

<b>Meeting of:</b>	<b>DEVELOPMENT CONTROL COMMITTEE</b>
<b>Date of Meeting:</b>	<b>10 JULY 2025</b>
<b>Report Title:</b>	<b>AGREE TO HOLD A SPECIAL DEVELOPMENT CONTROL COMMITTEE ON THURSDAY THE 31ST JULY 2025</b>
<b>Report Owner / Corporate Director:</b>	<b>JANINE NIGHTINGALE CORPORATE DIRECTOR - COMMUNITIES</b>
<b>Responsible Officer:</b>	<b>JONATHAN PARSONS GROUP MANAGER PLANNING &amp; DEVELOPMENT SERVICES</b>
<b>Policy Framework and Procedure Rules:</b>	<b>There is no impact on the policy framework or procedure rules.</b>
<b>Executive Summary:</b>	<b>The Local Planning Authority is currently considering 3No applications in respect of the new school developments P/25/96/BCB, P/25/98/BCB &amp; P/24/719/BCB. There are outstanding matters on each scheme which has precluded them from being reported to the July 10th 2025 committee meeting and a Special meeting of the Development Control Committee is required.</b>

## **1. Purpose of Report**

- 1.1 The purpose of the report is to seek Committee's authorisation to hold a special Development Control Committee meeting on Thursday, 31<sup>st</sup> July 2025 at 10.00 to determine the following planning applications.
- 1.2 **P/25/96/BCB**, Land East of Heol-Y-Parc, North Cornelly; Minor Demolition of External Features and Construction of a New English Medium School Building, Associated External Facilities and Amended Accesses
- 1.3 **P/25/98/BCB**, Corneli Primary School, Greenfield Terrace, North Cornelly and c) Mynydd Cynffig Junior School, Pwllgath Street, Kenfig Hill; Demolition of the Two Existing Primary Schools, Construct a New Welsh Medium Primary School Building with Associated Infrastructure and Landscape Works.
- 1.4 **P/24/719/BCB**, Proposed Demolition of Mynydd Cynffig Junior School, Air Training Corp Facility, Play Area and Loss of Allotment Gardens; Construction of a New Primary School, 2no. All Weather Sports Pitches, Floodlighting, Solar Panels,

Replacement Allotment Provision, Play Areas, Open Space, Access & Highways Arrangements, Parking, Landscaping, Drainage and All Other Associated Works

## **2. Background**

- 2.1 The Local Planning Authority is currently processing the three (x3) above applications; there are outstanding matters on each scheme which has precluded them from being reported to the July 10th 2025 committee meeting.
- 2.2 The timescales to secure funding from the Welsh Government are challenging and to ensure that these projects go ahead as planned, a Council decision on at least two of the three applications is required before the end of July 2025 in order to allow work to commence on site during the funding window.

## **3. Current situation/ proposal**

- 3.1 The Council Chamber has been provisionally booked for 10am on Thursday 31 July 2025 to allow for a Special Development Control Committee Meeting to be held to consider the schemes for the proposed school development projects in North Cornelly and Kenfig Hill.
- 3.2 Under the provisions of the adopted Code of Practice, Members must agree to the Special Committee Meeting in advance.
- 3.3 If Members are agreeable to the request and are minded to also visit the sites, full Committee site visits to each of the three locations may be undertaken on the morning of Wednesday 30th July 2025.

## **4. Equality implications (including Socio-economic Duty and Welsh Language)**

- 4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

## **5. Well-being of Future Generations (Wales) Act 2015 - implications and connection to Corporate Well-being Objectives**

- 5.1 This report refers to the implementation of the statutory Town and Country Planning system, which assists in the achievement of the following corporate well-being objectives under the Well-being of Future Generations (Wales) Act 2015:
  - 1. Supporting a successful sustainable economy – taking steps to make the County Borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focused on raising the skills, qualifications and ambitions for all people in the County Borough.
  - 2. Helping people and communities to be more healthy and resilient - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and

independent lives. The Retail and Commercial Development SPG will provide additional guidance and material weight to support adopted RLDP Policies and seeks to provide clarity in respect of their future interpretation and application, setting out what the Council expects from applicants in respect of satisfying those policies' detailed criteria. This is a key contributory factor to delivering Local Wellbeing Objective one 'A prosperous place with thriving communities.

**6. Climate Change and Nature Implications**

6.1 There are no direct climate change and nature implications from this report.

**7. Safeguarding and Corporate Parent Implications**

7.1 There are no safeguarding and corporate parent implications arising from this report.

**8. Financial Implications**

8.1 None

**9. Recommendation(s)**

9.1 Recommendation(s):

- (1) That a Special Meeting of the Development Control Committee should be held to consider the following Applications: P/25/96/BCB, P/25/98/BCB & P/24/719/BCB at 10am on Thursday 31 July 2025.
- (2) That Full Committee site visits if required shall be undertaken to each of the three locations on the morning of Wednesday 30<sup>th</sup> July 2025.

**Background Papers**

None