

DEVELOPMENT CONTROL COMMITTEE 23 JULY 2020

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	21	P/19/624/FUL

Persimmon Homes have indicated that should the committee be minded to approve this phase of development, works should hopefully commence at the beginning of September 2020. A number of the recommended conditions require various schemes to be approved prior to development commencing. Whilst the requirements of the conditions have not been formally challenged, the development company have requested that wording of the conditions be amended to allow initial ground works to commence on site. The following conditions have been amended:

6 & 7 – Waiting and Loading Restrictions; 8 – Refuse Collection Points; 9 – Traffic Calming; 10 – Car Parking; 11 – Visitor Car Parking; 12 – Turning Facilities;

Amending the wording of the conditions does not compromise the Local Planning Authority's ability to manage this development.

The following conditions will be amended as follows:

3. No dwelling shall be occupied until the drainage works have been undertaken in accordance with the details on Engineering Sheet 1 – 10257-100-01 – Revision F and Engineering Sheet 2 – 10257-100-02 – Revision E.

Reason: To ensure safe drainage of the site to avoid flooding.

4. The proposed floor levels of the dwellings hereby approved and general site levels shall accord with the details on Engineering Sheet 1 – 10257-100-01 – Revision F and Engineering Sheet 2 – 10257-100-02 – Revision E.

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

As well as the proposed changes to the above conditions, condition 23 should be removed and an informative note added to refer to Active Travel and cycle storage:-

- j. In promoting Active Travel, the developer should consider the provision of secure cycle parking for future residents. Welsh Government's Active Travel guidance recommends the provision of 1 secure cycle parking space per bedroom per unit.

9	45	P/19/656/RES
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Persimmon Homes have indicated their intention is to commence preparatory works on this district centre in the forthcoming months. A number of the recommended conditions require various schemes to be approved prior to development commencing. Whilst the requirements of the conditions have not been formally challenged, the development company have requested that wording of the conditions be revised. The following conditions have been amended accordingly:

2 – Materials of construction; 3 – Landscaping; 9 – Waiting and Loading Restrictions; 10 – traffic calming; 11 – Junction Markings; 14, 15 & 16 – Active Travel Routes; 18 & 22 – car parking; 19 & 23 – cycle parking; 24 & 25 Service Delivery Management Plans;

Amending the wording of the conditions does not compromise the Local Planning Authority's ability to manage this development.

The following condition should also be amended:

5. Notwithstanding the details submitted on drawings Ground and First Floor Plans CPT-281 – PL – ALPHA 02 Rev F, Second Floor and Roof Plan CPT-281 – PL – ALPHA 03 Rev E, Elevations and Sections - CPT-281 – PL – ALPHA 04 Rev F, and prior to the development being brought into beneficial use, the first floor windows on the southern elevation of Alpha Block facing Llys Ceirios shall be fitted with fixed pane obscure glazing (minimum of level 5 on the Pilkington index of obscurity) and shall thereafter be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

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P/20/299/FUL

At page 108 of the agenda under the section titled Parking and Highways Safety it is stated that:

“Concern has also be raised with respect to secondary school children not having access to public transport, however, there is a bus stop at Osborne Close some 400m away which is not an unreasonable walk for children aged 11+.”

However, there are no active bus stops on Heol-y-Groes or Osborne Close and the nearest bus stops are actually on Litchard Hill, approximately 680m walking distance to the east of the site.

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23 JULY 2020