

**DEVELOPMENT CONTROL COMMITTEE**

**11 June 2026**

**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.**

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Members will have received a late emailed representation from an objector to the development who has already lodged two objections with the LPA on the matter where his concerns (along with all other representations) have been summarised and addressed in the report.

As per the Planning Code of Practice, Members should not give any significant weight to late submissions put directly to them instead of the LPA as this may be seen as a way to unduly influence opinion at the Committee. The comments were received by Planning at 7.29pm on Tuesday 9 June 2026.

However, in response to the additional comments made, and to clarify a few points, Officers summarise and address objections and do not “cherry pick objections for the benefit of the report” as has been alleged.

Representations are never included in full in Development Control Committee reports due to their length and the fact that a number of the concerns raised are not always material planning considerations.

All committee reports are objective as concerns and representations from consultees are considered and addressed and the Officer balances all material considerations in making a recommendation.

The CGI images and comparative building dimensions and distances were provided by the applicant following the Full DCC Site Visit (where Members had the opportunity to view the site) and a request from Officers.

In addition, the height of the building as stated by the objector is taken from the upper roof plan with nominal finished floor levels rather than the relevant elevational drawings and the potential impact of the development on existing properties along John Street is addressed on page 30 of the report.

In conclusion, the late representation is inaccurate in terms of the statements and allegations made and should be set aside in the determination of the application at committee.

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The Local Planning Authority has received two representations from residents in Bryncethin and Glynogwr. The original application was approved as Development of National Significance (DNS) by the Welsh Ministers.

The residents object to the proposal on the following grounds:

- *This application for an extension should not be considered until there is an outcome on the Mynydd Y Gaer windfarm proposal?*
- *The following issues should be reassessed:*
  1. *A revised biodiversity assessment should be conducted before any decision to extend the consent.*
  2. *A new traffic impact assessment should be conducted before any decision to extend the consent.*
  3. *There has been no consultation or communication by Cenin Renewables Ltd. to residents who will be impacted by this extension which will increase uncertainty and anxiety.*
- *The cumulative environmental, ecological, and traffic impacts of overlapping infrastructure projects must be considered.*

In response, Officers can confirm that the Mynydd y Gaer Windfarm application has been lodged with PEDW and the Local Planning Authority has to produce a Local Impact Report in the next five weeks.

The reasons for the extension of time to implement the consent by 5 years are included in the report. In short, there is a reasonable concern that the connection date could be pushed back to beyond the original five-year lifetime of the permission. Therefore, this application is separate to the outcome of the Mynydd y Gaer Windfarm scheme and the appointed Inspector will consider the cumulative environmental, ecological and traffic impacts of Mynydd y Gaer Windfarm together with the impact of the approved Solar Farm.

With Non-Material Minor Amendment Applications, there is no requirement for the developer or the LPA to undertake consultation as the development itself is not going to change in any way.

The original DNS Permission for this solar farm includes other conditions which will mitigate for the impacts of this development (see Appendix 1 to the report).

More specifically, there are conditions (8, 9 and 10) which require a Construction Environmental Management Plan, a Construction Traffic Management Plan and a Landscape and Ecology Management Plan:

*8. No site clearance or construction work shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include:*

*(a) A construction/decommissioning site layout plan with the location of site construction/demolition compounds, storage areas, arrangements for parking of vehicles of site operatives and visitors, the location of areas designated for the loading, unloading, and storage of plant and materials, details of the site office/welfare units and associated foul water disposal.*

*(b) Details of any security fencing or hoardings around the site.*

*(c) Pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses.*

*(d) Wheel washing facilities and measures to avoid depositing mud, dust, or other debris onto the highway.*

*(e) A scheme for recycling/disposing of waste resulting from excavation, construction works and decommissioning.*

*(f) Details of species protection measures to be employed during the construction and decommissioning phases of the development, invasive species management, soil management details of topsoil strip, storage and amelioration for re-use.*

*(g) Details of proposed lighting to be used during the construction, operational and decommissioning phases, including mitigation measures, which shall ensure that new and retained dormouse habitat is protected from light spill.*

*(h) Details of a written scheme of investigation, outlining a paleo-environmental sampling, reporting, archiving strategy, method and timing of implementation of works in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists with a copy of the resulting report submitted to the local planning authority and the Glamorgan and Gwent Archaeological Trust.*

*(i) Details of equipment to be employed, operations to be carried out, predicted noise and vibration levels at the closest noise sensitive receptors, in accordance with BS5228 (Code of Practice for noise and vibration control on construction and open sites) and any required mitigation measures to reduce noise on nearby noise sensitive receptors.*

*The development shall be carried out in accordance with the approved details.*

*Reason: In the interests of biodiversity and residential amenity in accordance with Policy 18 of Future Wales: The National Plan 2040 and Policies SP3, SP13, SP17, DNP6 and DNP8 of the Bridgend County Borough Local Development Plan 2018-2033.*

*9. No site clearance or construction work shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

*Reason: In the interests of highway safety and in accordance with Policy 18 of Future Wales: The National Plan 2040 and Policies SP3, and SP5 of the Bridgend County Borough Local Development Plan 2018-2033.*

10. No development shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority. The LEMP shall include:

(a) A plan showing all ecological mitigation and enhancements areas, including dormouse habitat to be lost, retained, and created, and off-site lapwing and skylark mitigation areas. The plan shall identify the extent and location to an appropriate scale.

(b) Details of timing, phasing, and duration of species (including dormouse, lapwing, and skylark) and habitat conservation measures.

(c) Details of proposals to enhance retained habitats, including planting mixes and specifications, soil care plan restoration (for off-site mitigation areas and grazing strategy and stocking rates).

(d) Details of initial aftercare and long-term management and maintenance.

(e) Ecological Compliance Audit, including key performance indicators,

(f) Persons responsible for implementing the works.

(g) Details of measures to prevent or reduce incidental capture or killing,

(h) Proposals for monitoring the condition of retained and any new habitat, to inform ongoing habitat management.

(i) Monitoring and review measures of ongoing habitat management to be carried out in accordance with a report to be submitted in writing to the local planning authority every 5 years.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of ecological mitigation and enhancement and to accord with Policy 18 of Future Wales: The National Plan 2040 and Policies SP3, SP4, SP13 and DNP6 of the Bridgend County Borough Local Development Plan 2018-2033.

**JONATHAN PARSONS**  
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**11 JUNE 2026**