

DEVELOPMENT CONTROL COMMITTEE

13 APRIL 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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A Full Development Control Committee site visit was undertaken on Wednesday 12th April 2017.

The Local Ward Member (who is also a member of the DC Committee), a representative of Porthcawl Town Council and the agent acting on behalf of the applicant attended the site visit.

A further representation has been received from Porthcawl Civic Trust Society which notes that, following discussions with Officers, the applicant has submitted a draft traffic management plan prepared by Hydrock. This document suggests that to encourage vehicles exiting the site to turn right, a sign will be erected adjacent to the access. Such advice would not necessarily be applicable to emergency vehicles and therefore this movement will not be enforced. This solution is considered to be impractical because of its lack of enforceability. If vehicles travelling to the site use the south-eastern approach via Cuckoo Bridgend, it is anticipated that the same route would be used to exit the site particularly as the shortest route to Porthcawl Town and the M4 would be via this route. Porthcawl Town Council and the Society maintain their objection to the scheme and hope that Committee refuse planning permission.

In response, these issues have already been addressed within the Appraisal Section of the Report and appropriately worded conditions have been recommended to strengthen the traffic management plan.

At the site inspection it was highlighted, following the future diversion of Footpath 12 along the eastern and northern boundaries of the site, users would potentially be vulnerable to golf balls from the adjoining Golf course.

In order to ensure the safety of users of the diverted Right of Way, particularly along the northern boundary of the site which adjoins the Golf Course, the following condition should be added to the recommendation:

CONDITION 22

22. Prior to the diversion of Footpath 12 along the eastern and northern boundaries of the site, a scheme for a catch ball fence a minimum of 3m in height shall be submitted to and agreed in writing with the Local Planning Authority. The agreed fencing shall thereafter be implemented prior to the diverted footpath being opened to public use and shall be retained and regularly maintained in perpetuity.

Reason: In the interests of the safety and wellbeing of users of the diverted Public Rights of Way.

Add the following words after "the chalets and buildings hereby permitted" to condition 15:

..." and for any replacement units",

Add ... "and in the interests of highway safety" to the reason for condition 15.

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The Local Ward Member who requested that the application be referred to the DC committee emailed Officers at 12.06pm on Wednesday 12th April to make a further request for the application to be the subject of a Panel Site Visit.

Members will note that the further request was made after the site visits were concluded on 12th April. However, Officers considered that it was not necessary to arrange a Panel Site Visit in this instance as it is a relatively minor and straight forward application. Furthermore illustrations and photographs are included within the body of the report for Members' information.

The Local Ward Member has subsequently requested that this particular application be deferred until after the local elections to *"allow the new members of the Development Control Committee to consider the application."* The request is made *"on the basis that the current members on the Site Panel committee could well be different after May 4th"* and the Local Ward Member considers that *"it would be entirely wrong for the current Site Panel committee to view the application site and not be in a position to determine the application after May 4th."*

As referred to above, it was not considered necessary for Members to visit and there is sufficient information for Members to be able to determine the application.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
13 APRIL 2017