

REFERENCE: P/17/393/FUL

APPLICANT: Wales & West Housing Association c/o WYG Planning & Env., 5th Floor Longcross Court, 47 Newport Road, Cardiff, CF24 0AD

LOCATION: Land to the west of Bryn Bragl Brackla CF31 2LP

PROPOSAL: Residential development of 10 affordable housing units, car parking, access, open space and associated works

RECEIVED: 5 May 2017

SITE INSPECTED: 29/06/2017

APPLICATION/SITE DESCRIPTION

The application originally proposed the construction of 14 affordable housing units, arranged in 6 blocks, on land to the west of Bryn Bragl, Brackla, Bridgend. The submitted layout showed a new access road running along the southern site boundary adjoining the rear gardens of Nos 17-26 Rhiw Tremaen and the proposed dwellings positioned on the northern side of the new access road. A turning head was to be created at the western end of the access road with Block 6 containing the four one bed units sited on the western side of the northern arm of the turning head and the remaining five blocks on the eastern side of the turning head. Parking spaces were shown in front of blocks 1-5 with the spaces serving block 6 sited at the back edge of each of the arms of the turning head.

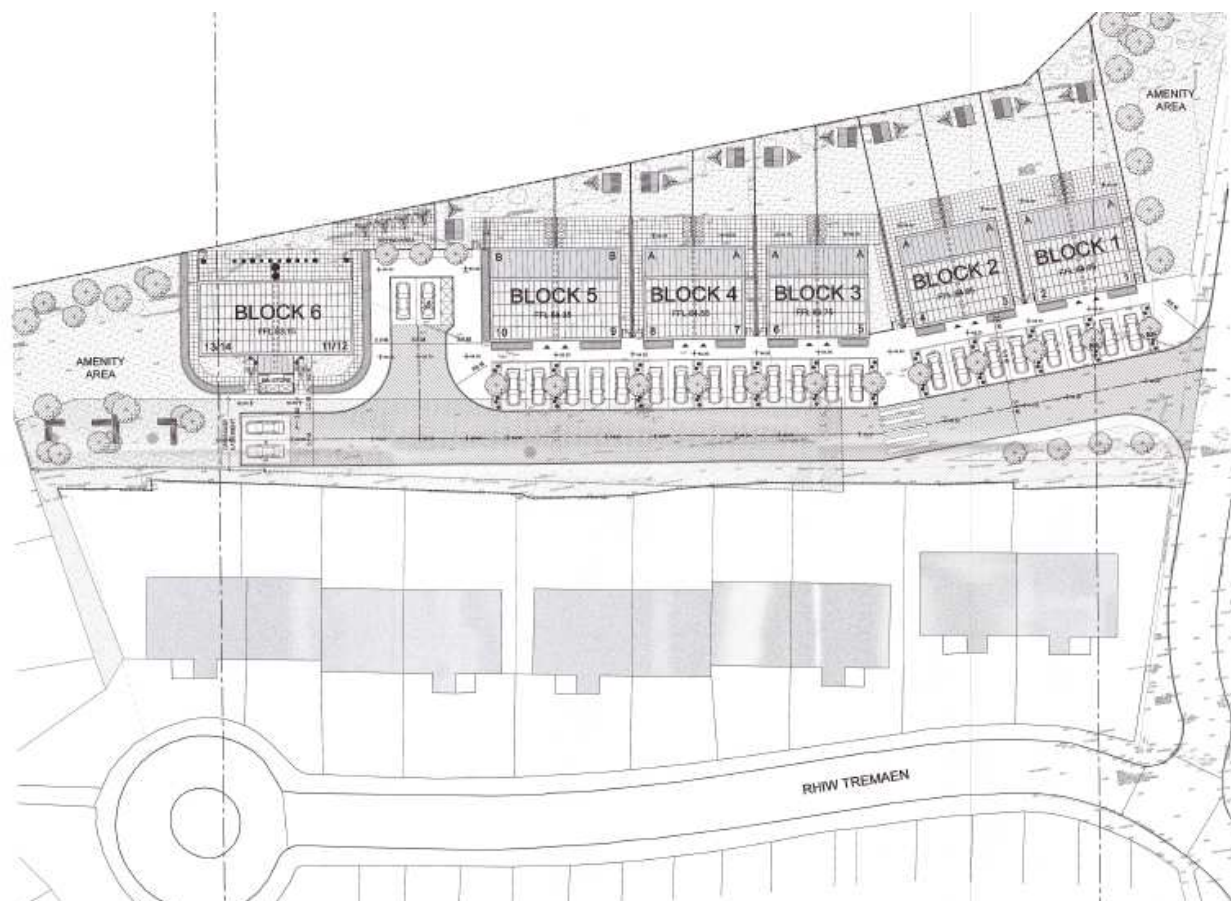
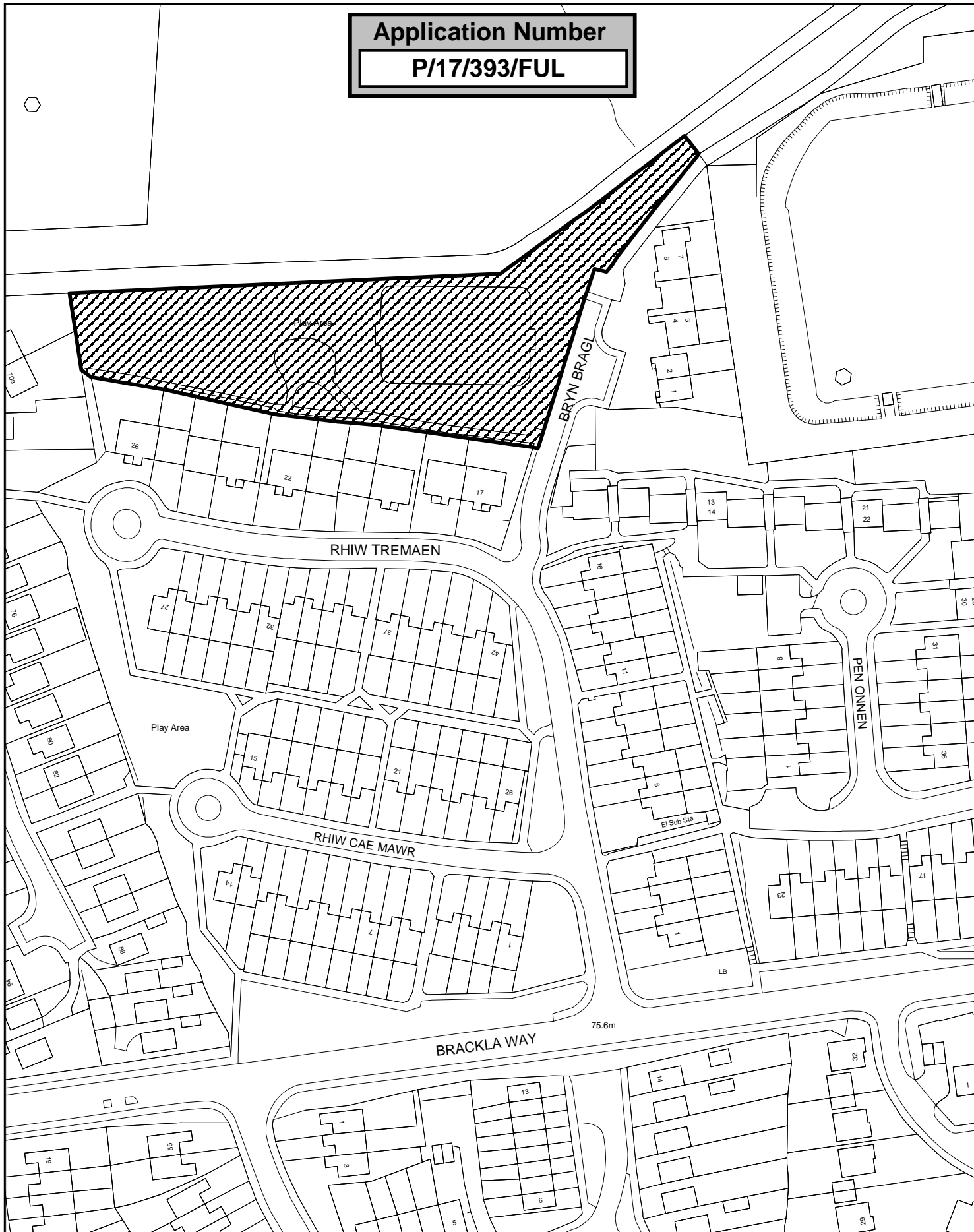


Figure 1 : Original Scheme

Following lengthy negotiations with the applicants and their agents to address concerns in respect of the loss of the play area, access and parking arrangements, the scheme has been reduced to 10 units with the layout amended as shown below.

Application Number

P/17/393/FUL



Scale 1:1,250

Date Issued:
25/01/2018

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
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O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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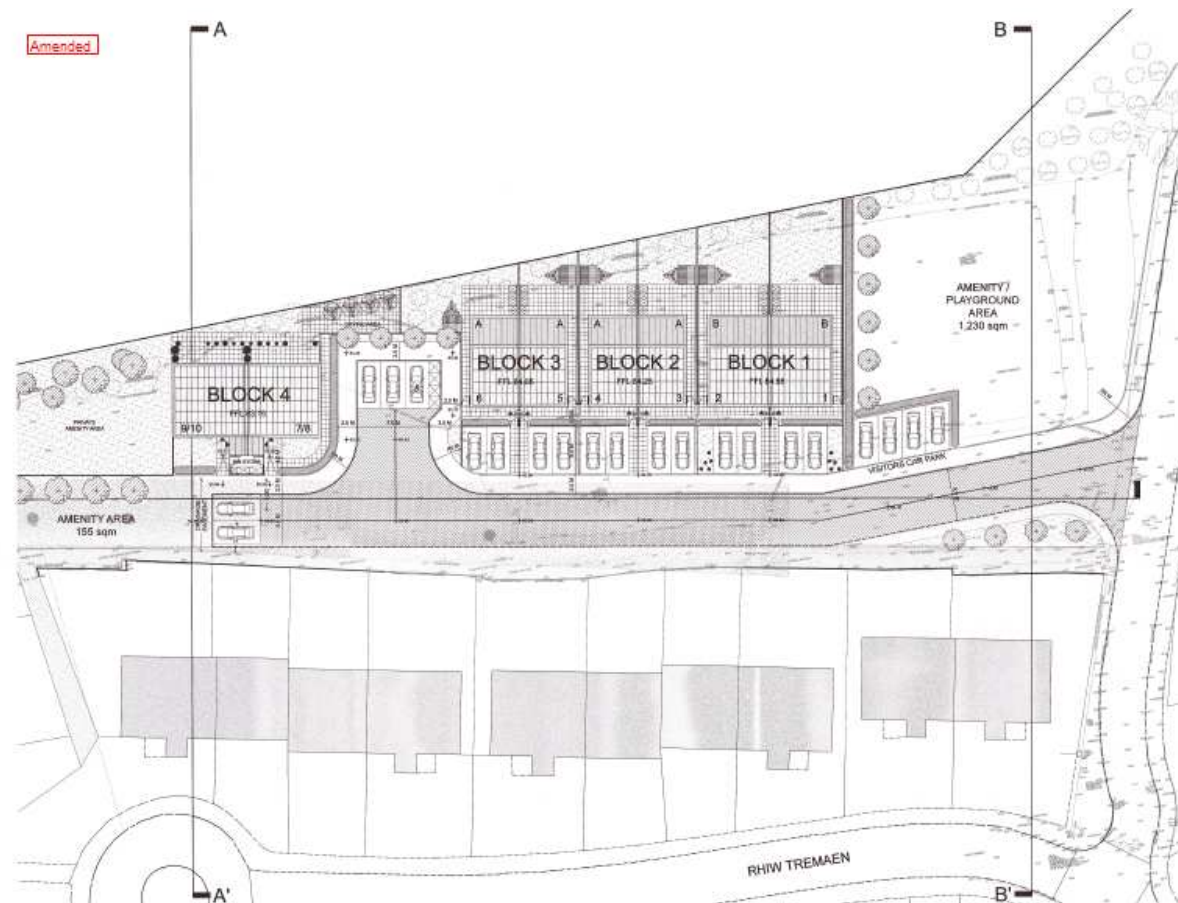


Figure 2 : Amended Scheme

Initially, eight of the units were two bedroom two storey dwellings comprising living room, store, wet room, utility, kitchen and dining room on the ground floor with two bedrooms and a bathroom at first floor level. The footprint of each property measures 9.2m by 5.1m and the dwellings will have a pitched roof reaching 8.8m in height. This has now been amended to the four units shown at Blocks 2 and 3.



PROPOSED BLOCK 1, 2, 3 & 4 - ELEVATIONS

Figure 3 : Proposed elevations Blocks 2 and 3

External finishes are to be facing brick on the side and rear elevations of each of the blocks. The front elevations will be made up of brickwork on the lower half of the building with grey cladding, which incorporates integrated solar collectors. The south facing roof plane will have integrated photovoltaic panels and the north facing roof plane will be a grey metal profile roof with standing seam. Doors and windows will be aluminium clad timber frames finished in grey with grey UPVC rainwater goods etc.

The application site extends to 0.4ha of land to the west of Bryn Bragl, Brackla, Bridgend and is currently open space/children's play area. A tarmac area, approximately the size of a basketball court/indoor football pitch lies towards the eastern end of the site with a further smaller irregularly shaped tarmac area reasonably centrally located within the site, which appears at some point in time to have accommodated play equipment, which has now been removed. Much of the remaining area is laid to grass although there is a bank of trees in the south eastern corner of the site adjacent to the rear boundaries of 17 and 18 Rhiw Tremaen. It was noted during the site inspection that a tarmac path runs along the rear boundaries of 17-26 Rhiw Tremaen and a low post and rail fence encloses the eastern site boundary onto Bryn Bragl. On the northern side of the site is an extensive wooded area, which is designated as the Coed Y Morfa Site of Importance for Nature Conservation (SINC). The land slopes gently from east to west and the submitted layout plan confirms a difference of 1.8m between the finished floor levels of Block 4 and Block 1.

RELEVANT HISTORY

None

PUBLICITY

The application was advertised in the press and on site and neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 9th October, 2017

CONSULTATION RESPONSES

Welsh Water Developer Services - No objection subject to condition.

Destination & Countryside Management - The application site is bounded to the north by the Coed Y Morfa Site of Importance for Nature Conservation (SINC) comprising semi-natural woodland. SINC sites are subject to the provisions of Policy ENV4 of the development plan which requires that developments which would have an adverse impact on these sites will not be permitted unless the benefits associated with the development can be demonstrated to outweigh the harm and/or the harm can be reduced or removed by appropriate mitigation and/or compensation measures. It is recommended that in view of the proximity to the SINC appropriately worded conditions be imposed to protect this natural feature.

In addition a mature tree line is located on the southern boundary of the site although the application suggests that no trees will be affected by the development. In the event that trees are to be removed it may be appropriate to require a survey to demonstrate this necessity.

During a site inspection, it was noted that Montbretia was growing along the edge of the southern boundary. This is a non native invasive species designated under Part II of Schedule 9 of the Wildlife and Countryside Act, 1981. A condition requiring a protocol for

its removal is considered necessary.

Natural Resources Wales - No objection but it is recommended that the advice of the Council Ecologist is sought to determine whether there is a reasonable likelihood of bats being present within the application site.

Head of Street Scene (Highways) - There were objections to the initially submitted plans but it is now considered that, subject to conditions the revised layout is acceptable.

Crime Prevention Design S.Wales Police - Having reviewed the application, which proposes social housing units for which a Secured by Design award will be a requirement, it is considered that the layout is generally pleasing with the parking either within curtilage or overlooked. It is recommended, however, that the amenity area adjacent to properties numbered 7-10 be used as the gardens for these plots and enclosed by walls or fencing. Further detailed advice relating to security issues is provided for the information and consideration of the applicant.

Head of Street Scene (Drainage) - No objection subject to condition.

Councillor K L Rowlands - Objects on behalf of a local resident at Rhiw Tremaen regarding the siting of the one bedroom flat units at the western end of the development.

It is considered that the case officer should visit the site to understand the devastating impact this block will have on the privacy of the occupier of No 25 Rhiw Tremaen. The block will completely overlook this property and entirely change the outlook from this dwelling.

In addition, two parking spaces will now be sited only feet away from the rear garden and changing the view from open green space to a car park with a bin store area behind. The resident is extremely concerned that the development will badly affect the valuation of their property.

The submitted layout plan also does not show the footprint of a conservatory attached to the rear elevation of the resident's property. It is believed that the distance between this element of the property and the proposed development does not comply with standards.

Properties at Rhiw Tremaen suffer drainage problems in their rear gardens. The elevation of the land causes natural water flow to cascade via a water made gully passing directly outside the back doors to each property. The water collects at the lowest point adjacent to No 24 which causes waterlogging. Any further development will decrease the natural drainage capacity of the area.

The car parking area and access road will result in increased noise and pollution. The land is currently open space which is frequently used by residents for dog walking. It is the only green space available to them.

The local resident requests that the applicants consider omitting Block 4 due to its closeness to existing properties. If this is not an option then consideration of swapping Block 1 to this location is requested as it is not understood why the largest block is being placed in the smallest area of the site.

If planning permission is allowed, will the applicant address the privacy issue and provide additional fencing for existing residents. Will residents be compensated for the obvious effect to the valuation of their properties due to less desirable view.

Councillor J C Spanswick - Requests the application be referred to Committee to consider the petition received from local residents. As the proposed development is on land that once was an equipped play area, I feel that the developer should be providing a contribution towards upgrading off site play facilities in the local area as the open space play assessment refers to school sites as being accessible play facilities when in fact they are not as they are locked outside of school hours and not available.

REPRESENTATIONS RECEIVED

24 Rhiw Tremaen - Objects to the proposal for the following reasons:-

1. The area is a children's play area, which is used when the weather is nice and during the school holidays.
2. Impact on the wildlife with the loss of this green space.
3. Additional traffic, which would pass immediately to the rear of our property, which is currently peaceful and relaxing.
4. The development will spoil our views.

25 Rhiw Tremaen - Objects to the proposed development for the following reasons:-

1. Existing drainage problems will be exacerbated;
2. Proposed flats are too high and too close resulting in overlooking of habitable room windows in our properties which are back to front in layout.
3. Consideration of reversing the development so that the play area and the dwellings are repositioned.
4. Additional noise and pollution from car parking and road due to their close proximity.
5. Impact on disabled access through conservatory attached to the rear of the property.
6. Why are the biggest flats sited on the narrowest piece of land?
7. As an owner of this property, the proposed development will greatly reduce the value of my house.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the objections raised by the local residents:-

Loss of Play Area - Following prolonged negotiation with the developer, the overall number of residential units has been reduced and area amounting to 1230sq.m of land is now retained as amenity/playground at the eastern end of the site. Further assessment of the acceptability of this smaller facility is included in the Appraisal section of this report.

Impact on wildlife - As indicated in the description of development, the application site area comprises mainly grassed areas with two large tarmac areas that are unlikely to provide significant wildlife habitats. With regard to the small area of trees in the south eastern corner of the site, the applicant can be reminded of their responsibilities to nesting birds and any bats that may be present prior to their removal. An appropriately worded condition can ensure protection of the woodland area to the north of the application site, which is designated as a SINC.

Traffic - Whilst it is acknowledged that the proposed development will introduce a new cul-de-sac at the rear of the existing properties in Rhiw Tremaen, the Highways Department is reasonably satisfied that the design of this access is compatible with the Council's

adopted standards. Conditions to ensure the provision of pedestrian crossing points and adjustment of the parking arrangements are attached to the recommendation to enhance the proposed layout.

Drainage - Notwithstanding the existing issues experienced by local residents, it is considered that a condition requiring a comprehensive and integrated drainage system will address this concern.

Privacy - The concerns relate to the relationship between the proposed apartment units with the existing properties at 25 and 26 Rhiw Tremaen. It is noted that the apartment units have been designed so that their principal habitable rooms are at the rear of the building facing northwards. Two windows are, however, located in the front (south facing) elevation and these serve a bathroom and a kitchen. The distance measured between the front elevation of the proposed apartment block and the conservatory attached to the rear elevation of the objector's property is approximately 21m, which complies with Authority's privacy standard.

Noise and pollution - Whilst it is acknowledged that the introduction of residential development on land previously used for informal children's play will have an impact on the amenities currently enjoyed by existing residents, it is considered that the effect will not be so significantly harmful as to warrant the refusal of the scheme for this reason.

Redesign - Whilst the objectors consider that the scheme should be redesigned to relocate the proposed development and the retained amenity playground area, the Authority is required to assess the proposals as submitted. It is considered that siting the play area at the eastern end of the application site will make it more accessible to the wider area it will serve.

Devaluation - This is not a material planning consideration.

Loss of Views - This is not a material planning consideration.

APPRAISAL

The application is referred to Committee to consider the views expressed by the Ward Members and local residents in respect of the submitted proposals.

The application now seeks consent for the construction of 10 affordable housing units, car parking, access and associated works on land to the west of Bryn Bragl, Brackla, Bridgend.

The application site lies within the settlement boundary for Bridgend as designated by Policy PLA1 of the Bridgend Local Development Plan (LDP). Policy COM3 of the LDP states that residential development within settlement boundaries defined in Policy PLA1 on windfall and small scales sites for the conversion of existing buildings or the re-use of vacant or under-utilised land will be permitted where no other development plan policy protects the building or land for an existing or alternative use.

As a development for more than five dwellings, the scheme triggers Policy COM5 which requires an appropriate element of affordable housing to be provided. In this case it is noted that all of the proposed dwellings are to be affordable housing. In the event that Members endorse the recommendation, a requirement for a Section 106 Agreement to ensure that 20% of the units are retained as affordable in perpetuity would be applied.

The site forms part of the Brackla Ridge natural greenspace as defined by Policy COM13(5) Provision of Accessible Natural Greenspace. The Council will promote the provision of accessible natural greenspace (including public open space) wherever suitable opportunities arise.

The Bridgend Outdoor Sports and Children's Playing Space Audit 2017 identifies the site as informal unequipped recreational space (0.3444 hectares) which includes an all weather multi-sports ball court (0.092 hectares). The site is therefore protected by Policies SP13 and COM7 of the LDP.

Policy SP13 states that in order to maintain and improve the quality of life of residents, outdoor recreation will be retained or enhanced. Open space is important for creating viable and sustainable local communities and should be within easy walking and cycling distances for local residents. Policy SP13 seeks to retain or enhance the facilities to ensure that no part of the community is excluded from the basic services.

Policy COM7 states that proposals which result in the loss of existing social and community facilities will not be permitted unless justified on one of the following grounds:

1. A suitable alternative location is available and a facility of equivalent community benefit is provided by the developer on or off the site; or
2. In the view of the Local Planning Authority the existing facility is no longer required for the current use or any other social and community uses or there is already an excess of such provision in the area.

The Outdoor Sports and Children's Playing Space Audit 2017 indicates that Brackla Ward has a surplus of unequipped informal play spaces but has a deficit of equipped play space. Therefore, the opportunity exists for the proposed development to rectify this imbalance and provide a much needed equipped play space.

In principle, the proposal to redevelop the site resulting in the loss of an informal unequipped play area can be considered compliant subject to the proposed scheme providing a suitable alternative facility of equivalent community benefit on the site. The information supporting the application indicates that an area will be set aside for new equipped play space, however, it is considered imperative that a suitable condition is attached to the planning permission requiring details of the scheme prior to the commencement of the development.

Turning to the consideration of the design of the proposed dwellings, Policy SP2 of the LDP requires all development to contribute to creating high quality, attractive, sustainable places, which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. The Policy establishes fifteen criteria against which development proposals will be assessed. In respect of this proposal, it is considered that criteria 1,2,3,4,6,7,10,12 & 13 would be relevant.

Criterion 1 requires proposals to be compatible with all relevant national policy and guidance where appropriate. Paragraph 4.3.1 of Planning Policy Wales (Ed 9 Nov 2016) states that, "The Well-being of Future Generations (Wales) Act establishes a 'sustainable development principle' which means that a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

It is acknowledged that the proposed dwellings have been designed to be energy efficient with low carbon emissions and will thereby mitigate climate change. The amended layout now retains an area for children's play and general amenity so that the scheme can be

considered compatible with safeguarding the interests of future generations whilst respecting the needs of existing residents. For the reasons outlined above, the Council considers that the revised proposals are compatible with the above aims.

The next two criteria of Policy SP2 require proposed development to have a high quality design, which respects and enhances local character and distinctiveness and landscape character and is also of an appropriate scale, size and prominence. In this case, the surrounding area is characterised by terraced two storey dwellings together with a number of linked bungalows on the northern side of Rhiw Tremaen. Although the surrounding dwellings are varied in their design, due to the use of facing brick and concrete roofing tiles, their appearance is considered to be reasonably consistent. The proposed development however incorporates grey cladding to the upper floor, which incorporates solar collectors and roofs with photovoltaic panels and, notwithstanding that these features have been included to improve the energy efficiency of the proposed dwellings, the appearance of these units will be completely different to surrounding properties. It is noted, however, that given the location will be at the rear of the existing bungalows, the proposed new dwellings will not be unduly prominent.

Criterion 4 requires the efficient use of land ensuring that development proposals are of a density, which maximises the potential of the land whilst respecting the surrounding development and by using previously developed land or greenfield sites. In terms of density, the submitted proposals are considered to reflect the surrounding area. Whilst the Local Planning Authority considers that the site cannot be reasonably designated as previously developed land, given that it is currently public open space used as a children's play area, it is noted that part of the site will now be retained to provide a replacement play facility with the remainder being developed at a density comparable with the surrounding dwellings.

The next criterion (6) seeks to ensure that proposed developments benefit from good walking, cycling, public transport and road connections within and outside the site to ensure efficient access. As a piece of land on the periphery of an existing residential estate, the site is considered to be within reasonable walking distance of public transport facilities and reasonably conveniently located to shops, schools and other community facilities. Subject to conditions, the Highways Department consider the proposed development to be acceptable and, on this basis, it is concluded that the site may be considered to be in a reasonably sustainable location, thereby satisfying the requirements of criterion 6.

Criterion 7 seeks to ensure that proposed development minimises opportunities for crime to be generated or increased. The Designing Out Crime Officer attached to South Wales Police considers that the layout is generally satisfactory but has suggested that the proposed amenity area at the western end of the cul-de-sac be incorporated into the private garden space serving the four one bed flats by enclosing the area.

The Policy also seeks to safeguard and enhance biodiversity and green infrastructure (criterion 10). As indicated in the preceding section of the report, the area comprises large areas of grass and tarmac, which are unlikely to provide significant wildlife habitats. It is acknowledged that the development will result in the felling of the group of trees in the south eastern corner of the site and appropriate advisory notes highlighting the developer's responsibilities in relation to nesting birds and bats would be included within any decision notice granting consent for the development. Similarly, it is highlighted that the woodland that abuts the northern application site boundary is designated as a SINC. Robust protective fencing along this boundary would be a requirement in the event that the recommendation is supported.

With regard to any adverse impact on the viability and amenities of neighbouring uses and their occupiers, which is a requirement of criterion 12 attached to the policy, some of the concerns expressed by existing residents have been addressed in the preceding section of the report. In the interests of clarity, it is highlighted that the development does not infringe the privacy standard of 21m between directly facing habitable room windows of neighbouring properties. The layout also incorporates sufficient space about the development to ensure that unreasonable domination or overshadowing of neighbouring property will not occur. Whilst one objector believes that the introduction of residential development will result in noise and pollution, it is considered that the four one bedroom apartments together with the parking spaces serving two of the units will not so significantly impact on the amenity of the adjoining residents as to warrant refusal of the scheme for this reason.

With regard to the loss of the existing area of open space and children's play facilities although it was argued that the loss adversely impacts on the amenities of both the immediately adjoining residents and the wider community, it is considered that the amended proposals, which now incorporate a play facility, satisfy this criterion. By extension, it is considered that the safeguarding of the amenities of the future occupiers of the proposed dwellings is also a requirement of this criterion. It is considered that the amended layout adequately protects the privacy and amenities of future occupiers.

The final criterion (13) requires development proposals to incorporate appropriate arrangements for the disposal of foul sewage, waste and water. In line with the advice provided by Dwr Cymru/Welsh Water and the Land Drainage Section, an appropriately worded condition is considered necessary to ensure the provision of a comprehensive and integrated drainage scheme to serve the development. With regard to refuse collections, the Highways Department is satisfied that the access road and turning head has been designed to allow access by the Council's refuse collection vehicles. There is, however, concern in respect of the siting of the bin store serving the proposed apartment building. The submitted layout suggests that this facility would be sited outside the front doors to these properties but this location is considered to be inappropriate with the potential for rubbish and odours to adversely impact the residential amenities of the occupiers of these units. A condition, requiring this element to be reconsidered and requiring an alternative scheme to be submitted for the agreement of the Authority, is considered necessary.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems."

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to

determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the application site itself and for the reasons outlined earlier in this report, it is considered that, overall, there will be no significant residual impacts on biodiversity and appropriate protection measures can safeguard the adjoining SINC. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that, for the reasons outlined earlier in this Appraisal, there would be no adverse impacts upon the achievement of wellbeing goals/objectives.

During the processing of this application Policies PLA1, COM3, COM5, COM7, COM13, ENV4, SP2 & SP13 of the Bridgend Local Development Plan and Supplementary Planning Guidance 17 : Parking Standards were considered.

CONCLUSION

The application, as amended, can be recommended for approval because the development is considered to comply with national and Council policies and guidelines. Whilst the proposed development would result in the loss of part of an identified area of natural greenspace and children's play facility, it will retain an area for children's play which will be suitably equipped in accordance with a scheme to be further agreed thereby satisfying the deficit of such facilities identified in the Outdoor Sports and Children's Playing Space Audit, 2017.

In terms of access, the Highways Department is satisfied that, subject to conditions, the proposed arrangement is not detrimental to highway safety and incorporates sufficient vehicle parking facilities. Notwithstanding the objections raised by an occupier of an existing property in Rhiw Tremaen, it is considered that the revised proposals do not so

significantly impact on the amenities of these neighbouring dwellings as to warrant refusal of the scheme. The proposed development provides affordable housing in buildings that are designed to be low carbon, incorporating sustainable building technologies and small scale renewable energy equipment.

RECOMMENDATION

R34) (A) The applicant enter into a Section 106 Agreement to:-

Provide a minimum of (20%) 2 units as affordable housing units in accordance with Supplementary Planning Guidance 12 in perpetuity.

(B) That, the Corporate Director Communities be given delegated power to issue a decision notice granting permission for the development subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans and documents: plan numbers (90)003F, (90)006, (90)007, (90)008, (90)009, (90)010, (90)011, (90)012,

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. Notwithstanding the approved plans, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

3. Notwithstanding the approved plans, no development shall commence until a scheme for the provision of a widened carriageway at the junction of Bryn Bragl with Rhiw Tremaen has been submitted to and agreed in writing by the Local Planning Authority. The revised junction arrangement shall be implemented in permanent materials before the development is brought into beneficial use.

Reason: In the interests of highway safety.

4. Notwithstanding the approved plans, no development shall commence until a scheme for the provision of pedestrian crossing facilities at the site access to facilitate access across Bryn Bragl has been submitted to and agreed in writing by the Local Planning Authority. The crossing facilities shall be implemented in permanent materials before the development is brought into beneficial use and retained in perpetuity.

Reason: In the interests of highway safety.

5. Notwithstanding the approved plans, no development shall commence until a scheme for the provision of a continuous 2m wide pedestrian footway link between the proposed footway fronting Units 7-10 and the maintained footway fronting 26 Rhiw Tremaen has been submitted to and agreed in writing by the Local Planning Authority. The footway link scheme shall include for a system of street lighting and shall be implemented in permanent materials before the development is brought into beneficial use and thereafter retained in perpetuity.

Reason: In the interests of highway safety.

6. The proposed means of access shall be laid out with 6metre radius kerbing on both sides of the entrance constructed and retained in permanent materials as approved in writing by the Local Planning Authority with vision splays of 2.4m by 25m in both directions before the development is brought into beneficial use and be retained as such thereafter in perpetuity.

Reason: In the interests of highway safety.

7. No structure or erection exceeding 0.6 metres in height above adjacent carriageway levels shall be placed within the required vision splays areas at any time.

Reason: In the interests of highway safety.

8. Notwithstanding the approved plans, no development shall commence until a scheme for the provision of 2 off street parking spaces each for Units 1-6, 1 space each for Units 7-10 and 2 visitor parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking spaces shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the agreed scheme 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 drainage scheme for the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter, the scheme shall be implemented in accordance with the agreed drainage scheme prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

10. No development shall commence until details of the specification and position of protective fencing along the northern site boundary with the Coed Y Morfa SINC and of any other measures to be taken for the protection of the trees along this boundary from damage before or during the course of development have been submitted to and approved by the Local Planning Authority. The protective fencing shall be erected in accordance with the agreed details and retained in place for the duration of the works.

Reason: In the interests of nature conservation.

11. Notwithstanding the approved plans, within three months of the date of commencement of construction of the dwellings hereby approved, details of a scheme for the provision of an equipped play area on the amenity/playground area, which shall include a programme for its implementation and ongoing maintenance, shall be submitted to and agreed in writing by the Local Planning Authority. The equipped play area shall thereafter be provided in accordance with the agreed scheme and programme of implementation and maintenance and shall be so retained in perpetuity thereafter.

Reason: In the interests of the residential amenities of existing and future occupiers.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and as shown on the approved plans.

Reason: In the interests of visual and residential amenities.

13. No development shall take place until details of the proposed floor levels of the buildings in relation to existing ground levels, existing adjoining properties and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

14. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

15. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme which shall include, proposals for surface treatment, indications of all existing trees and hedgerows on land and details of any to be retained, together with measures for their protection in the course of development. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

16. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for the equipped play area and all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and agreed by the Local Planning Authority prior to the occupation of any part of the development. The landscape management plan shall be carried out as agreed.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

17. No development shall commence on site until there has been submitted to and agreed in writing by the Local Planning Authority an invasive non-native species protocol, which shall detail the method of containment, control and removal of invasive non-native Montbretia. The measures identified in the scheme shall thereafter be undertaken strictly in accordance with the agreed protocol prior to development commencing.

Reason : In the interests of prevention of pollution

18. Notwithstanding the approved plans, no development shall commence on site until there has been submitted to and agreed in writing by the Local Planning Authority details of a refuse and recycling storage facility/area serving the apartments in Block 4 Units 7,8,9 &

10. The refuse and recycling storage facility/area shall be provided in accordance with the agreed details prior to the apartment building being brought into beneficial use and retained thereafter for that purpose in perpetuity.

Reason: In the interests of residential amenity.

19. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) The application, as amended, can be recommended for approval because the development is considered to comply with national and Council policies and guidelines. Whilst the proposed development would result in the loss of part of an identified area of natural greenspace and children's play facility, it will retain an area for children's play which will be suitably equipped in accordance with a scheme to be further agreed thereby satisfying the deficit of such facilities identified in the Outdoor Sports and Children's Playing Space Audit, 2017. In terms of access, the Highways Department is satisfied that, subject to conditions, the proposed arrangement is not detrimental to highway safety and incorporates sufficient vehicle parking facilities. Notwithstanding the objections raised by an occupier of an existing property in Rhiw Tremaen, it is considered that the revised proposals do not so significantly impact on the amenities of these neighbouring dwellings as to warrant refusal of the scheme. The proposed development provides affordable housing in buildings that are designed to be low carbon, incorporating sustainable building technologies and small scale renewable energy equipment.

(b) The observations received from Dwr Cymru/Welsh Water which contains advisory notes in respect of the connections to the public sewerage system and provision of water supply are available for the developer's information and consideration at:-
<http://planning.bridgend.gov.uk/plastandard.aspx> (Application No. P/17/393/FUL)

(c) The observations received from South Wales Police Authority's Design Out Crime Officer are available for the developer's information and consideration at:-
<http://planning.bridgend.gov.uk/plastandard.aspx> (Application No. P/17/393/FUL)

(d) No surface water is allowed to discharge to the public highway.

(e) No land drainage run off will be permitted to discharge, either directly or indirectly, into the public sewerage system.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background papers

None