

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/342/FUL
APPLICANT: H D LTD
C/O SAVILLS 12 WIDNSOR PLACE CARDIFF

LOCATION: SOUTH WEST FIELD AT ISLAND FARM BRIDGEND

PROPOSAL: USE OF EXISTING AGRICULTURAL ACCESS ON A TEMPORARY BASIS
TO FACILITATE P/14/823/RES

RECEIVED: 21st May 2015

SITE INSPECTED: 9th June 2015

APPLICATION/SITE DESCRIPTION

The application, as amended relates to an existing agricultural access which is located on New Inn Road, approximately 160m from the 'T' junction with Merthyr Road. It is proposed to use the access for a temporary period to facilitate the construction works associated with the implementation of the ecological mitigation and enhancements approved as part of reserved matters consent P/14/823/RES. To enable the said works to take place prior to any development commencing on the main site infrastructure and access from the A48, the temporary use of this alternative, existing agricultural access is proposed.

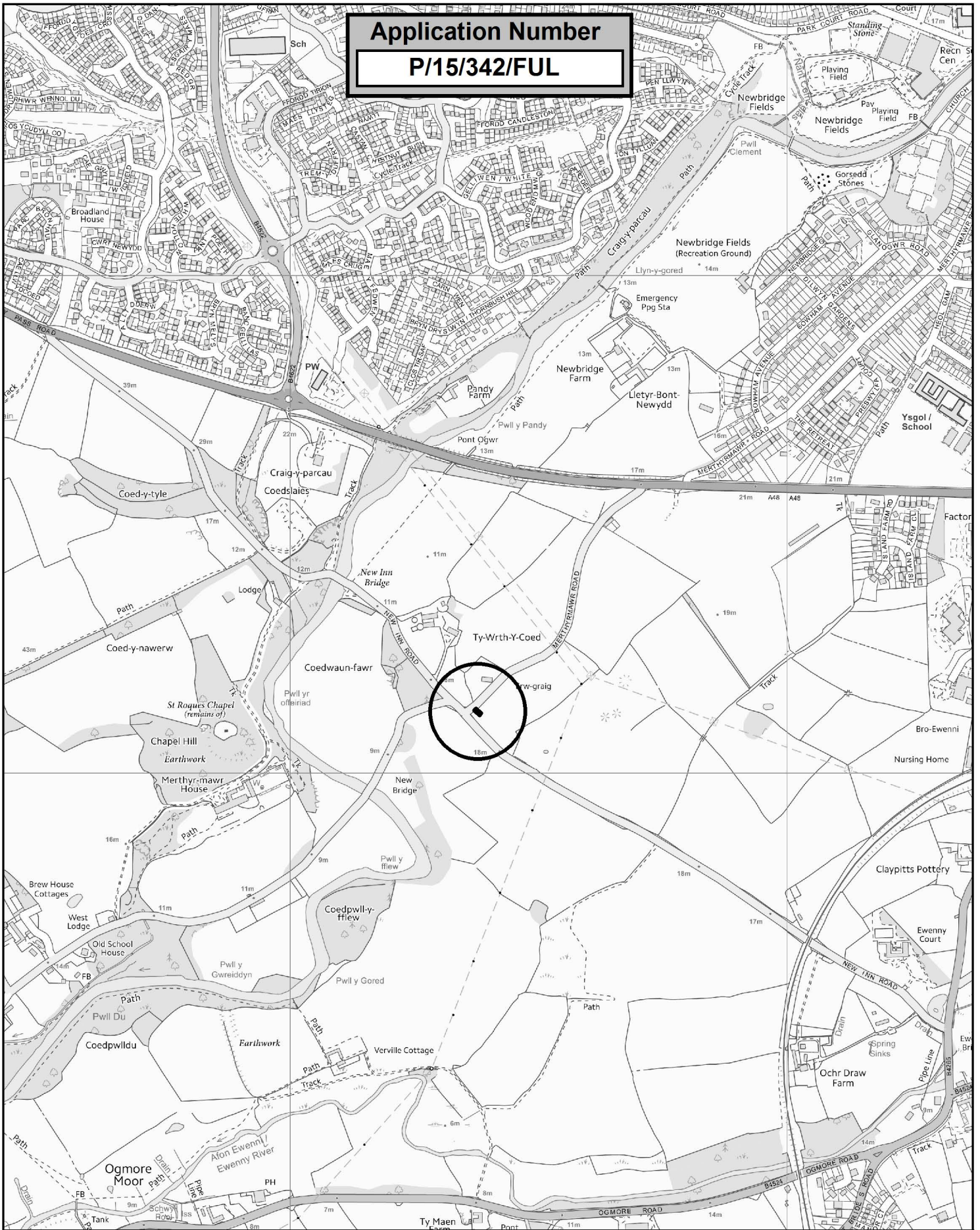
The application initially proposed the use of an existing agricultural access off Merthyr Road but that has been amended in response to concerns received from the Transportation and Engineering Section.

RELEVANT HISTORY

P/08/1114/OUT	APPROVED +conditions	14-03-2012
NEW DEVELOPMENT (MIXED USE - SPORT/LEISURE/COMMERCIAL/ OFFICES)		
P/14/354/RES	APPROVED +conditions	22-08-2014
INDOOR TENNIS CENTRE WITH 12 EXTERNAL COURTS, VIEWING AREAS, LANDSCAPING, CAR PARKING & ASSOCIATED WORKS		
P/14/813/NMA	Non-mat. amend. UC	31-12-2014
MINOR AMENDMENT TO P/14/706/BCB ~ RE-POSITION INTERPRETATION PANELS BY 3 METRES		
P/14/823/RES	APPROVED +conditions	01-05-2015
RESERVED MATTERS: SITE WIDE SOFT LANDSCAPING & ECOLOGICAL MITIGATION		

Application Number

P/15/342/FUL



Scale 1:10,000

Date Issued:
15/07/2015

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

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P/14/824/RES

APPROVED 12-06-2015

+conditions

RESERVED MATTERS: HIGHWAY INFRASTRUCTURE, GREEN BRIDGE & DRAINAGE
INFRASTRUCTURE

P/15/318/NMA

Non-mat. 03-07-2015

amend. CC

AMENDMENT TO CONDS. 3,14,15,16 ,33,34 & 39 OF P/08/1114/OUT (TO ENABLE
ECOLOGICAL MITIGATION TO TAKE PLACE)

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 23rd June 2015.

NEGOTIATIONS

None.

CONSULTATION RESPONSES

Town/Community Council Observations

We have no objection to the development however we do have an objection on the basis of access as a) this is a narrow road b) no pavements c) it is used by families with young children, cyclists, joggers, horse riders and there are blind bends. It was once described by a Planning Inspector as 'tortuous'. There have been four known accidents on the worst bend and this is known to council, including a council member, plus the fact that there will be 10 employees with vehicles for 8 months, plus heavy traffic. In addition, it has already suggested that vehicles from the West must travel to Ewenny roundabout in order to access. By far the best route for all traffic is via the B4265 then turning into New Inn Road in a Westerly direction.

We object to this application on the basis of access and ask for a condition described above for access.

REPRESENTATIONS RECEIVED

Susan Williams, Ashcroft

I object to the proposal given the concerns I have for my privacy as well as the nuisance and disturbance the construction traffic will cause. This part of Merthyr mawr Road is not suited to vehicles such as heavy trucks and having that kind of traffic running up and down the narrow lane right outside my house concerns me. (This objector has registered to speak at committee)

Mr & Mrs D Morgan, Erw Graig

We do not object to the use of an access on a temporary basis in order to implement the Wild Life Area of the Island Farm development. The implementation of such an area is acknowledged to be a condition of the Island Farm approved development plan.

However we object to the suggested condition by the developers to use Merthyr Mawr road south

for access and point out the following:

1. There is another more accessible and less dangerous agricultural gate entrance off New Inn road in the immediately adjacent field to the proposal.
2. The condition is proposed by the developers that vehicles should access only through a gate on Merthyr Mawr road south and travel along Merthyr Mawr Road south for 8 months for daily access/egress for 10 employees in vehicles plus the necessary heavy equipment and lorries, together with landscaping vehicles for this large acre wildlife area.

We strongly object to this route for the following reasons:

Merthyr Mawr Road south is a very narrow lane without pavements or passing places, it is in constant use - especially in school holiday time - by cyclists, joggers, horse riders and families out walking to the tourist area of Merthyr Mawr, the Conservation village and the world famous sand dunes.

This Merthyr Mawr south lane has been described as "Tortuous" by a planning inspector at a previous planning inquiry.

The lane has blind bends and in the past few years alone there have been 4 collisions of vehicles on bends.

This lane is subject to a 60 mph speed limit and Merthyr Mawr Community Council has asked BCBC for restrictions and signs to slow down traffic. These requests have been noted but not implemented due to economic circumstances. We point out that safety is a crucial factor on this lane and BCBC have been alerted to this.

The Developers already concede that as there is no access to Merthyr Mawr road south from the A48 from a west direction that traffic from the west will need to travel further along the A48 to Ewenny roundabout in order to access. For this traffic and for traffic travelling from the East and reaching Ewenny roundabout the immediate left turn onto the B4265 provides much easier access.

The alternative route therefore which presents safer and better access is that traffic should access via New Inn road, coming off the B4265 road.

We request that this condition be imposed.

We also request that if this suggested condition is not to be included that a site meeting for BCBC councillors and representatives from Merthyr Mawr Council is arranged prior to the planning meeting.

We further request that a condition is imposed to restrict the implementation of this work to a reasonable time limit.

COMMENTS ON REPRESENTATIONS RECEIVED

The principle concerns of residents was the use of the field access onto Merthyr Mawr Road and those were shared by the Group Manager Transportation and Engineering. The developer has agreed to revise the location to a position described above in the report. Subject to the use of the access being temporary and the developer implementing an agreed Construction and Traffic Management Plan for the duration of the development, the revised location of the access is considered acceptable.

APPRAISAL

The application is referred to the Development Control Committee for determination in view of the objection from the Community Council.

The application seeks permission to use an existing agricultural access for a temporary period to allow the implementation of ecological mitigation works.

Policy SP2 of the Bridgend Local Development Plan requires amongst other things, that all development has good road connections and that the viability and amenity of neighbouring occupiers are not adversely affected.

The concerns of the Community Council and local residents are noted and coincided with concerns raised by the Group Manager Transportation and Engineering regarding the use of the access on Merthyr Road. The developer has responded by amending the location of the access onto New Inn Road. It is considered that the ecological works are critical to off-set the future impacts of the construction of the major infrastructure to serve the Island Farm development and the opportunity to implement the works early on in the process should be supported. It must however be done in a safe manner and the information contained in the Construction Plan suggests that the access will only be required for eight months and to allow vehicular plant to enter and leave the site. Although the access may be used to a greater extent than a normal farm access, the type of plant that enter and leave the site will be akin in size to agricultural machinery.

It is considered that the temporary use of the access on New Inn Road should not be so injurious to local amenities or detrimental to highway safety as to warrant a refusal of planning permission but this will be subject to conditions that permit the use of the access for a temporary period (12 months) and the developer implementing a traffic management plan throughout the period of construction.

CONCLUSION

The application is recommended for approval on the basis that the temporary use of this existing agricultural access for the ecological mitigation works will not affect the amenities of the area or be detrimental to highway safety. The proposal therefore accords with the Council's policies.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 The use of the existing agricultural access as identified on Drawing No: DLA-1561(02)-10 (as amended) shall only be for the purposes of implementing the ecological mitigation works as approved under P/14/823/RES and its use for such purposes shall be discontinued on or before 23rd July 2016.

Reason: To enable the Local Planning Authority to retain effective control over the use of the existing agricultural access in the interests of highway safety and the general amenities of the area.

- 2 No development shall take place until a construction management plan or construction method statement has been submitted to and been agreed in writing by the Local Planning Authority. The agreed plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- * Parking of vehicle of site operatives and visitors
- * Routes for construction traffic
- * Hours of operation
- * Method of prevention of mud being carried onto highway
- * Storage of materials
- * Proposed temporary traffic management

Reason: In the interests of highway safety.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. The application is recommended for approval on the basis that the temporary use of this existing agricultural access for the ecological mitigation works will not affect the amenities of the area or be detrimental to highway safety. The proposal therefore accords with the Council's policies.

b. The Local Planning Authority is not likely to extend the period of consent for the temporary use of the proposed access.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None