

**DEVELOPMENT CONTROL COMMITTEE on 15 MARCH 2018**

**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 Development Control Committee Full site visit was undertaken on Wednesday 14<sup>th</sup> March 2018.

The Local Ward Member (Cllr. J. Radcliffe), objectors who have lodged a request to speak at the Committee meeting, two representatives from Newcastle Higher Community Council and the agent for the developer attended the site visit.

Since the preparation of the report, further representations have been received from the following:

Huw Irranca-Davies AM for Ogmore and Chris Elmore MP for Ogmore has submitted a joint communication to draw both officers and committee's attention to the objections raised by residents and community/town councils of the Llynfi Valley to the current development proposals under application P16/366/OUT. They also make clear their own objections to the development because of the scale and the potential impacts on the immediate area, but also on the traffic flows along the Llynfi valley, especially at peak times. A full copy of the communication can be re-produced for Members consideration if required. In summary, it questions the scale of the development, the impact on the immediate and wider road network and the cumulative nature of development which will be the subject of a series of planning applications.

Written and verbal communications have been received from residents and representatives of the Tondu-Aberkenfig Hub concerned that the public speaking protocol is very heavily biased in favour of the prospective developer as it only requires one person to speak at the committee meeting and that being decided on a first-come, first-served basis. This is considered to be unfair given the scale of local objection. Furthermore, those residents who will attend the site meeting will be placed in difficulty with regard to being able to contact your office during the very narrow window given 11am to 11.30am. The process in the view of the residents is undemocratic to the point of being oppressive and makes a mockery of people's right to involvement in the due process. Residents challenge the legitimacy of such practices and the manner of their deployment.

**Comment:** This Council has adopted a planning protocol which covers public speaking at the Development Control Committee meetings. Where more than one objector registers to speak, they will be encouraged to appoint a spokesperson and only one objector can speak per application. Reflecting the level of objection that has been received, letters have been sent to 40 residents inviting them to register to speak. The letter requires that objector to advise the Cabinet and Committee team the day before the day of the Committee meeting between 11.00am and 11.30am. The objectors are advised that if they fail to register at that time they will be unable to address Committee. The letter also confirms that only one objector can speak.

The Council is following the correct protocols on public speaking with reference to this planning application.

The following amendments/additions are proposed to the planning conditions and heads of terms of the S106 Obligation:

## **TRAFFIC AND TRANSPORTATION**

Provide an area of car parking to the north west of the Waste Transfer Station in lieu of the existing temporary car park that will be developed as part of the application. Details of the car parking scheme and its future management will be agreed by the Local Planning Authority and as part of this obligation.

*Conditions 3 and 22 should be amended as follows:*

3. The mitigation measures set out in the documents listed below shall be carried out as prescribed in the documents:

- a) Sections 7.0, 8.0, 9.0 10.0 and 11.0 in the Desk Study & Coal Mining Risk Assessment Report Tondu – Rev A April 2016 provided by Integral Geotechnique
- b) Section 6.0 Conclusions and Recommendations in the Level 2 Survey Report Final As Issued 2016-03-10 provided by Soltys Brewster Ecology
- c) Section 6 - Recommendations in the Tree Survey, Categorisation and Constraints Report by Steve Ambler and Sons Tree Specialist Ltd dated 20 February 2016.

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

22. Prior to the development on any phase, a detailed lighting strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting plans shall be implemented as approved.

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

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There is a small typographical error in the Article 4(1) Direction, specifically Appendix 3. Paragraph one refers to the boundary edged in red however the attached plan is actually edged in green.

The paragraph should read:

‘...development of the description(s) set out in the Schedule below should not be carried out to the properties identified in the same schedule and situate within the area shown edged **green** on the attached plan...’.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**  
**15 MARCH 2018**