

**PLANNING REFERENCE NUMBER: P/14/714/FUL**

**APPLICANT: MR J GRIFFITHS**

**LOCATION: LAND ADJ 11 CARN WEN, BROADLANDS**

**PROPOSAL: DOUBLE GARAGE WITH SELF CONTAINED FLAT ABOVE**

The application was considered by the Development Control Committee on 8 January 2015 and Members were minded to refuse planning permission, contrary to the Officer's recommendation. The application was deferred for draft reasons for refusal to be formulated and presented to Committee on 5 February 2015 for consideration. The draft reasons for refusal reflect concerns raised by Members and are reproduced below. A copy of the original report and amendment sheet is reproduced at Appendix A.

The draft reasons for refusal are set out below:-

- 1) The proposal constitutes an over development of the site as there would be insufficient amenity space available for future use of occupiers of this development contrary to criterion 3 of Policy SP2 of the Local Development Plan and Note 3 of Supplementary Planning Guidance 02: Householder Development.
- 2) The proposal would result in the removal of a section of a 'Green Corridor' within the Broadlands Estate to the detriment of biodiversity and visual amenities, which is contrary to criteria 2 and 10 and Note 8 of Policy SP2 of the Local Development Plan.

Following the Committee meeting, a Member made a request for further information on the level of amenity space proposed. The following response is made:-

The application proposes approximately 78.75 square metres of private amenity space to serve the proposed flat which measures approximately 71.70 square metres and, as such, the level of amenity space to be afforded to the proposed flat equates to 91%. The level of amenity space to serve the proposed modest residential unit is considered sufficiently large enough to enable residential activities to occur without prejudicing the residential amenities of any future occupiers of the site or neighbouring residents.

In addition, as a comparison it is noted that a neighbouring property in Carn Wen has an amenity space which equates to approximately 73% of the overall residential floor space.

In regard to draft reason 2, the Countryside Management Officer has visited the site and advised that the trees have limited potential to support bat roosts and there are no records of bats in the vicinity. The loss of this section of trees and planting would not dilute the overall strategic 'green corridors' of the Broadlands estate.

Furthermore, the trees are not of high quality and are located between two residential developments, as such, the trees are not considered to provide a high level of public amenity. The majority of the trees on site could be removed without any permission required from the Local Planning Authority, as none of the trees are protected by a Tree Preservation Order.

Additional information has been submitted by the applicant, which identifies a number of properties in the Broadlands Estate which have a lower level of amenity space than that of the proposed development and advises that the few trees to be removed will be replaced with additional trees as part of a landscaping scheme.

The full document is available to view on the electronic application file.

**REPRESENTATIONS RECEIVED**

J Smith of 10 Carn Wen

Advised that the public speaker at the Committee meeting on January 8 2015 was representing 3 objectors

**RECOMMENDATION:**

That Members consider the draft reasons for refusals set out in conjunction with the additional information provided.

**MARK SHEPHARD  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None.

DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015

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**ITEM:** 1 **RECOMMENDATION : GRANT WITH CONDITIONS**

**REFERENCE:** P/14/714/FUL

**APPLICANT:** MR JUSTIN GRIFFITHS  
11 CARN WEN BROADLANDS BRIDGEND

**LOCATION:** LAND ADJACENT 11 CARN WEN BROADLANDS BRIDGEND

**PROPOSAL:** DOUBLE GARAGE (TO SERVE No.11) WITH SELF CONTAINED FLAT ABOVE (EXISTING SINGLE GARAGE TO SUPPORT NEW FLAT)

**RECEIVED:** 27th October 2014

**APPLICATION/SITE DESCRIPTION**

Members will recall that the application was originally referred to Committee on 11th December 2014. Following a Panel site visit, which took place on 10th December 2014, Committee resolved to defer consideration of the application to enable the Planning Officer to measure the site and confirm the dimensions of the development.

The Planning officer has measured the plot on site and confirms that the dimensions on site correspond with the dimensions on plan.

The application seeks planning permission to erect a double garage with a self-contained flat above. The proposed building will measure 11m x 6m, will be finished with a pitched roof reaching a maximum height of 6.7m and will include two modest dormer windows to the front elevation. The proposed development will accommodate a day room, a w.c. and a double garage at ground floor level and a kitchen/dining room, 2 bedrooms and a bathroom at first floor level. The flat will be accessed via the door on the front elevation and will be served by a private garden area.

11 Carn Wen currently uses the single garage to the east of the site, the turning head and the parking space to the front of 11 Carn Wen to park vehicles. The existing garage and parking space adjacent to the garage will be used to serve the proposed flat and the proposed double garage and existing parking space to the front of 11 Carn Wen will be used to serve No. 11.

The application site is located at the head of a cul de sac serving Carn Wen in the Broadlands housing estate, Bridgend.

**RELEVANT HISTORY**

None

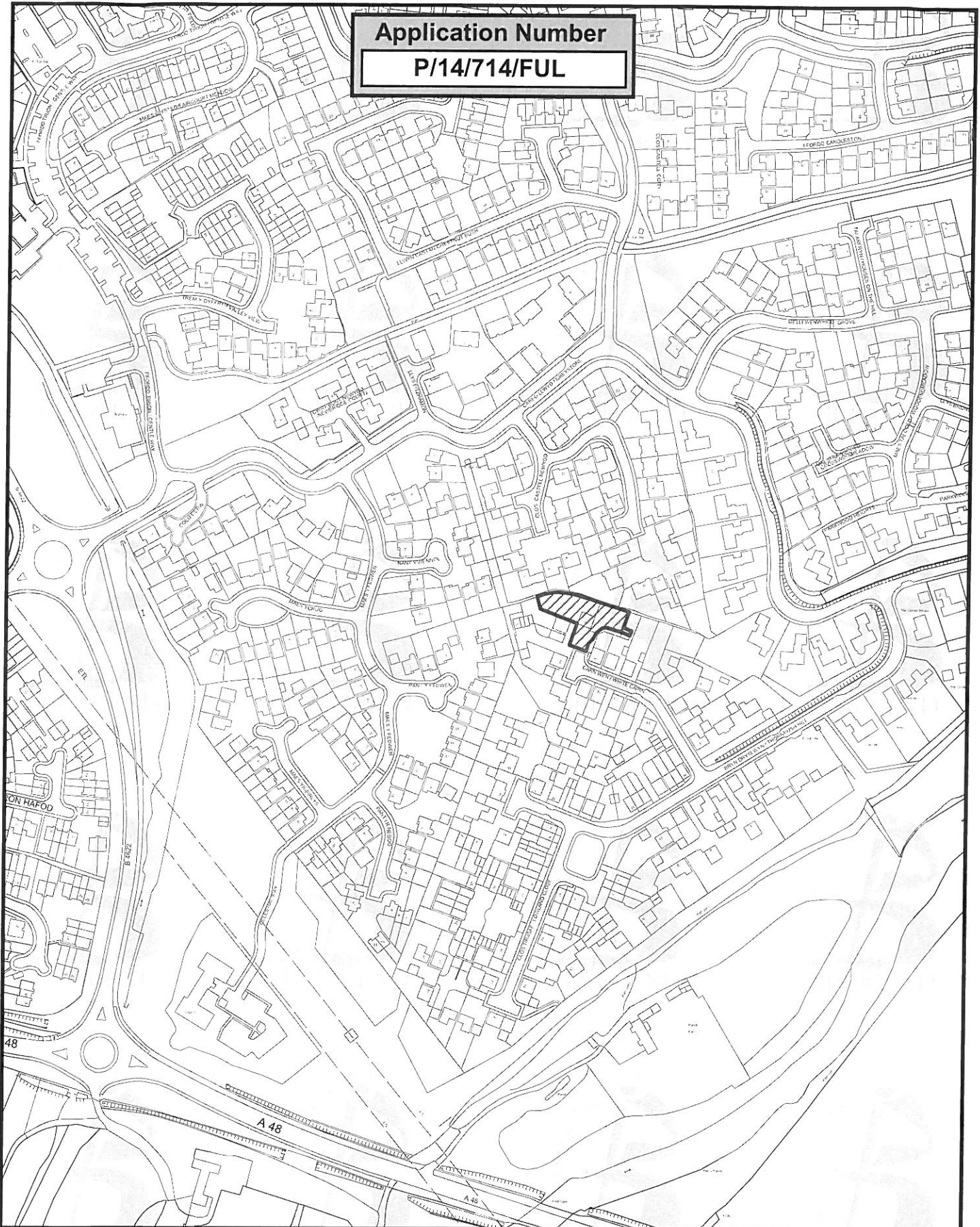
**PUBLICITY**

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations expired on 2 December 2014.

Application Number

P/14/714/FUL



Scale 1:3,000

Date Issued:  
29/12/2014

Development-GIS Team  
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,  
Bridgend County Borough  
Council, Civic Offices,  
Angel Street,  
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/  
Committee DC Plan

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## **DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015**

### **NEGOTIATIONS**

The agent was requested to provide a plan identifying trees to be removed and to remove the proposed French doors and balcony at first floor level and replace them with a window in order to reduce the impact of overlooking. The amended plans were received on 2 December 2014.

The applicant provided additional information in relation to cars being damaged by cats, copies of letters from BCBC confirming that there are no TPOs on the site, a letter from Bovis Homes regarding the site, a letter from the building contractor advising that the building period will be approximately 3 months and advising that Western Power Distribution and Welsh Water are satisfied with the new connections.

### **CONSULTATION RESPONSES**

#### **Town/Community Council Observations**

Notified on 29th October 2014

Provided the following comments on the application:-

'Laleston Community Council considered the application and came to the conclusion that it looked rather complicated.

I am directed to request that this application be considered after a local site meeting. This should allow our local County Borough Members to see the site and have the guidance of a Planning Officer on site.'

#### **Head Of Street Scene (Highways)**

Has no objection to the development.

#### **Destination & Countryside Management**

The Council's Ecologist visited, assessed the trees against the Bat Conservation Trust (2012) Bat Surveys - Good Practice Guidelines and advised that the trees are considered to have limited potential to support bat roosts and there are no bat records in the vicinity of the application site.

The Ecologist requested that a Method Statement regarding the felling of the trees be submitted to and agreed in writing by the Local Planning Authority and also requested that, as the site is the remnant of a field boundary, a condition be attached to any consent granted requiring a replacement planting scheme to be submitted to and agreed in writing by the Local Planning Authority.

#### **Welsh Water Developer Services**

Advised on sewerage.

#### **Natural Resources Wales**

Has no objection to the proposal.

#### **Head Of Street Scene (Drainage)**

Requested a condition be attached to any permission granted.



## DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015

### REPRESENTATIONS RECEIVED

**Alan Marsh, 14 Carn Wen**

Supports the proposal.

**Mr I And Mrs L Porter, 17 Carn Wen**

Supports the proposal and provides the following comments:-

'I own number 17 Carn Wen, which is opposite number 11 & the proposed new development. I can't think of any reason why this development should not go ahead, as it is set back from the road & will have little or no effect on the surrounding properties.'

**Paul Curryer, 12 Carn Wen**

Supports the proposal.

**Julian & Sarah Arthurton, 19 Clos Castell Newydd**

Supports the proposal and provides the following comments:-

'Have discussed with Applicant desire for 1.5/2 foot gap from our boundary / our garden decking rail to new rear wall of build plus possible need for small retaining wall on Applicants adjoining boundary to ensure no land slip from where our decking posts are situated due to dig out / levelling of site required for build. Happy in general otherwise and no issues with velux roof windows on rear of build roof.'

**David Smith & Janet Smith, 10 Carn Wen**

Object to the proposal and have requested to speak at the Development Control Committee meeting.

The objection is summarised as follows:-

- Loss of trees and green buffer zone between dwellings
- Loss of privacy
- Overshadowing
- Increase in on-street parking
- Increase in noise
- Restriction to parking area for 10 Carn Wen during the construction period
- The coach house at 14 Carn Wen, differs from the proposed dwelling, in that it is on level land and has a large area directly to the front.
- Drainage
- Parking and highway safety
- Risk to Bats and biodiversity and requirement for a Bat Survey

A further letter was received which advised that 17 Carn Wen is directly opposite 10 Carn Wen and not 11 Carn Wen.

The full objections can be viewed at the reception area of the Civic Offices.

**Colin Tutton, 9 Carn Wen**

Objects to the proposal and has requested to speak at the Development Control Committee meeting. The objections are as follows:-

## DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015

### - 'Loss of Privacy

The garden buffer and all the big trees are to be removed to make way for the new structure and the garden thereof. This means a total loss of privacy from our back garden the felling of the trees also means the wild life population will be lost, birds, squirrels, bats etc.

Not only will be overlooked by the new structure the windows etc. face east, therefore, overlook our back garden and the back of the house. Also once the trees are felled the properties behind will be in view so again will overlook our property.

Obviously the building of the structure will cause much disruption but also worrying is the infrastructure or drainage/sewerage. '

### **Fay Nevens, 20 Clos Castell Newydd**

Objects to the proposal and has requested to speak at the Development Control Committee meeting. The objections as follows:-

'1. I had a measured boundary survey in July 2014 by a professional surveyor, which confirms my legal boundary lies beyond my picket fence almost 2 metres into the tree-line. The plans show the new structure as abutting my picket fence, which is well within my legal boundary.

2. According to my professional survey, the trees, which form the natural barrier between the properties, were a condition on the original development.

3. I believe the work would be a threat to the wildlife currently inhabiting the adjoining boundary.

4. Loss of privacy from back of house and back garden as the trees currently provide the privacy between the separate houses and gardens.

5. The proposal would likely cause damage to root structures of remaining trees, which could make them dangerous.

6. I believe my entire garden would be overlooked by the upstairs window of the proposed side elevation, even if a fence was erected along the boundary.'

Additional comments were received which reiterated the original objections made.

### **L Watts, 8 Clos Castell Newydd**

Objects to the proposal and provides the following comments:-

'I object to the proposal due to noise and disturbance including traffic (engine noise) coming & going. As a whole I feel the area will be affected with possible removal of cutting down of trees & bushes.

I am particularly worried about green area at back of my property (at side of 11 Carn Wen) which proposer tells me he now owns? I would be extremely grateful for confirmation on this aspect of my objection. '

### **Mark King, 23 Carn Wen**

Supports the proposal.

### **Chris Morgan, 16 Carn Wen**

Raised the following concern:-

## **DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015**

'I have been made aware that the owners of number 10 Carn Wen have used our address as registering a concern with the proposed application. They have never spoken to us regarding the proposed planning and I would like our number stricken from their statement.'

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The agent was advised that a claim was made in regard to land ownership and a Certificate B was submitted to the Local Planning Authority on 11 November 2014.

With respect to the claim from 8 & 20 Clos Castell Newydd the applicant has verbally confirmed that the land, other than the shared access, is within his ownership.

The Land Drainage Officer has assessed the scheme and considers it acceptable subject to a condition.

The Transportation Development Control Officer has assessed the scheme and considers it acceptable in terms of highway safety and parking provision as the proposal will retain 3 spaces for 11 Carn Wen and 2 spaces for the proposed flat. The turning facilities are unaffected and the existing parking arrangements for 10 Carn Wen remain as existing.

The Land Drainage Officer and Welsh Water have assessed the scheme and consider it acceptable subject to a condition.

With regard to the comments relating to the lack of a turning head as vehicles are parking in this position, this is a private matter occurring on private land and is outside of the remit of planning. The matter is a private matter between the parties involved.

The Council's Ecologist has advised that the development is acceptable in terms of biodiversity and ecology and a bat survey is not required.

With regard to the removal of trees, a condition was attached to the original planning permission, for the site to the north (P/98/1073/RES refers), which required written consent from the Local Planning Authority prior to the removal of the trees from the northern boundary of the site. The submission of this application is considered as a written request for prior consent from the Local Planning Authority for the removal of some of the trees. The trees do provide some visual amenity value but are not prominent from any public positions and, during the site visit, it was noted that the trees were not of a high quality. As such the removal of the trees is not considered to be so harmful to the visual amenities of the area to warrant refusal of the scheme. Furthermore, the removal of this minimal section of trees located between residential dwellings will not dilute the overall strategic green corridors of the Broadlands housing estate.

Additionally, none of the trees are protected by a Tree Preservation Order.

Whilst the removal of trees will allow for views between Carn Wen and Clos Castell Newydd, the distance between gardens and dwelling houses will be in excess of the distances suggested in Supplementary Planning Guidance 02: Householder Development, i.e. 10.5m from dwellings to garden boundaries and 21m between directly facing habitable room windows.

The concern expressed regarding disruption and restricted access to parking during the construction phase is not a reason to refuse planning permission as this is for a short time only and any potential restricted access is a private matter.



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The case officer is aware of the conservatories at the properties to the rear from carrying out a desk based survey of the site and they were evident during the site visits.

Loss of view is not a material planning consideration.

The impact of the development on residential and visual amenities is addressed in the 'Appraisal' section of this report.

It is noted that 17 Carn Wen is directly opposite 10 Carn Wen.

### **APPRAISAL**

The application is referred to the Development Control Committee for determination in view of the objections received from local residents.

The application seeks planning permission to erect a double garage with a self-contained flat above.

The application site is currently an area of trees and plants located to the north of a shared access drive serving the garages of 10 and 11 Carn Wen. The area was originally a planting and tree band between Carn Wen and the residential development to the north, Clos Castell Newydd. A condition was attached to the consent which restricted the removal of trees along the application site boundary without the prior written consent of the Local Planning Authority. The application includes the removal of several trees and planting within the site but the retention of trees along the north eastern boundary of the site.

The application site is located within the settlement boundary of Bridgend as identified by Policy PLA1 of the Local Development Plan (LDP) and, as such, Policy COM3 of the LDP is relevant.

Policy COM3 states:-

'Residential developments within settlement boundaries defined by Policy PLA1 on 'windfall' and 'small scale' sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land will be permitted where no other LDP policy protects the building or land for an existing or alternative use.'

The proposed development is considered to be compliant with Policy COM3 of the LDP. All new development in the County Borough is also assessed against Policy SP2 of the LDP, which states:-

All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

The formally adopted Supplementary Planning Guidance (SPG) 02 - Householder Development (adopted on 12/12/2008), sets out objectives that define what is likely to be acceptable. Whilst the SPG relates to householder development it is considered that the principles of the SPG are generally relevant to this application and in particular Notes 1,2 6 and 8.

Note 1 of SPG02 states 'No extension should dominate the outlook of an adjoining property.' In this instance there is a dwelling house located to the rear and a dwelling house located to the front of the proposed development, which could potentially be affected by the proposed development. With regard to the dwelling house to the front, 10 Carn Wen, this is located some

## DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015

20.5m to the south of the proposed development, which is well in excess of the 10.5m distance between habitable room windows and neighbouring boundaries which is recommended by Note 1. As such the proposed development is not considered to dominate the outlook of 10 Carn Wen to such an extent as to warrant refusal. With regard to the property to the rear of the proposed development, 19 Clos Castell Newydd, the proposed development will be located some 9m from the dwelling house and will be set at a right angle to No.19. As such the proposed development is not considered to dominate the outlook from No. 19 to such an extent as to warrant refusal of the scheme. Furthermore, 19 Clos Castell Newydd is on a higher level than the application site, which will further minimise any dominating impact.

Note 2 of SPG02 states 'No extension should unreasonably overshadow adjoining property.' The proposed development will be some 20.5m to the north of 10 Carn Wen and, as such, will not cause any overshadowing to No. 10. With regard to the impact on the properties to the rear, the proposed building will be located due south of 19 Clos Castell Newydd and south west of 20 Clos Castell Newydd. The development will cast a shadow over small elements of the garden areas serving these properties, however, these areas are already overshadowed by the existing boundary trees which will be removed to accommodate the proposed development. As such, the proposed development is not considered to exacerbate the existing overshadowing situation to an unacceptable degree.

The proposed development will be located to the north east of the rear elevation and garden area of the applicant's property, 11 Carn Wen, however, as the development will be located to the north east and there are no habitable room windows on the rear elevation, shown on the original plans for 11 Carn Wen, the proposed development is not considered to cause any overshadowing to 11 Carn Wen. Note 6 of SPG02 states 'An extension should respect the privacy of neighbouring houses.' The proposed development does not propose any habitable room windows directly facing habitable room windows in neighbouring properties at a distance less than 21m.

The proposed development includes habitable room windows on the front elevation which are in excess of 10.5m from the boundary of 10 Carn Wen and, consequently, the proposed development is not considered to infringe the privacy standards of No. 10.

The development proposes a first floor window on the side elevation facing the north eastern boundary of the site. The distance between the first floor window and the boundary is 7.9m, which is less than the 10.5m suggested by Note 6 of SPG02. The window will overlook an area which appears to be owned by 9 Carn Wen. This area, although owned by No. 9, does not appear to be used as recreational amenity space and forms part of the planting/tree band between Carn Wen and Clos Castell Newydd. Whilst the distance between the boundary and the window does not strictly meet the guideline in SPG02 of 10.5m, as the window is overlooking an area which is not being used as a recreational garden, it is not considered that the application can be refused for this reason as it will not infringe privacy standards.

The proposed first floor window on the side elevation may also have angled views over 20 Clos Castell Newydd, however, as the views will be at an angle and will only overlook a small side element of the side garden serving No. 20, it is not considered that privacy standards are being infringed to such an extent as to warrant refusal of the scheme. Furthermore, trees are to be retained at this location which will act as a screen between the two properties.

With regard to the impact of the development on the visual amenities of the area, a condition shall be attached to any consent granted requiring details of the materials to be submitted to and agreed in writing by the Local Planning Authority. Additionally, it was noted, during the site visit, that there is a similar development on the shared driveway to the rear of 12 Carn Wen and, as

## **DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015**

such, this style of development is not uncommon in the immediate street scene and is considered acceptable.

The proposed residential unit will be served by an adequate level of amenity space and off-street parking facilities.

In order to ensure that residential amenities of both the neighbouring properties and the future occupiers of the development are protected a condition shall be attached to any consent granted restricting permitted development rights.

Whilst determining this application Policies PLA1, COM3 & SP2 of the Bridgend Local Development Plan and Notes 1, 2, 6,8,9,10,11 & 12 of Supplementary Planning Guidance 2 were considered.

### **CONCLUSION**

Notwithstanding the objections received, this application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities or highway safety as to warrant refusal.

### **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 The development shall be carried out in accordance with the following approved plans and documents: plan numbers 1439-P01 Rev A, 1439-P02 Rev A, 1439-P03 Rev A & 1439-P04 Rev B .

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

- 2 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, C, D, E & G of Part 1 to Schedule 2 of the Order shall be carried out within the curtilage of the (any) dwelling without the prior written consent of the Local Planning Authority.

Reason : In the interests of visual and residential amenities.

- 3 No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the surfaces of the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 4 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type

## DEVELOPMENT CONTROL COMMITTEE MEETING - 8TH JANUARY 2015

of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason : To ensure that the general amenities of the area are protected.

- 5 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, and roof/yard water will be dealt with has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to beneficial use of the development.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

- 6 Notwithstanding condition 1 above no development shall take place until the exact siting and finished floor levels of the dwelling have been agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenities

- 7 No development shall commence on site until a Method Statement, detailing how the tree felling will be undertaken and the processes to be followed in the event that bats are encountered has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall be adhered to throughout the felling of the trees.

Reason: To ensure any bats encountered are protected

- 8 Prior to any works commencing on site a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To maintain and improve the appearance of the area in the interests of visual amenities and to promote nature conservation

### \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) This application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

b) In order to satisfy condition 5 the following supplementary information is required:-

- Provide full details of any existing arrangements and
- Provide information about the design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent the pollution of the receiving groundwater and/or surface water.
- Provide a timetable for its implementation; and
- Provide a management and maintenance plan, for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

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- c) Foul water and surface water discharges shall be drained separately from the site.
- d) No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system.
- e) Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- f) The developer is advised to that bat boxes should be installed on the building and is directed to Supplementary Planning Guidance (SPG) 19 Biodiversity and Development SPG: A Green Infrastructure Approach <http://www1.bridgend.gov.uk/media/227718/final-green-infrastructure-spg-for-web.pdf>. At B1 Biodiversity Design Guidance Sheet Bats and Development is included information relating to bat boxes which may be of assistance.
- g) The developer is advised to adopt a sensitive lighting scheme that does not allow light to spill onto the boundary to maintain a dark corridor which bats can travel.
- h) The site may be used by nesting birds. It is recommended that the applicant be made aware that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Clearance works should be undertaken between (September and March) outside of the bird nesting season.
- i) If at any time nesting birds are observed, works, which may disturb them, must cease immediately and advice sought. Any active nests identified should be protected until the young have fledged. Where a Schedule 1 species is involved, mitigation for impacts, e.g. loss of nesting site, should be devised and implemented.
- j) In the event of a wildlife issue be encountered works to stop immediately and advice sought from in house ecologist resource ( if available), Bridgend County Borough Council's Countryside Team on 01656 643160/643196 or Natural Resources Wales' Species Team on 02920772400.
- k) The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via:-

<http://www.bridgend.gov.uk/planningapplications/search.php>

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<b>ITEM:</b>	<b>2</b>	<b>RECOMMENDATION : GRANT WITH CONDITIONS</b>
<b>REFERENCE:</b>	<b>P/14/695/OUT</b>	
<b>APPLICANT:</b>	<b>MS JANE TAYLOR WEST WINDS 2 LOCKS LANE PORTHCAWL</b>	
<b>LOCATION:</b>	<b>GROUNDS OF WEST WINDS 2 LOCKS LANE PORTHCAWL</b>	
<b>PROPOSAL:</b>	<b>BUILDING PLOTS TO ACCOMMODATE 2 x 2.5 STOREY DWELLINGS - RE-SUB OF P/14/446/OUT</b>	
<b>RECEIVED:</b>	<b>20th October 2014</b>	
<b>SITE INSPECTED:</b>	<b>22nd July 2014</b>	



**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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A full site visit took place on Wednesday 7 January 2015. The local Member, applicant and objector were present.

### **RECOMMENDATION**

Condition 2 be replaced with:-

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, C, D, E & G of Part 1 to Schedule 2 of the Order shall be carried out within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.

Reason : In the interests of visual and residential amenities.

<b>2</b>	<b>23</b>	<b>P/14/695/OUT</b>
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### **CONSULTATION RESPONSES**

The Transportation Development Control Officer provided further comments on the amended scheme and requested that a note be attached to any permission granted.

### **REPRESENTATIONS RECEIVED**

A further objection was received from M Marsden of 22 Springfield Avenue, which reiterated the earlier objection regarding drainage.

An objection was received from Ms G Turner of 34 Sanderling Way. The objections are summarised below as follows:-

- Over development
- Out of keeping
- Highway safety

An amended plan was received on 6 January 2015, which included the area of land adjacent to the highway within the red line boundary.