

**DEVELOPMENT CONTROL COMMITTEE**

**21 AUGUST 2014**

**AMENDMENT SHEET**

**The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.**

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A Full Committee Site Visit was held on Wednesday 20 August 2014. The Local Member, applicant and agent were in attendance.

### **Publicity**

The period allowed for response to consultations expired on 10 August 2014.

### **Recommendation:**

The following condition is added:-

No development shall commence until there has been submitted to and agreed in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the agreed details.

Reason: To ensure that general amenities are protected.

Condition 4 be replaced with the following :-

Notwithstanding the submitted block plan there shall be no common boundary structure for a distance of 10 metres (measured from the back edge of the footway) between the proposed and replacement accesses.

Reason: In the interests of highway safety

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A full Committee Site Visit was held on Wednesday 20 August 2014. The Local Member and the applicant's Agent were present.

Consultation response from Natural Resources Wales – No objections subject to conditions.

The applicant's agent has requested minor changes to the wording of planning conditions 3, 9 and 15 on the report. The changes include the insertion of the phrase, 'unless otherwise agreed in writing' into conditions 3 and 15 and the introduction of a trigger at the beginning of condition 9.

In addition the Highways Officer has requested the inclusion of an additional item to the proposed condition 13 (construction method statement) to require the construction route to

be established to prevent concern over construction traffic entering via the access of Eweny Road, adjacent to the nursing home.

## **RECOMMENDATION**

The conditions are revised as follows:-

3. All hard and soft landscape works (Drawing No: DLA-1561 (02) 01 and 02) shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

**Reason:** To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

9. No development shall take place until Noise Assessments have been submitted to and agreed in writing by the Local Planning Authority relating to...

13. No development shall take place until a Construction Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The Statement shall provide for the:-

- i. parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of noise, dust and dirt during construction
- v. provision of temporary traffic and pedestrian management along Classified Route A48
- vi. establishment of the construction route

The agreed Statement shall be adhered to throughout the construction period.

**Reason:** In the interests of highway safety.

15. Notwithstanding the submitted plans, no development shall commence until a scheme for the provision of 136 off street parking spaces and 8 disabled parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking area 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 parking purposes in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR – COMMUNITIES**  
**21 AUGUST 2014**