

**DEVELOPMENT CONTROL COMMITTEE**

**26 JUNE 2014**

**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.**

ITEM NO.	PAGE NO.	APP. NO.
2	8	P/14/159/FUL

A full Committee Site Visit was held on Wednesday 25 June 2014. The Local Member, objectors and a representative of the applicant were present.

The following has been received from Mr Keepins of The Holdings, Moor Lane:-

“I wish to have the following added to my original objection to the scheme having read the submitted noise assessment in relation to the planning application.

The applicant states that they have no control over when the national grid can call for use of a power station.

But, consider it too onerous to undertake the noise assessment according to BS 4142 as they go on to say that it is unlikely the power station will be called to generate power at night. If this is the case, then if you are minded to grant permission then it may be justified for you to place a condition to limit use to the daytime.

However, the reality is they will have no control over when the power station is in use.

There is mitigation for exhaust but no mitigation measures for the cooling fans 65dba

Our property The Holdings is 60-80m closer than Cae Canol. But has not been considered in the assessment.

The assessment completely dismisses the campers and the effect of the noise pollution on the amenity of campers and the potential to reduce income generation of Brodawel. The campers bring in money to area which is essential to ensure local business to survive. The power station proposal is a new business offering nothing to the community other than disruption, noise/air pollution, harm to wildlife and an incongruous intrusion into the countryside.

It would a shame to introduce a new industrial enterprise into the country which could possibly result in the demise of a tourist attraction which seeks to provide access to all to enjoy what the countryside has to offer.”

It is recommended that a further condition be added at the request of the Public Protection Section.

12. The recommendations contained in the Risk Assessment report dated 5<sup>th</sup> March 2014, ' project no: 321639-R07(01) Preliminary Risk Assessment- Porthcawl', shall be carried out in full. Should any further surveys indicate additional remedial measures, these shall be carried out in full.

Reason: In the interests of pollution prevention

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**P/14/310/FUL**

The applicant's agent clarified in writing on 19 June 2014 that the proposed development will not overhang any neighbouring properties.

The final sentence of the Appraisal Section (Page 30) should be removed.

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**P/13/166/OUT**

A Full Committee Site Visit was held on Wednesday 25 June 2014. The Local Member and the applicant were in attendance.

### CONSULTATION RESPONSES

Land Drainage requested that a condition and notes be attached to any permission granted.

#### Recommendation

The following condition be added:-

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

#### Notes

No surface water is allowed to discharge to the public highway

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

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**P/13/808/OUT**

A Full Committee Site Visit was held on Wednesday 25 June 2014. A representative of Maesteg Town Council was present.

Cllr. Ross Thomas submitted the following comments:

"I support the development of this site *in principle* in the knowledge that it is a key, strategic location for the regeneration of Maesteg and the wider Llynfi Valley. Once the home of two major multi-national operations with a combined workforce in excess of 1,000 people (much of it locally-based), this site has been the subject of much local discussion and debate over the past few years.

