

REFERENCE: P/23/218/FUL

APPLICANT: Marubeni Europower 95 Gresham Street, London, EC2V 7AB

LOCATION: Land at Brynmenyn and Bryncethin, Bridgend

PROPOSAL: Development of a green hydrogen production facility with electrolysers, hydrogen storage, hydrogen refuelling station, admin building, substation and back-up generator; with access, circulation, parking, lighting, 8-metre-high wall, security fencing, hard and soft landscaping, and drainage infrastructure (hydrogen pipeline omitted) on land at Brynmenyn. Together with the installation of a solar photovoltaic electricity generating station (solar farm), comprising ground-mounted solar panels, inverters, transformer units, control and storage building, switch gear and a substation; with access, circulation, parking, lighting, security fencing, hard and soft landscaping, drainage infrastructure and temporary construction compound, on land at Bryncethin. Sites to be connected via an underground electrical wire - Updated Plans and Documents including Noise Assessments, Landscape Visual Assessment Addendum etc.

REPORT

Members will recall that at the 7 September 2023, Development Control Committee (**DCC**) it was agreed to hold a special meeting to determine this Application. The Local Planning Authority (**LPA**) are currently processing the above Application. This was in view of the scale of the development and the level of public objection which would justify Members considering the proposal at a Special DCC meeting in line with the adopted Code of Practice.

The Application has been amended to remove the hydrogen pipeline, an acoustic wall has been added to the proposal around the hydrogen plant and additional information has been received in respect of noise emissions, access road, and landscape and visual impact. Further consultation with local residents, members the Community Council and statutory consultees on the amendments has been undertaken.

It is proposed to hold a Special DCC meeting on **Thursday, 17th October, 2024**.

The format for the day of the Special DC Committee has been discussed with the Chair and is proposed as follows:

Times	Actions
09:15am	Mandatory briefing for all DCC members in the Council Chamber
10:00am	Depart Civic Offices in transport (to be arranged)
10:30am	Site visit at Brynmenyn (Hydrogen Plant Site)
11:30am	Site visit at Bryncethin (Solar Farm Site)
12:30pm	Return to Civic Offices
14:00pm	Meeting of Special Development Control Committee in the Council Chamber

All timings are approximate at this stage and may be subject to change depending on site conditions and transport arrangements etc.

The Chair of the Development Control Committee has recommended that all DCC members attend the mandatory briefing in person and do not travel to the site independently.

It is also appropriate when considering major applications or proposals where there is more than a normal level of public interest to extend the time for public speakers to address the Committee. This in order to allow adequate time to cover more complex matters.

In this case a maximum time of 10 minutes each is proposed for no more than three individual objectors. Correspondingly, the Applicant or agent will also be allowed 10 minutes to respond. The relevant Ward Member and Community Council representative will be allowed 5 minutes each in line with advice on Extraordinary Applications contained within the Notes on Procedure for Public Speaking at Development Control Committee Meetings.

Members are also informed that the Application is subject to a 'call in' request and the Welsh Government (**WG**) has issued a '*holding direction*'. In cases where such a direction has been issued the LPA cannot formally determine an application until such time as WG has notified it that the holding direction has been removed. Notwithstanding the holding direction, the LPA is still able to refuse planning consent, WG may also indicate that it requires the Application to be determined by the Welsh Minister in which case the determination will not be made by the LPA.

Officers will liaise with the WG and issue a copy of the draft report prior to the Special Development Control Committee meeting, however, if the holding direction is not lifted or WG decide that Welsh Ministers are to determine it, Members will be requested to indicate if they are minded to approve or, in the case that determination rests with the Welsh Ministers, whether they are minded to refuse the proposal.

RECOMMENDATION: Committee is recommended to agree the following:-

- (1) That a Special Meeting of the Development Control Committee should be held to consider Application P/23/218/FUL on the 17 October 2024.
- (2) That the format for the day of the Special DC Committee should be as described in this report but subject to any changes which the Chair agrees with the Director of Communities.
- (3) That speaking rights for Objectors be extended to 10 minutes each for no more than three individuals and that the time for the Applicant to respond shall also be extended to 10 minutes.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

BACKGROUND PAPERS

None