

APPEALS

The following appeals have been received since my last report to Committee:-

CODE NO.	A/16/3158271 (1782)
APPLICATION NO.	P/16/324/FUL
APPELLANT	MR ROBERT ROBERTSON
SUBJECT OF APPEAL	SINGLE RESIDENTIAL DWELLING ON FORMER STORAGE SITE: THE YARD, LALESTON ROAD, CEFN CRIBBWR
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:-

1. The site lies in a rural area and the proposal which constitutes an undesirable sporadic and inappropriate form of development outside any existing settlement boundary would be prejudicial to the character of the area in which it is intended that the existing uses of land shall remain for the most part undisturbed, would be contrary to established national and local planning policies and would set an undesirable precedent for further applications for similar development in this area, contrary to Policies PLA1 and ENV1 of the Bridgend Local Development Plan 2016.
2. The proposed development is situated in a remote, unsustainable location that is not accessible by a range of different transport modes and will rely on the use of private motor vehicles. The proposal is therefore contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales 2016.
3. The proposed development would generate pedestrian movements along Laleston Road towards Cefn Cross where there is no pedestrian footway generating a risk of pedestrian / vehicular conflict to the detriment of highway safety.

CODE NO.	A/16/3158287 (1783)
APPLICATION NO.	P/15/844/FUL
APPELLANT	VALLEYS TO COAST HOUSING
SUBJECT OF APPEAL	TEN DWELLINGS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS: LAND SOUTH OF ST ILLTYDS ROAD, BRIDGEND
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:-

1. The proposed development, by reason of its siting, layout and design, would constitute an insensitive and unsympathetic form of residential development that is not in-keeping with the existing settlement pattern and the established layout of properties in the locality. The development would be detrimental to the existing character and general levels of visual amenity currently enjoyed in the locality, and is therefore contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Technical Advice Note (TAN) 12: Design 2016) and Planning Policy Wales (2016).

2. The proposed development would result in the loss of an identified recreational space that forms an integral part of the design and character of the existing housing estate. The development would therefore be detrimental to the residential amenities currently enjoyed in the locality and is, therefore, contrary to Policies COM7 and SP3 of the Bridgend Local Development Plan 2013.

CODE NO. A/16/3158287 (1784)

APPLICATION NO. P/15/846/FUL

APPELLANT VALLEYS TO COAST HOUSING

SUBJECT OF APPEAL THREE DWELLINGS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS:
LAND SOUTH OF ST ILLTYDS ROAD BRIDGEND

PROCEDURE WRITTEN REPRESENTATIONS

DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reasons:-

1. The proposed development, by reason of its siting, layout and design, would constitute an insensitive and unsympathetic form of residential development that is not in-keeping with the existing settlement pattern and the established layout of properties in the locality. The development would be detrimental to the existing character and general levels of visual amenity currently enjoyed in the locality, and is therefore contrary to policy SP2 of the Bridgend Local Development Plan (2013) and advice contained within Technical Advice Note (TAN) 12: Design (2016) and Planning Policy Wales (2016).
2. The proposed development would result in the loss of an identified recreational space that forms an integral part of the design and character of the existing housing estate. The development would therefore be detrimental to the residential amenities currently enjoyed in the locality and is, therefore, contrary to Policies COM7 and SP3 of the Bridgend Local Development Plan 2013.

CODE NO. C/16/3159263 (1785)

ENFORCEMENT NO. ENF/296/14/C

APPELLANT MR ADRIAN LEAN

SUBJECT OF APPEAL UNAUTHORISED LOG CABIN

PROCEDURE WRITTEN REPRESENTATIONS

DECISION LEVEL ENFORCEMENT NOTICE

RECOMMENDATION:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD - CORPORATE DIRECTOR COMMUNITIES

Background Papers

(see relevant application reference number).