

DEVELOPMENT CONTROL COMMITTEE

17 AUGUST 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.

ITEM NO.	PAGE NO.	APP. NO.
8	15	P/17/513/BCB

A Full Development Control Committee site visit was undertaken on Wednesday 16 August 2017.

The Local Ward Member (Cllr. M. Clarke), the current occupiers of Malc's Café and the Council's Principal Landscape Architect from the Regeneration Projects and Approaches team (as applicant) attended the site visit.

In order to allow the operation of the facility on Sundays and Bank Holidays, Condition 3 on page 25 of the report should be amended to read:-

3. The development hereby permitted shall not operate outside the following times:-

09:00 – 21:00

Reason : In the interests of residential amenities.

Further to yesterday's Full Committee Site Visit, the Highways Officer has suggested, for clarity, that Condition 7 be substituted with the following 3 conditions - 7, 8 and 9 and the existing Conditions 8 - 11 be renumbered accordingly:-

7. No development shall commence until a scheme for the provision of a delivery/service yard including a turning area has been submitted to and agreed in writing by the Local Planning Authority. The service yard and turning area shall be completed in permanent materials with the turning area clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for the purposes of turning of delivery/servicing vehicles in perpetuity.

Reason: In the interests of highway safety.

8. No development shall commence until a scheme for the provision of 2 allocated staff parking spaces has been submitted to and agreed in writing by the Local Planning Authority.

The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

9. No development shall commence until a Traffic & Delivery Management Plan for the café, 3 units and the kiosk has been submitted to and agreed in writing by the Local Planning Authority. The Traffic and Delivery Management plan required to address the above condition will need to contain sufficient information in respect of:

- Opening hours of the car park and gate which control access into the eastern (overflow) area of the car park
- opening hours of adjacent retail units which operate from the car park
- proposed delivery schedules
- proposed delivery vehicle / service vehicle sizes
- supporting swept paths diagrams
- arrangements for opening /closing gates to the car park out of hours
- arrangements for opening /closing the gate to the delivery yard access to prevent inappropriate use
- the need to review the plan in the event that any of the above arrangements change

All servicing and deliveries to the units shall adhere with the agreed Traffic & Delivery Management Plan in perpetuity.

Reason: In the interests of highway safety.

Also, a new informative note should be added as follows:-

- j. Consideration should be given to the installation of a publicly accessible Changing Place facility within the building (together with directional signage) that complies with BS 8300:2009 and guidance contained within the Changing Places Consortium's Practical Guide.

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P/17/511/FUL

A Panel site visit was undertaken on Wednesday 16 August 2017.

The Local Ward Member (Cllr. S. Aspey), nearby residents, two Porthcawl Town Councillors and the applicant attended the site visit.

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P/17/195/RLX

Councillor Spanswick has raised questions in respect of the report which the Department has not had time to be in a position to provide answers. A meeting is to be set up with the Parks Officer and it is recommended, therefore, that this item be DEFERRED to enable the queries to be addressed.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
17 AUGUST 2017