

DEVELOPMENT CONTROL COMMITTEE

16 FEBRUARY 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.

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REPRESENTATIONS RECEIVED

An objection was received on the 8th February 2017 following re-consultation from the occupier of 2, Briary Way, Brackla objecting to the proposed development and her concerns are summarised as follows:

- Car parking arrangements;
- Proposed design not in keeping with neighbouring houses – now a three storey extension;
- Increased height of extension now includes more windows and roof lights including dormer;
- Concern over conversion of communal area in roof to bedrooms and possible increase in numbers of people using the care home in the future;
- Concerns over fire escape information relating to the roof proposals;
- Inconsistencies in application form relating to competition of works on the site;
- Biodiversity – lack of inspection of the site;
- Trees and Hedges – Briary Wood site has lost a number of old and mature trees.
- Increase in staff numbers at the site;
- Assessment of Flood Risk – within 20m of a watercourse

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of concerns raised by the neighbouring property have been addressed in the appraisal section and in the main 'comments on representations received' section of the report. However, the concerns relating to biodiversity, trees and hedgerows are located outside of the red line boundary of the application site and the concerns regarding staff numbers and use of the communal areas as bedrooms do not form part of the proposal of this application and therefore cannot be considered.

8c	49	P/16/138/FUL
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A Full Development Control Committee site visit was undertaken on Wednesday 15th February 2017.

The Local Ward Members and the agent acting on behalf of the applicant attended the site visit.

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P/16/1012/FUL

A Panel Development Control Committee site visit was undertaken on Wednesday 15th February 2017.

The Local Ward Members (both of whom are on DC Committee and Laleston Community Council) and the applicant attended the site visit.

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P/16/128/FUL

PROPOSED ALTERNATIVE RESTORATION AND AFTERCARE SCHEME IN RESPECT OF THE FORMER MARGAM SURFACE MINE, FFORDD-Y-GYFRAITH, BRIDGEND

Amended Conditions to correct typographical errors and to address comments made by NRW.

The additional comments received from NRW indicate that the amended conditions are necessary to ensure that they align with any conditions associated with a protected species license that will be required for the site.

RECOMMENDATION:

The following conditions be amended:

(10) Notwithstanding the provisions of Condition 9 above, between the hours of 1000 and 1600 hours Monday to Friday and 1000 to 1300 hours on Saturday, and for a maximum period of 8 weeks in any year, the noise levels arising from the development shall not exceed the following levels measured as dBLAeq (1 hour) freefield under the measurement criteria of BS4142:

37 Crown Road – 52dB
28 Bedford Road – 47dB

The applicant shall advise the Local Planning Authority in advance of any operations likely to fall within the scope of this condition, detailing the nature and duration of the operations.

Reason: In the interests of the amenity of the area

(11) At all other times outside of the hours specified in condition 10 above, the noise levels arising from the operations at the site shall not exceed 42 dBLAeq (1 hour) freefield under the measurement criteria of BS4142 and as measured at any noise sensitive property.

Reason: In the interest of the amenities of the area

(12) All reverse warning devices fitted to mobile plant and vehicles on site shall be of a white noise design or use best practicable measures to minimise noise.

Reason: In the interest of the amenities of the area.

(22) Prior to any clearance of scrub/trees the vegetation shall be checked for dormouse nests by a suitably trained and licensed ecologist and notwithstanding these checks but

having regard to their findings, a comprehensive mitigation scheme shall also be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be undertaken in full accordance with the agreed details.

Reason: In the interest of nature conservation

(24) Prior to any clearance of scrub/trees, works of restoration and notwithstanding the details submitted in relation to the Reasonable Avoidance Measures for Great Crested Newt, a mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be undertaken in full accordance with the approved details.

Reason: To protect against the possibility of Great Crested Newts being harmed.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
16 FEBRUARY 2017**