

DEVELOPMENT CONTROL COMMITTEE

27 JULY 2023

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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8	15	P/22/756/FUL

A Full DC Committee Site Visit was undertaken on Wednesday 26 July 2023. As well as DC Committee Members and Officers, representatives from Oldcastle Ward (Cllr. Freya Bletsoe and Cllr. Ian Williams) and Bridgend Town Council, as well as representatives of the applicant (Vice Principal of Bridgend College, Andrew Gibbs; the agent, Pete Sulley of Asbri; the Highway Consultant, Spiro Panagi of AECOM and the Architect, Ffion Lanchbury of Rio Architects) attended the site visit.

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A Full DC Committee Site Visit was undertaken on Wednesday 26 July 2023.

As well as DC Committee Members and Officers, a Ward Member (who is also on DC Committee) (Cllr. Heidi Bennett) and a representative of Newcastle Higher Community Council, as well as representatives of the applicant (the agent, Andrew Vaughan-Harries of Hayston Developments and Planning Ltd. and the applicants, Mr. and Mrs. Brinkley) attended the site visit.

In light of the site visit and comments raised in relation to the collection and storage of domestic waste and the issues that wildlife has caused to bins within the local area, it is proposed to amend Condition 20 (waste management Plan) to also provide details of domestic waste, and how it will be safely stored and disposed of once the development is complete. The reworded condition is as follows:

20. No development shall commence until a Waste Management Plan for the control, management, storage and disposal of any waste material generated during the clearance, construction and the storage and disposal of domestic waste generated by the development once completed, has been submitted to the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan.

Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy ENV15 of the Bridgend Local Development Plan

12	121	P/22/597/FUL
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Since the report was published re-consultation responses have been received from the Coal Authority, land Drainage, NRW, Fire Service, South Wales Police and Dwr Cymru/Welsh Water, however they all reiterated their previous comments which have already been addressed within the officer's report.

4 further letters of objection have been received, 3 from the residents at 4a Oxford street and 1 from 12 Albany Road.

The majority of the concerns raised have already been addressed within the officer's report as they have been raised previously, however, 4a Oxford street has made the following additional comments:

- They have made reference to the size of their garden area and the relationship with the development. This has been noted, however, the proposed development is not considered to adversely impact any residential property or their private garden areas.
- They have also mentioned the location of the bin store. Again this has been addressed within the officer's report and a more suitable location for the bin store is required via a condition.
- It has been mentioned that the plans are not fully dimensioned, this is not required as the plans are drawn to a recognised metric scale. The development would be constructed in accordance with the approved plans.
- A concern has been raised in relation to trees outside of the site within the objector's land, this has been addressed and a condition imposed to ensure they are protected during construction.

JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
27 JULY 2023