

DEVELOPMENT CONTROL COMMITTEE

21 AUGUST 2025

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	15	P/25/98/BCB

A Full DC Committee Site Visit was undertaken on Wednesday 20 August 2025 at 9:30am.

As well as Development Control Committee Members and Officers, an objector who has expressed an interest to speak at the committee attended the site visit.

Since the publication of the agenda, further additional objections have been received which have already been addressed in the addendum report.

9	51	P/24/806/BCB
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Condition 6 should be amended to:

6. Prior to the commencement of works, a scheme detailing the existing ground levels and the proposed finished floor level of the rear amenity space shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the beneficial occupation of the HMO hereby approved and the approved scheme shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that adequate living conditions for future occupiers are provided and retained in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033).

10	125	P/25/259/RLX
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Cllr Tim Thomas has confirmed that he will be unable to speak at the time of committee but maintains his opposition to the application and believes the developer should continue with the agreed timescales.

The Managing Director for Llanmoor Homes has confirmed that as of 18th August, 105 houses on site have been occupied and some 24 units are either sold at various stages of construction or awaiting occupation. A short note in support of the application has also submitted and is re-produced in full below:

"Llanmoor are grateful that the Council have taken the time to consider this application for the variation of the planning condition to allow the completion of the Link Road prior to the occupation of the 235th dwelling on the site.

This short note is to provide assurance that it very much remains our intention to deliver the Link Road by the 235th dwelling and we would like to bring to the attention of the Committee that applications to discharge conditions 30 & 32 of the Outline Planning Permission and 9 & 10 of the Reserved Matters Approval, relating to the approval of the

design and construction details of the road, were submitted in September 2024 following a considerable period prior to that (12/18 months) of negotiation and discussion. Lengthy discussions have also been taking place in relation to securing the Listed Building Approval, involving both the Council Heritage Officer and CADW, this is of course referenced in the Report.

Design, technical, and Listed Building approvals have been delayed partly as a consequence of resourcing issues both at the Council and with external consultants and consultees on both sides.

We continue to work with the Council and remain confident that approvals can be secured ahead of Christmas, enabling the appropriate statutory agreements including Section 278 Highway Agreement to be completed in the Spring of 2026, and work to commence in the summer thereafter.

The relaxation of the condition to require the completion of the Link Road to the 235th would still mean that a further 170 dwellings cannot be occupied until the works are completed, a significant incentive to ensure the delivery of the road.

In the meantime, the variation of this condition will enable the continued delivery of much needed new homes on the site in line with the intention of the Local Development Plan trajectory, whilst technical approvals are secured and engineering works carried out to deliver the road.”

**JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
21 AUGUST 2025**