

**DEVELOPMENT CONTROL COMMITTEE**

**22 DECEMBER 2016**

**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 Development Control Committee site visit was undertaken on Wednesday 20<sup>th</sup> December 2016. The adjacent Ward Member (representing the Ward Member), the applicant and two residents, one who is registered to speak, were in attendance.

Paragraph 5 on page 22 of the report should be amended to read as follows:-

*A contribution toward providing improvements to the pedestrian links and crossing facilities to the A4061 will also be secured through the S106 obligation.*

Natural Resources Wales have provided updated comments recommending that planning permission should only be granted if conditions can be imposed to manage flood risk on the development site and the implementation of the recommendations in the ecological assessment that accompanied the application.

Condition 2 on the report should be amended as follows:

The consent hereby granted shall be limited to the construction of no more than 15 dwellings and details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall accord with the following requirements:

- No development is permitted in the 1% and 0.1% fluvial flood outline of Nant Bryncethin and therefore within the area hatched in blue on the 'Illustrative Masterplan' BRYN-02 Revision C received on 24 November 2016
- A distance of 21m between directly facing habitable room windows, in relation to existing properties;
- The dwellings on Plots 1 and 9 being sited a minimum distance of 12m from the side facing habitable room windows in 33 and 34 Ffordd Leyshon respectively;
- The dwellings on Plots 10-12 (inclusive) not exceeding 1.5 storeys in height, as indicated in page 17 of the Design and Access Statement
- Car parking provision in accordance with SPG 17 – Parking Standards;

Reason: In the interests of safeguarding the living conditions of existing and future residents and highway safety

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Further observations were received on 21 December 2016. The objector has not raised any additional issues and all concerns have been addressed in the report.

The Council's Land Drainage Section initially expressed concerns that the proposed development could result in damage to existing culverts that run through the site. The applicant's agent has provided a statement that confirms that the two culverts have been considered in the design process construction will take place in a manner that will have no detriment on the existing drainage channels. As a result of this additional information, the Land Drainage Section has withdrawn its objection but has requested the imposition of a condition to protect the culvert.

The following condition shall be added to the report:

5. No development on land over the existing culverts shall commence until a scheme to protect the existing drainage channels during the course of construction has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme of protection and throughout the period of construction.

Reason: to ensure that no damage occurs to the culverted watercourses and that flood risk is not increased.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR – COMMUNITIES**  
**22 DECEMBER 2016**