

REFERENCE (1): P/25/507/HYB

APPLICANT (1): LLANMOOR DEVELOPMENT CO LIMITED

LOCATION (1): LAND WEST OF BRIDGEND (LAND BETWEEN LLANGEWYDD ROAD AND A473 BRIDGEND)

REFERENCE (2): P/25/731/FUL

APPLICANT (2): BELLWAY HOMES LIMITED (WALES)

LOCATION (2): LAND TO THE SOUTH OF A48, CRAIG Y PARCAU, BRIDGEND

PROPOSALS: (1) HYBRID PLANNING APPLICATION (OUTLINE/FULL) FOR A RESIDENTIAL DEVELOPMENT FOR UP TO 850 HOMES, PUBLIC OPEN SPACE AND A PRIMARY SCHOOL, ALONGSIDE LANDSCAPING, DRAINAGE, GREEN INFRASTRUCTURE WITH VEHICULAR AND PEDESTRIAN/CYCLE ACCESS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AND FULL APPLICATION FOR THE INITIAL PHASE COMPRISING 377 DWELLINGS, INTERNAL ESTATE ROADS, PUBLIC OPEN SPACE (INCLUDING PLAY AREAS), DRAINAGE, INTERNAL FOOTPATHS/CYCLEWAY WITH PARKING/LANDSCAPING TOGETHER WITH ASSOCIATED WORKS) ~ AFFECTING PUBLIC RIGHT OF WAY LAL/11/1

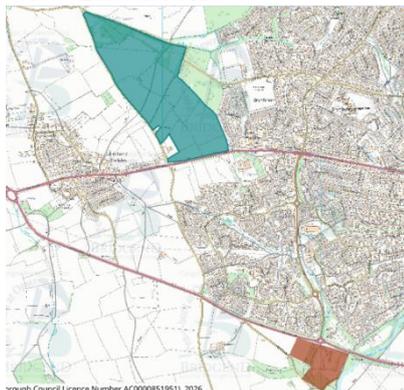
(2) DEMOLITION OF EXISTING BUILDINGS AND PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 120 UNITS TOGETHER WITH ASSOCIATED HIGHWAYS, DRAINAGE, OPEN SPACE AND OTHER INFRASTRUCTURE WORKS

REPORT

The Local Planning Authority is currently processing the two above Applications; the scale of the developments, their close proximity, their allocation as a *Strategic Development Site* and an *Allocated Housing Site* respectively in the Bridgend Replacement Local Development Plan (2024), and the level of public interest on both Applications would justify Members considering these two proposals at a Special Meeting of the Development Control Committee in line with the Council's adopted Planning Code of Practice.

In addition, the two Applications are intrinsically linked in terms of the requirement for road junction improvements.

Site Locations



Land West of Bridgend



Craig y Parcau

As such Members must agree to the proposed Special Meeting in advance.

A provisional date for the Special Meeting has been set for Thursday 9th April 2026.

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

Times	Actions
09:30am	Site Visit to Land West of Bridgend
10.50am	Site Visit to Craig y Parcau
12:00pm	Return to Civic Office
12:30pm	Chair's Pre-Meeting
13:30pm	Meeting of Special Development Control Committee in the Council Chamber

All timings are approximate at this stage and may be subject to change.

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

In respect of both Applications, which will each be considered separately, a time limit of **6 minutes** is proposed for each speaker. The list could be comprised of a maximum of 3 individual objectors, representatives of the Community Councils and a Local Ward Member. Correspondingly, the Applicant or their agent will also be allowed a total of 6 minutes to respond.

RECOMMENDATION: Committee is requested to agree to the following:-

- (1) That a Special Meeting of the Development Control Committee should be held to consider Applications P/25/507/HYB and P/25/731/FUL on Thursday 9 April 2026.
- (2) That the format for the programme on the day of the Special Committee should be as generally described above in this report but subject to any changes which the Chair agrees with the Director of Communities.
- (3) That speaking rights for Applications P/25/507/HYB and P/25/731/FUL be extended to a maximum of 6 minutes for each speaker registered on the list, which could comprise a maximum of 3 individual objectors, the Community Councils, a Local Ward Member and the Applicant/Agent.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

BACKGROUND PAPERS

None