

DEVELOPMENT CONTROL COMMITTEE 28 MARCH 2019

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.

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
8	13	P/18/983/FUL

A full Development Control Committee site visit was undertaken on Wednesday 27 March, 2019.

A Local Ward Member (Cllr. Webster), a representative of Bridgend Town Council, the applicant, the agent and objectors who have submitted a request to speak at the committee meeting (and other interested residents) attended the site visit.

Since the agenda was compiled, late representations have been received from occupiers of the following properties:-

13, 43, Heol y Bardd
24, Sunnyside Road
107A, Park Street
10, 22, 75, 105, Parkfields Road
2, Glan y Parc
3, 21, 54, Park Court Road
4, Rice Street
6, Oaklands Road
9, Bryntirion Close

The comments can be summarised as follows:-

- I cannot understand how building more houses in Sunnyside will benefit the town – you have already allowed 1000 houses at Parc Derwen – we don't need any more.
- Park Street is always congested and subject to an AQMA.
- The roads can't cope and there is no parking.
- There is more for Linc to gain from the development than the benefits that it will provide to the town.
- There are no solutions to the parking situation apart from an expensive parking permit scheme and the Police say they cannot uphold the traffic laws here despite a proportion of our Community Tax being given to them.
- There is a no entry sign at the entrance to Sunnyside Road lane and any car entering there without being driven by a resident or a visitor is liable to a £30 fine but people use this as a free car park due to lack of surveillance by the police.
- The Council used to offer all employees permits for parking at local car parks and deduct the costs from the salary – if this has stopped it needs to be reinstated and all employees instructed to stop parking in Sunnyside and similar streets or face discipline.
- Where will the staff and overspill visitors park?
- Visitors to the Health Care Centre may park in the residential area of the scheme leading to angry and physical confrontations.
- Residents Only signs could be installed but this will not work if it is not policed/enforced.
- With all the publicity how many residents will be able to get their proper house value if they sell? Compensation should be provided.
- Moving the medical practices away from their present patient base does not seem to make sense.

- There is also a responsibility to existing residents to not jeopardise their wellbeing.
- You have been elected as Councillors to represent your constituents' best interests – if you are unable to act as guardians of what is right, perhaps others will do the job better than you.
- All the facilities proposed within the Health Centre are inappropriate for the area.
- The site does not integrate well with existing housing and infrastructure and is unsympathetic to the local community and neighbourhood.
- The three storey flats will look into the homes on Sunnyside, are out of keeping and will reduce light and privacy.
- The block of flats is to be built on already elevated ground and could cause flooding to surrounding properties.
- Linc's raison d'être is financial and are maximising the site without considering the aesthetic.
- The back gardens of the west terrace will present onto Glan y Parc presenting an unappealing outlook.
- Does this mean that the current trees will be in people's gardens or will the trees be cut down?
- A conservative estimate by the developer for the site is that there will be an extra 120-150 cars on the road during peak times and the Health Centre is estimated to have up to 1100 patients visiting the site each day – the vast majority will be visiting by car and the surrounding roads are already overcrowded.
- Park Street is already the most polluted street in Bridgend.
- A small children's nursery in a home at the junction of Glan y Parc and Parkfields Road was turned down due to traffic problems – this is double standards.
- The traffic survey was conducted at a quiet time so the figures are conservative.
- Parking provision is woefully inadequate.
- Similar developments have created problems in the past.
- The access into the Wellness Centre does not appear to be controlled.
- There have been "leaks" to suggest that there will be further housing at the Water Board building site.
- It is not clear who will be allocated the units on the residential part of the development. The mix of residents needs to be carefully considered.
- There are serious concerns about issues of flooding on this site – it is hard to believe that it is proposed to build on such an area.
- The development should address issues of drainage and surface water.
- This development will not help to regenerate the town centre.
- There is no room for the Health Centre to expand.
- The LPA should reflect on the fact that Linc will no doubt attempt to acquire and build on the Registry Office.
- This area is not served by any meaningful public transport.
- There are no community facilities or proper play areas on the proposed site.
- It is clear that BCBC are an interested party in this development and it could be argued that they should not perhaps be marking their own homework – it is not clear who in BCBC is behind this ill-conceived venture.
- The backs of the houses and their gardens will look over my house and will give my house and the street a poor outlook.
- There are already queues to get out onto Park Street.
- Sheltered homes for the elderly would be better.
- Where is the evidence to support the view that a Care Home is not required in his area? Why is there a need for more social housing after the Rhiw development?
- There are few crossing places across Park Street.
- Moving Newcastle Surgery is ill considered.

- The promotional images are far from what the development will become and the lifestyles portrayed in the images do not remotely reflect the lifestyles led by either the people intended to be housed here or the people who already live here – keep it real.
- The scheme represents a totally idiotic and irresponsible superimposition on an already busy nodal area.
- The speed of vehicles in the area needs to be addressed as well.
- This development will have an adverse effect on my own wellbeing and that of neighbours several of whom are elderly or have young families.
- Driveways are blocked by parked cars.
- The proposed pedestrian crossing will be dangerous.
- Although Council Tax has risen beyond many means without much in return.

The objections are acknowledged and the majority of which have already been included, and addressed, in the report.

However, the following additional observations can be made in response to some of the comments:

- There will still be a no entry sign at the entrance to Sunnyside Road lane and it is proposed to block off any pedestrian access from the development to this lane.
- The Council still offers all employees permits for parking at local car parks and deducts the costs from their salary – however, in an area where there are no parking restrictions, there is nothing to stop staff from parking for free in Sunnyside Road.
- There are separate accesses to the Health Care Centre and the residential area – Linc Cymru will monitor and supervise any indiscriminate use of the residential area by users of/visitors to the Health Centre.
- Loss of property value is not a material planning consideration and, therefore, there is no scope for any compensation to be sought.
- The Health Centre will provide a modern facility to replace surgeries and clinics serving Bridgend Town.
- Councillors on the DC Committee have a different role to Ward Members – their role is to regulate the development and use of land in the wider public interest.
- The original office buildings and magistrate's court did not integrate well with existing housing either.
- The LPA are not aware of any proposals to develop the former Water Board building.
- The social rented units will be allocated in consultation with the housing waiting list.
- There are no plans to extend the Health Centre in the future.
- BCBC do not have any interest in this land having already sold it.
- The houses are at least 27m from the properties on the other side of the Glan y Parc and the gardens will be enclosed to prevent overlooking into and out of these areas.
- The Care Home, despite the recent consent for an 80 bed unit, has not progressed due to a lack of interest in the market.
- There is an evidenced need for social housing in Bridgend.
- A safer crossing place across Park Street will be provided as part of the scheme.

The Parkside Residents Association has also emailed a letter to all DC Committee Members. In summary, the Association are concerned that the report “does not portray the full facts surrounding this development.” Most of the points raised have been raised before in correspondence received from local residents and they have been addressed in the report.

In response to the query about the traffic surveys, the Highway Authority has checked the dates and confirm that they were carried out before the summer holidays and were agreed by Officers as a suitable time to undertake the surveys and Officers can confirm that the surveys did include Park Street and Angel Street.

In terms of the proposed resident parking permit scheme for the area, Officers can confirm that, due to a technicality with the wording of the original consultation papers, the first consultation had to be withdrawn. However, a new consultation is proposed in the near future once the process of dealing with appeals against the scheme have been finalised.

The Association also suggest that the site should be redeveloped in line with the previously proposed care home with the addition of a retirement village, perhaps with a small extension of the Ashfield/Newcastle surgery to improve the surgery's capacity, and support elderly residents.

In response, whilst the consent for the 80 bed care home is still "live," that is not the scheme before us to determine.

The Shared Regulatory Services Officer (Noise) has noted that the noise levels shown in the model with a 1.8m close boarded fence achieves the levels in the WHO Guidelines. It is presumed that the difference in ground levels has been taken into account. However, this should be clarified with the consultant first to ensure that this is the case. Therefore, in addition to the initial conditions that I have requested, the following additional condition should also be added:-

46. A 1.8m overboarded close boarded fence or equivalent barrier shall be erected around the gardens facing Glan-y-Parc Road and the gardens of the north terrace properties as shown on the submitted drawing SWV ASL 00 XX DR L0005 and L0006. The barrier shall be a minimum of 10kg/m² mass per unit area, have no gaps and shall be imperforate, rot proof and vermin proof and able to withstand wind forces. The design details of the barrier shall be submitted to the Local Planning Authority for approval prior to the development being brought into beneficial use and shall be agreed in writing. The design shall be implemented as agreed and the barrier shall be maintained and retained in perpetuity.

Reasons: In the interests of residential amenity.

Condition 40 should be reworded as follows:

40. Prior to any above ground development works associated with the proposal, the applicant is required to develop a scheme of mitigation measures associated with the proposal. To inform the level of mitigation required an updated air quality assessment shall consider the impacts of NO₂ & PM₁₀ and look to include most recent receptors locations monitored by the Council. The assessment shall calculate the value of mitigation required following Defra's damage cost approach. The cost of mitigation implemented by the applicant should broadly equate to the calculated value. The scheme shall also include a timetable for the implementation of these approved mitigation measures. The air quality assessment and mitigation scheme will need to be submitted and approved by the Local Planning Authority.

Further to the site visit yesterday and the pre meeting today the Highways Officer has requested the following additional conditions to fully address the highway considerations of the scheme:-

47. A "Private Road" sign shall be erected at the entrances to the development from Glan y Parc and Sunnyside Road in accordance with details to be agreed with the Local Planning Authority before any dwelling served by the road concerned is brought into beneficial use. The sign shall then be retained as approved in perpetuity.

Reason: For the avoidance of doubt as to the basis of permission hereby granted and to prevent highway rights becoming established.

48. No development shall commence until a scheme for the provision of a vehicular turning area in the vicinity of North Terrace / Ty'r Ardd Registry Office has been submitted to and approved in writing by the Local Planning Authority. The turning area shall be implemented in permanent materials before the development is brought into beneficial use and retained for the purposes of turning in perpetuity.

Reason: In the interests of highway safety.

In addition, NRW have provided additional comments this morning which can be summarised as follows:

We have considered the committee report and would like to raise the following points in relation to the consultant's comments:-

- JBA consulting assert that as the built development has been designed to be flood free in the thresholds in Table A1.14 this demonstrates compliance despite the fact that other parts of the development site do not.
- In the event of a blockage of the old bridge the Bridgend Flood Alleviation Scheme (FAS) will be overtopped sooner and the flood risk to the site will increase.
- There is no assurances that the Bridgend Flood Alleviation Scheme will improve the situation in the future to allow for increased flood risk.
- The scheme in Swansea is not comparable to this development.
- As the depth of flooding to existing property is shown to increase as a result of the development this constitutes a potential increase in flooding elsewhere and any property owners shown in the FCA should be made aware of this.

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P/18/929/RES

A full Development Control Committee site visit was undertaken on Wednesday 27 March, 2019.

The Local Ward Member (Cllr Amanda Williams) attended the site visit.

Following the site meeting, it is recommended that condition 4 be amended to read:-

4. Notwithstanding the approved plans, within three months of the date of this consent, a full landscaping scheme for the earth bank to the southern side of the sports pitches and MUGA, including a scheme of drainage, shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

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28 MARCH 2019