

**DEVELOPMENT CONTROL COMMITTEE**

**19 JANUARY 2017**

**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.**

<b>ITEM NO.</b>	<b>PAGE NO.</b>	<b>APP. NO.</b>
<b>8a</b>	<b>13</b>	<b>P/14/838/FUL</b>

The following additional conditions shall be added to the recommendation:

Following the publication of the committee report, further objections have been received from the residents of Cwmfelin, Blackmill, which includes an emailed communication from Mr G Hando which has been copied to all Members of the Development Control Committee, the local member and representative of the community council. The detailed objection considers the issues of noise, the visual impact of the acoustic screen, the additional traffic generated by the development, questionable car parking design, flood risk, site drainage problems and the design of the development with reference to housing density, poor arrangements for waste collection etc. The letter has not been reproduced in full on the basis that it has already been circulated to members by the objector.

On further review of the housing layout, the Highways Section has requested the imposition of the following additional conditions:

15. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a scheme for the provision of an enlarged turning head and revised waste and recycling collection area adjacent to plot 29 on the layout has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of vehicle swept path analysis and the development shall proceed in accordance with the agreed scheme with the collection areas being retained in perpetuity.

Reason: In the interests of highway safety and satisfactory refuse and recycling collection.

16. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a revised scheme car parking scheme for plots 30 and 31 has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide three car parking spaces, shall be completed in permanent materials prior to the dwellings being brought into beneficial use and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: In the interests of highway safety.

17. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a scheme for the provision of an enlarged turning head and revised parking arrangements for plots 20 & 21 has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of vehicle swept path analysis and the development shall

proceed in accordance with the agreed scheme with the collection areas being retained in perpetuity.

Reason: In the interests of highway safety and satisfactory refuse and recycling collection.

18. Notwithstanding the submitted 'Planning Layout' (Job No. 132 Drawing No. 1000 Revision T), no development shall commence until a revised scheme of allocation of car parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in permanent materials with the spaces demarcated in permanent materials prior to the dwellings being brought into beneficial use and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: In the interests of highway safety.

**8b**

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**P/16/861/FUL**

A full Development Control Committee site visit was undertaken on Wednesday 18 January 2017.

Representatives of the applicant and the agent attended the site visit.

The word "activities" in the fifth paragraph on page 38 should be replaced by "actively".

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**PENCOED PRIMARY SCHOOL  
PLANNING DEVELOPMENT BRIEF**

Paragraph 8.1a - Remove 'a' from the sentence.

**MARK SHEPHARD  
CORPORATE DIRECTOR – COMMUNITIES  
19 JANUARY 2017**