

**DEVELOPMENT CONTROL COMMITTEE 24 OCTOBER 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/19/466/BCB

A Full Committee Site Visit was undertaken on 23 October 2019.

The Ward Member, Cllr. Lyn Walters, a representative from Bridgend Town Council, (Town Cllr. David Unwin) and a representative of the applicant department (Jason Burton - Principal Architectural Assistant) attended the site visit.

During the discussions, Cllr Lyn Walters sought clarification on the access arrangements to the hub during the school holidays and referenced an emailed communication sent to one of the objectors which indicated that, during the longer school holidays, the Brynteg Gardens access would be closed with access to the hub being provided off Ewenny Road for that period.

This arrangement is broadly acceptable but will need to form part of the overall management plan that will be submitted, agreed and reviewed in discharge of condition 10. The Education Section and the Head Teacher remain committed to accommodating the residents' wishes in regard to the access arrangements.

Condition 1 of the consent should be re-worded to take account of the recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology:

1. The development shall be carried out in accordance with the following approved plans and documents:-

- A001 – Site Location Plan
- A002 – Topographical Survey
- A003 – Demolition and Clearance
- A004 – Site Sections
- A101 – Proposed Site Layout – Revision A
- A104 – Proposed Plans and Elevations

The Conclusions and Recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology dated 18 October 2019.

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

Condition 12 should be amended and the following additional point should be added:

viii. no lorries associated with the construction of the site entering or leaving the site during the periods of half hour either side of the times school commencing and ending and contact being made with the Head Teacher of Brynteg Comprehensive School in order to make the school aware of the additional traffic movements.

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Condition 4 should include the following words:  
“... including the removal of the hub container office.”

As Ownership Certificate B has now been completed and Notice was only served on the adjoining occupier (2 Williams Terrace) on 13 October, 2019, the 21 day notice period will not elapse until 3 November 2019.

However, the adjoining occupier is aware of the application and has provided comments which have been summarised and addressed in the report.

Although the adjoining occupier has not been prejudiced by the lack of notification by the applicant, in order to satisfy the requirements of Article 10 of the Development Management Procedure (Wales) Order 2012, the decision cannot be issued until the 21 day notice period has elapsed.

Therefore, the recommendation should be amended to read:

**That permission be GRANTED and delegated powers be granted to the Group Manager – Planning and Development Services to issue a decision notice after 4 November, 2019, subject to the following conditions:-**

Communications have been received from a representative of Llangan Community Council and a local resident concerned that little time has been afforded to arrange for persons to attend and speak at the Development Control Committee. The agenda is however finalised the Friday before committee and this is the date that the notification letters are sent in respect of all Development Control Committee items.

The committee report should have included additional information relating to the Locomotive yard (Area 2 on the site layout plan) and recent discussions with the site operator and land owner. The Department has received written confirmation that the yard is only to be used for storage purposes. All restoration and repair works are to be undertaken elsewhere (currently at a site in the Vale of Glamorgan). The condition that seeks to control the use of the site makes reference to storage only.

Condition 4 on the report should be amended to ensure that the replacement fencing around the Locomotive Storage Yard is provided in a reasonable timeframe, should permission be granted for the development:

4. Within three months of the date of this permission a 3m high close boarded timber fence shall be erected along the northern, southern and eastern boundaries of Area 2 as indicated as boundary 'a' on the 'Layout Plan' received on 4 January 2019. The fence shall be maintained and retained in perpetuity.

Reason: In the interests of screening this part of the site operation

An additional condition will also be added to any consent to control the deliveries of the pre-registered cars to site:

16. Within two months of the date of this permission, a delivery management plan for the pre-registered motor cars operation shall be submitted to and agreed in writing by the Local Planning Authority. The management plan will detail the timing, number of trips and vehicles/equipment used in the delivery of the pre-registered cars to site. All future deliveries shall be undertaken in accordance with the agreed delivery management plan.

Reason: To ensure the effective control over the future use of the site in the interests of highway safety and the amenities of residents.

**JONATHAN PARSONS**  
**GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES**  
**24 OCTOBER 2019**