or type of amenity space which should serve dwellings.

RLDP **Policy SP3** does, however, require that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives by demonstrating alignment with the principles of good design contained in Planning Policy Wales 12 (**PPW**).

PPW advises that, in considering placemaking and design issues, meeting the objectives of good design should be an aim of all of those involved in the development process and applied to all development proposals, at all scales. It also advises that placemaking is a holistic approach to design which focuses on creating high quality development that promotes, amongst other things, people's health and well-being.

The scheme would see the provision of a large area of private amenity space to the rear of the dwelling for the use and enjoyment of future residents of the property. This garden area is of a size and depth considered appropriate to the scale of the proposed dwelling. Furthermore, it would reflect other recent *backland* developments in the area.

The proposed 1.8m high boundary enclosures for the private garden area to the rear of the dwelling are considered acceptable and would meet the requirements of condition 2 of P/24/541/OUT.

Given the above, it is considered that the proposal would not result in harmful impacts on residential amenity and is therefore considered to accord with **Policy SP3** of the RLDP (2024), Supplementary Planning Guidance Note 02 Householder Development and Planning Policy Wales (Edition 12, February 2024).

### **Highway Safety**

**Policy SP5: Sustainable Transport and Accessibility** of the RLDP states that new development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to local services. Development must be designed to provide safe and efficient access to the transport network, which includes the active travel, public transport and street networks. Active travel is to be encouraged and reliance on private car use should be reduced.

**Policy PLA11** of the Replacement Local Development Plan (2024) stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.

The Council's Highway Officer has considered the scheme as submitted and the transport implications of the proposal and raises no objection. The scheme can accommodate three compliant car parking spaces and there exists sufficient room to the rear of the plot for the storage of six cycles. A number of conditions have been recommended in order that adequate parking provision is provided.

For these reasons it is considered that the proposal would have no unacceptable impacts on highway safety or parking demand. Accordingly, it is considered that the proposed scheme would accord with **Policies SP5** and **PLA11** of the RLDP and guidance provided by SPG17.

### **Biodiversity**

In assessing a planning Application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

**Policy SP3** of the RLDP (2024) requires development to safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

**Policy DNP6** states “All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”

The development would see the loss of an existing apple tree due to the siting of the proposed dwelling. Whilst its loss is unfortunate, this would be compensated by replacement planting including a new Rowan tree at the rear of the plot. Additionally, in order to provide net biodiversity gain a bird nest box is proposed on the rear of the dwelling.

Subject to the planting of the replacement tree and installation of a swift nest box it is considered that the proposal would be compliant with **Policies SP3** and **DNP6** of the Replacement Local Development Plan (2024) and would meet the requirements of condition 3 of P/24/541/OUT and is therefore acceptable in terms of Biodiversity

### **Other Matters**

Condition 10 of P/24/541/DOC required the submission and approval of a Construction Method Statement (**CMS**). This was imposed in response to concerns raised regarding construction deliveries and traffic and its impact on vehicular movements and the safety of children arriving and leaving the adjacent *Brynteg High School*. The comprehensive CMS submitted with this Application proposes hours of operation for construction activities and

deliveries taking place during Monday to Friday 0800-1800 hours and Saturdays 0800-1300. Loading and unloading will take place within the site itself and deliveries will be co-ordinated to avoid school-run and peak traffic times, typically between 0930 and 1500 hours. Subject to compliance with the statements within the CMS, it is considered acceptable and should avoid any conflicts with school traffic.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application, the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

On balance, and having regard to the representations made, it is considered that the Application proposal is an acceptable development of the vacant plot and would not adversely impact the character or appearance of the area or the amenity of adjoining occupants. Accordingly, the proposed development is considered to accord with **Policies SP1, SP3, SP4, SP5, SF1 PLA11, DNP6, DNP7, DNP8 and DNP9** of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## RECOMMENDATION

(R04) That permission be GRANTED subject to the following condition(s): -

1. The development shall begin no later than whichever is the later of the following dates:
  - (i) The expiration of five years from the date of the outline permission, or
  - (ii) The expiration of two years from the date of this approval, the date of the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

03(C) - PROPOSED GROUND FLOOR PLAN  
04(C) - PROPOSED FIRST FLOOR PLAN  
05(C) - PROPOSED LOFT FLOOR PLAN  
06(C) - PROPOSED ROOF PLAN  
07(C) - PROPOSED ELEVATIONS (SHEET 01 OF 02)  
08(C) - PROPOSED ELEVATIONS (SHEET 02 OF 02)  
11(A) - PROPOSED LOCATION/BLOCK PLAN  
DAYLIGHT PROTECTION ZONE - PLAN VIEW  
DAYLIGHT PROTECTION ZONE - ELEVATION VIEW

PLANNING STATEMENT  
GREEN INFRASTRUCTURE STATEMENT  
CONSTRUCTION METHOD STATEMENT

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

3. Notwithstanding the details as submitted, prior to the first beneficial use of the dwelling hereby approved, the windows on the first-floor side elevations, serving the ensuite bathrooms shall be fitted with obscured glazing to a minimum of level 5 on the Pilkington index of obscurity, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason: In the interest of the amenities of the adjoining property, and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

4. Notwithstanding Condition 2, the development shall be undertaken in accordance with the tree planting and bird box proposals outlined in the submitted Green Infrastructure Statement. The approved landscaping and biodiversity enhancement works shall be carried out prior to the development hereby permitted being brought into beneficial use or in accordance with a timetable agreed in writing by the Local Planning Authority. Should any plants die, become diseased or damaged within 5 years of the implementation of the approved landscaping scheme they will be replaced by plants of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and confusion and to ensure that the development complies with Policies SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024).

5. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer

windows (other than those expressly authorised by this permission) shall be constructed without the prior grant of planning permission in that behalf.

Reason: In order to safeguard the amenities of the location by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

8. Notwithstanding the submitted drawing no development shall commence until a scheme for the provision of 3 off street parking spaces has been submitted to and approved in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials before the development is brought into beneficial use and retained for parking purposes thereafter in perpetuity.

Reason: In the interests of highway safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

9. The proposed means of access shall be laid out with pedestrian vision splays of 1m x 1m on both sides of the entrance before the development is brought into beneficial use and retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

10. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway and pedestrian safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

11. No development shall commence until a scheme for permanently stopping up the existing vehicle access and reinstating the vehicular crossing as footway has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety and to ensure the development complies with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

12. No development shall commence until a scheme for the provision of secure cycle storage for 6 cycles for the new dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into beneficial use and retained thereafter for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to ensure the development complies with Policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

13. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) HIGHWAYS ADVISORIES

Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

b) LAND DRAINAGE ADVISORIES

Condition 5 (Land Drainage) of P/24/541/OUT remains to be discharged before any development can proceed on the site.

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB Application process and will provide comments to any SuDS proposals by response to SAB consultation.

**JANINE NIGHTINGALE  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None

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## Appeals

**The following appeals have been received since my last report to Committee:**

<b>APPEAL NO.</b>	2045
<b>APPLICATION NO.</b>	P/25/397
<b>APPELLANT</b>	D2 PROPCO LIMITED
<b>SUBJECT OF APPEAL</b>	CHANGE OF USE FROM RESIDENTIAL DWELLING TO HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4) MAXIMUM 4 PERSONS
<b>LOCATION OF APPEAL</b>	22 MACKWORTH STREET BRIDGEND
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

**The application was refused for the following reason:**

1. The proposed development, by reason of its location, scale and intensity, would be incompatible with the existing building and adjoining uses and would have an unacceptable adverse impact on residential amenity, contrary to Policies SP3, COM7 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

<b>APPEAL NO.</b>	2048
<b>APPLICATION NO.</b>	P/25/545/FUL
<b>APPELLANT</b>	MRS J ABSALOM
<b>SUBJECT OF APPEAL</b>	RETENTION OF SUMMER HOUSE IN REAR GARDEN
<b>LOCATION OF APPEAL</b>	117 HEOL Y BARDD BRIDGEND
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER

**The application was refused for the following reasons:**

1. The proposed advertisement, by reason of its size, inappropriate siting and design would constitute an unduly prominent and visually obtrusive feature to the detriment of the visual amenities of the locality contrary to the aims of Policy SP3 of the Replacement Local Development Plan (2024) and the aims of Planning Policy Wales 12 (Feb. 2024).

2. The proposed advertisement, by reason of its size, location and the changing/rotating nature of the digital display, would be detrimental to the safety of pedestrian and vehicular traffic using the adjoining highways at this busy urban junction, contrary to Policy SP5 of the Replacement Local Development Plan (2024).

<b>APPEAL NO.</b>	2050
<b>APPLICATION NO.</b>	P/23/448/FUL
<b>APPELLANT</b>	E GARFIELD
<b>SUBJECT OF APPEAL</b>	CONVERSION OF AN EXISTING BARN INTO A 2 BED RESIDENTIAL DWELLING
<b>LOCATION OF APPEAL</b>	CYNHORDY FARM BRYN TERRACE LLETTY BRONGU

MAESTEG  
**PROCEDURE** WRITTEN REPRESENTATIONS  
**DECISION LEVEL** DELEGATED OFFICER

**The application was refused for the following reasons:**

- 1 The proposed development is at variance with advice contained in Planning Policy Wales 12 and Policies SP5 and DNP2 of the Bridgend Replacement Local Development Plan (2024) regarding sustainability in that it is in a remote location that is not accessible by a range of different transport modes and will rely on the use of private motor vehicles.
- 2 The proposed alterations to the agricultural building, by reason of their design, form, scale and materials, represents a major remodelling of a rural building in the open countryside that is not subordinate to, or in keeping with, the original building and does not enhance its rural character and is therefore contrary to Policies SP3 and DNP1 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Planning Policy Wales 12 (Feb. 2024).
- 3 The narrow access road leading to the site is not suitable to serve the proposed residential development in terms of its constrained width when passing opposing traffic, limited forward visibility, and lack of lighting together with the absence of segregated footways. The development will generate increased traffic onto this route resulting in a potential increase in vehicular and pedestrian/vehicle conflict to the detriment of the safety and free flow of traffic contrary to Policies SP5, PLA12 and DNP2 of the Bridgend Replacement Local Development Plan (2024).
- 4 Insufficient evidence has been submitted to indicate that other suitable rural or business uses have been considered including any exercise evidencing that the building has been marketed for other alternative uses (over a minimum period of 12 months). As such the proposal is contrary to Policy DNP2 of the Bridgend Replacement Local Development Plan (2024).

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<b>APPEAL NO.</b>	2051
<b>APPLICATION NO.</b>	A/25/14/ADV
<b>APPELLANT</b>	WILDSTONE ESTATES LTD
<b>SUBJECT OF APPEAL</b>	PROPOSAL FOR THE ERECTION OF A FREESTANDING D48 DIGITAL 'BILLBOARD' ADVERTISING POSTER
<b>LOCATION OF APPEAL</b>	GRASS VERGE BETWEEN CAR WASH AND KFC LAND SOUTH OF A48 HERNSTON BUSINESS PARK BRIDGEND
<b>PROCEDURE</b>	COMMERCIAL APPEAL
<b>DECISION LEVEL</b>	DELEGATED OFFICER

**The application was refused for the following reasons:**

1. The proposed advertisement, by reason of its size, inappropriate siting and design would constitute an unduly prominent and visually obtrusive feature to the detriment of the visual amenities of the locality contrary to the aims of Policy SP3 of the Replacement

Local Development Plan (2024) and the aims of Planning Policy Wales 12 (Feb. 2024).

2. The proposed advertisement, by reason of its size, location and the changing/rotating nature of the digital display, would be detrimental to the safety of pedestrian and vehicular traffic using the adjoining highways at this busy urban junction, contrary to Policy SP5 of the Replacement Local Development Plan (2024).

**The following appeal has been decided since my last report to Committee:**

<b>APPEAL NO.</b>	2043
<b>APPLICATION NO</b>	P/25/228/FUL
<b>APPELLANT</b>	MR K PARRY
<b>SUBJECT OF APPEAL</b>	FRONT EXTENSION TO ENLARGE LOUNGE
<b>LOCATION OF APPEAL</b>	1 PRESWYLFA COURT, MAIN ROAD, COYCHURCH, BRIDGEND
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

The Appeal decision is attached as APPENDIX A

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**RECOMMENDATION**

That the report of the Corporate Director Communities be noted.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers** (see application reference number)

## Appeal Decision

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by L. Hughson-Smith LLB MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 13.02.2026

Appeal reference: CAS-04599-K0B4J2

Site address: 1 Preswylfa Court, Coychurch, Bridgend, Mid-Glamorgan, South Wales CF35 5ES

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr. Kevin Parry against the decision of Bridgend County Borough Council.
  - The application ref: P/25/228/FUL, dated 4 April 2025, was refused by notice dated 12 September 2025.
  - The proposed development is described as 'extending existing front porch. Taking existing front window out and knocking through to create a bigger room in lounge and take down non supporting internal wall between kitchen and lounge.'
  - A site visit was made on 29 January 2026.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. I have taken the site address as stated on the appeal form since it is more accurate.

### Main Issue

3. This is the effect of the proposed development on the character and appearance of the surrounding area.

### Reasons

4. The appeal property is set back from the road within a varied streetscene, characterised by a mix of commercial and residential development, including detached, semi-detached and terraced dwellings of differing styles, sizes and roof forms. Despite this variation, the appeal property is read from the street as forming part of a semi-detach pair, which have a strong sense of symmetry and uniformity due to their similar form, consistent window arrangement and matching roof design. Whilst minor alterations have been made to the appeal property, such as changes to external paint colour, window finishes and boundary treatments, the visual coherence of the pair remains intact. As such, the properties continue to be read and appreciated together as a cohesive and attractive element in the streetscene.

5. The proposed front extension would infill the space between the existing porch and shared boundary with the attached property. Its roof would align with that of the porch, the footprint would be modest, and it would be finished in materials to match the host dwelling. However, despite these design measures, the proposal would span a significant proportion of the appeal property's front elevation and, by virtue of its position, would represent a prominent addition to the host dwelling. In addition, the proposed fenestration, which includes large bi-fold doors and a glass roof, would be at odds with the existing consistent window arrangement and proportions. Consequently, the proposed extension would be an ungainly addition that would unacceptably alter the appearance of the appeal property. Furthermore, the proposal would disrupt the symmetry of the semi-detached pair, unbalancing their cohesive appearance to the detriment of the streetscene.
6. During my site visit, I observed that the bus stop to the front of the appeal property, along with the front boundary wall and fence, provides some screening to the front elevation. Nevertheless, the property remains widely visible from public vantage points. Moreover, the presence of the bus stop, which is a typical feature within residential areas, does not provide justification for the proposed development.
7. I note the examples of front extensions along Hawthorn Road depicted in the photographs submitted by the appellant, however, there is insufficient information before me to confirm if these are lawful. Regardless of this, the existence of comparable development would rarely be sufficient reason to permit something that is otherwise harmful.
8. I conclude that the proposed development would have a harmful impact on the character and appearance of the surrounding area in conflict with Bridgend County Borough Council Local Development Plan Policy SP3 which requires that all development must contribute to creating high quality, attractive sustainable places including that all development must, amongst other things, have a design of the highest quality possible whilst respecting and enhancing local distinctiveness. It is also contrary to the objectives of the SPG 02 Householder Development Supplementary Planning Guidance including that front extensions should be designed to the highest standard in recognition of their prominence in the streetscene.

### **Conclusion**

9. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be dismissed
10. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*L. Hughson-Smith*

INSPECTOR

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**REFERENCE (1):** P/25/507/HYB

**APPLICANT (1):** LLANMOOR DEVELOPMENT CO LIMITED

**LOCATION (1):** LAND WEST OF BRIDGEND (LAND BETWEEN LLANGEWYDD ROAD AND A473 BRIDGEND)

**REFERENCE (2):** P/25/731/FUL

**APPLICANT (2):** BELLWAY HOMES LIMITED (WALES)

**LOCATION (2):** LAND TO THE SOUTH OF A48, CRAIG Y PARCAU, BRIDGEND

**PROPOSALS:**

**(1) HYBRID PLANNING APPLICATION (OUTLINE/FULL) FOR A RESIDENTIAL DEVELOPMENT FOR UP TO 850 HOMES, PUBLIC OPEN SPACE AND A PRIMARY SCHOOL, ALONGSIDE LANDSCAPING, DRAINAGE, GREEN INFRASTRUCTURE WITH VEHICULAR AND PEDESTRIAN/CYCLE ACCESS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AND FULL APPLICATION FOR THE INITIAL PHASE COMPRISING 377 DWELLINGS, INTERNAL ESTATE ROADS, PUBLIC OPEN SPACE (INCLUDING PLAY AREAS), DRAINAGE, INTERNAL FOOTPATHS/CYCLEWAY WITH PARKING/LANDSCAPING TOGETHER WITH ASSOCIATED WORKS) ~ AFFECTING PUBLIC RIGHT OF WAY LAL/11/1**

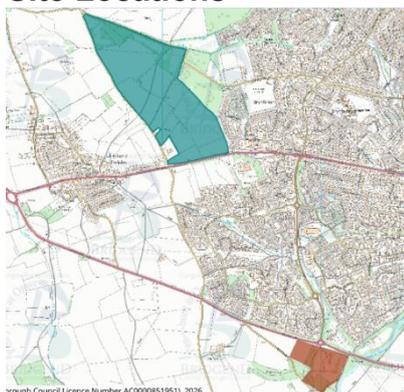
**(2) DEMOLITION OF EXISTING BUILDINGS AND PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 120 UNITS TOGETHER WITH ASSOCIATED HIGHWAYS, DRAINAGE, OPEN SPACE AND OTHER INFRASTRUCTURE WORKS**

## REPORT

The Local Planning Authority is currently processing the two above Applications; the scale of the developments, their close proximity, their allocation as a *Strategic Development Site* and an *Allocated Housing Site* respectively in the Bridgend Replacement Local Development Plan (2024), and the level of public interest on both Applications would justify Members considering these two proposals at a Special Meeting of the Development Control Committee in line with the Council's adopted Planning Code of Practice.

In addition, the two Applications are intrinsically linked in terms of the requirement for road junction improvements.

## Site Locations



Land West of Bridgend



Craig y Parcau

As such Members must agree to the proposed Special Meeting in advance.

A provisional date for the Special Meeting has been set for Thursday 9<sup>th</sup> April 2026.

The draft format for the programme on the day of the Special Committee has been discussed with the Chair and is proposed as follows:

<b>Times</b>	<b>Actions</b>
09:30am	Site Visit to Land West of Bridgend
10.50am	Site Visit to Craig y Parcau
12:00pm	Return to Civic Office
12:30pm	Chair's Pre-Meeting
13:30pm	Meeting of Special Development Control Committee in the Council Chamber

All timings are approximate at this stage and may be subject to change.

It is also appropriate when considering major applications or proposals, where there is more than normal public interest, to extend the time for public speakers to address the Committee, to allow adequate time to cover more complex matters.

In respect of both Applications, which will each be considered separately, a time limit of **6 minutes** is proposed for each speaker. The list could be comprised of a maximum of 3 individual objectors, representatives of the Community Councils and a Local Ward Member. Correspondingly, the Applicant or their agent will also be allowed a total of 6 minutes to respond.

**RECOMMENDATION:** Committee is requested to agree to the following:-

- (1) That a Special Meeting of the Development Control Committee should be held to consider Applications P/25/507/HYB and P/25/731/FUL on Thursday 9 April 2026.
- (2) That the format for the programme on the day of the Special Committee should be as generally described above in this report but subject to any changes which the Chair agrees with the Director of Communities.
- (3) That speaking rights for Applications P/25/507/HYB and P/25/731/FUL be extended to a maximum of 6 minutes for each speaker registered on the list, which could comprise a maximum of 3 individual objectors, the Community Councils, a Local Ward Member and the Applicant/Agent.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**BACKGROUND PAPERS**

None

## **TRAINING LOG**

*All training sessions will be held in the Council Chamber but can also be accessed remotely via Microsoft Teams.*

### **Subject**

### **Date**

Significant Infrastructure Projects

To be arranged.

Planning and Health training for elected Members – Public Health Wales

Heneb presentation

Planning enforcement procedures

Active travel / strategic transport

(Members are reminded that the Planning Code of Practice, at paragraph 3.4, advises that you should attend a minimum of 75% of the training arranged).

### **Recommendation:**

That the report of the Corporate Director Communities be noted.

**JANINE NIGHTINGALE  
CORPORATE DIRECTOR COMMUNITIES**

### **BACKGROUND PAPERS**

None

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