

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN
COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON
THURSDAY, 11 JUNE 2015 AT 2.00 PM

Present

Councillor – DRW Lewis - Vice Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
N Clarke	RC Jones	D Sage	C Westwood
GW Davies MBE	JE Lewis	JC Spanswick	R Williams
PA Davies	HE Morgan	G Thomas	M Winter
CA Green	LC Morgan		

Officers:

Satwant Pryce	Head of Regeneration and Planning
Jonathan Parsons	Group Manager Development
Susan Jones	Development Planning Manager
Julie Jenkins	Development Control Team Leader
Nicola Gandy	Principal Planning Officer
Philip Thomas	Principal Planning Officer
Gareth Denning	Principal S106 Officer
Eilian Jones	Senior Planning Officer
Craig Flower	Technical Support Team Leader
Kevin Mulcahy	Group Manager Highways
Robert Morgan	Transportation Development Control Officer
Leigh Tuck	Transportation Development Control Officer
Helen Williams	Senior EHO Pollution
Roderic Jones	Senior Solicitor
Jane Dessent	Solicitor
Andrew Rees	Senior Democratic Services Officer – Committees
Mark Galvin	Senior Democratic Services Officer – Committees
Sarah Daniel	Democratic Services Officer – Committees

563. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so stated:

Councillor M Thomas – Personal Commitment
Councillor J H Tildesley MBE – Other Council Business.

564. SITE VISITS

RESOLVED: That the date for site inspections (if any) arising from the meeting, or identified in advance of the next meeting of the Committee by the Chairperson, was confirmed as Wednesday 22 July 2015 (am).

565. APPROVAL OF MINUTES

RESOLVED: That the minutes of the Development Control Committee of 30 April 2015 were approved as a true and accurate record.

566. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present the names of the public speakers addressing the following application which was considered at the meeting:

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Mr K Hughes	P/15/183/FUL	Objector
Councillor G Thomas	P/14/711/FUL	Objector
Councillor A Owen	P/14/711/FUL	Objector
Mr E Jones	P/14/711/FUL	Objector
Mr G Harvey	P/14/711/FUL	Applicant
Mr M Edwards	P/15/203/FUL	Objector
Mrs D Smallbone	P/15/25/FUL	Objector (who did not attend)
Mr S Courtney	P/15/25/FUL	Applicant
Mr A W G Reid	P/14/543/FUL	Objector
Mr M Sullivan	P/14/543/FUL	Applicant

567. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor G W Davies	P/14/543/FUL – Councillor Davies declared a personal interest as a member of Maesteg Town Council but took no part in the consideration of planning matters.
Councillor J E Lewis	P/14/711/FUL - Councillor Lewis declared a personal interest as a member of St Brides Minor Community Council but took no part in the consideration of planning matters.
Councillor G Thomas	P/14/711/FUL - Councillor Thomas declared a personal interest as a member of St Brides Minor Community Council but took no part in the consideration of planning matters.
Councillor C A Green	P/15/230/BCB – Councillor Green declared a personal interest as a Governor of Bryntirion Comprehensive School.
Councillor J C Spanswick	P/15/183/FUL & P/14/464/OUT – Councillor Spanswick declared a personal interest as a member of Brackla Community Council but took no part in the consideration of planning matters.
Councillor D Sage	P/15/183/FUL & P/14/464/OUT – Councillor Sage declared a personal interest as a member of Brackla Community Council but took no part in the consideration of planning matters.

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Councillor C Westwood	P/15/230/BCB – Councillor Green declared a personal interest as a Governor of Bryntirion Comprehensive School.
Councillor H E Morgan	P/15/125/FUL – Councillor Morgan declared a personal as a member of Bridgend Town Council but took no part in the consideration of planning matters.
Councillor R C Jones	P/14/464/OUT – Councillor Jones declared a personal as a member of St Brides Minor Community Council but took no part in the consideration of planning matters.
Councillor D R W Lewis	P/14/711/FUL - Councillor Lewis declared a personal interest as a member of St Brides Minor Community Council but took no part in the consideration of planning matters. P/15/230/BCB - Councillor Lewis declared a personal interest as a Governor of Bryntirion Comprehensive School.
Councillor A D Owen	P/14/711/FUL – Councillor Owen declared a personal interest as a member of Coychurch Higher Community Council and a member of the Coity Walia Board of Conservators.
Julie Jenkins	P/15/183/FUL – Julie Jenkins declared a prejudicial interest as she is a close friend of an objector to the application and withdrew from the meeting whilst the application was being considered.
Philip Thomas	P/14/800/FUL – Philip Thomas declared a prejudicial interest as an objector to the application is a personal friend and withdrew from the meeting whilst the application was being considered.
Craig Flower	P/15/183/FUL – Craig Flower declared a personal interest as his mother had signed a petition against the approval of the application. He explained that he had not declared a prejudicial interest as he did not give advice at meetings of the Development Control Committee.

568. AMENDMENT SHEET

The Chairperson confirmed that he had accepted the Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules, in order to allow for the Committee to consider modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

569 P/15/183/FUL - THE WHITE HOUSE BRIARY WAY BRACKLA - CHANGE OF USE OF DWELLING TO RES. CARE HOME & 2 STOREY EXT.

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RESOLVED: That the following planning application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

Code No. **Proposal**

P/15/183/FUL The White House Briary Way Brackla -Change of use of dwelling to Res. Care Home & 2 Storey Ext.

570 **P/14/800/FUL - FMR COUNCIL OFFICE SITE GLANOGWR ROAD BRIDGEND - DEMOLISH COUNCIL OFFICES AND ERECT 3. NO. 4 DETACHED HOUSES WITH GARAGES**

RESOLVED: That the following planning application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

Code No. **Proposal**

P/14/800/FUL Fmr Council Office Site Glanogwr Road Bridgend - Demolish Council offices and erect 3. No. 4 Detached houses with garages

571 **P/14/711/FUL - FORMER BRYNCETHIN NURSERIES & S WALES WOOD RECYCLING PANT HIRWAUN HEOL-Y-CYW - C/U FORMER NURSERY AND DWELLING & VEHICLE STORAGE NEW BUILDINGS ACCESS WOOD FUELLED BOILERS & WOOD DRYING FACILITY**

RESOLVED: That the following planning application be deferred to confirm the validity of the Article 11 certificates which accompany the application.

Code No. **Proposal**

P/14/711/FUL Former Bryncethin Nurseries & S Wales Wood Recycling Pant Hirwaun Heol-Y-Cyw - C/U Former Nursery and dwelling & Vehicle Storage new buildings Access Wood fuelled Boilers & Wood drying facility.

572 **P/15/203/FUL - GLYNOGWR LODGE GLYNOGWR BRIDGEND - ERECT 2 NO. LOG CABIN HOLIDAY UNITS FOR MOTOR BIKE WALKING AND COUNTRYSIDE PURSUITS**

RESOLVED: That the following planning application be granted, subject to the conditions contained in the report of the Corporate Director – Communities.

Code No. **Proposal**

P/15/203/FUL Glynogwr Lodge Glynogwr Bridgend - Erect 2 No. Log Cabin Holiday Units for motor bike walking and Countryside pursuits

573 **P/15/25/FUL - PLAYING FIELD AT HEOL YSGOL BRYN CASTELL LLANGEWYDD ROAD BRYNTIRION - ERECTION OF 67 DWELLINGS NEW ACCESS CAR PARKING OPEN SPACE LANDSCAPING & ASSOCIATED WORKS**

RESOLVED: That the following application be deferred for further discussions with the developer regarding the potential of providing a roundabout on Cefn Glas Road and other traffic management solutions and for clarification of the calculation of the public open space provision to be based on population and to include the 1 bedroom flats.

Code No. **Proposal**

P/15/25/FUL Playing Field at Heol Ysgol Bryn Castell Llangewydd Road
Bryntirion - Erection of 67 dwellings new Access Car Parking
Open Space Landscaping & Associated works

574. **P/14/543/FUL - LAND NORTH BRYNHEULOG CAERAU PARK MAESTEG - 5.1M SOLAR ARRAY WITH INVERTER STATIONS SWITCHGEAR CABINS FENCING CCTV & ACCESS**

RESOLVED: That the following application be refused for the reasons contained in the report of the Corporate Director – Communities.

Code No. **Proposal**

P/14/543/FUL Land north Brynheulog Caerau Park Maesteg - 5.1M Solar array
with Inverter stations Switchgear Cabins Fencing CCTV & Access

576. **P/14/742/OUT - LAND NORTH OF ABERGARW FARM BRYNMENYN - PROVISION OF 26 BUILDING PLOTS AND ACCESS ROAD AND REMOVE MODERN TYPE BARN**

RESOLVED: (1) That the applicant enters into a Section 106 Agreement to:

- i. Pay a contribution of £235,480.00 as an affordable housing contribution in lieu of the provision of 5 units of affordable housing;
- ii. Pay a contribution of £97,878.00 towards the provision of primary education in the vicinity of the site;
- iii. Pay a contribution of £12,200.00 in lieu of the provision of Public Open Space on the site;
- iv. Pay a contribution of £7,000 to cover the cost of publication of Road Traffic Order(s) to require the relocation of the existing 30mph extents on the un-named road serving the site and a 20mph zone on the internal estate road;
- v. To develop the site strictly in accordance with the Development Brief including the programming of works received on 28 May 2015;
- vi. develop the site in accordance with the Phasing Plan (attached to this Agreement) with the plots laid out in accordance with the approved layout and with access from the internal road and/or private driveways serving each plot provided to at least base course level prior to any

construction on that plot commencing.

- vii. The payment of the contributions in respect of affordable housing, primary education and public open space provision also to be in a phased manner as the development progresses in conjunction with the Phasing Plan and sale of the plots or as otherwise agreed with the Local Planning Authority during the drafting of the legal agreement.

(2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the standard outline conditions and the following conditions:-

- 1. The development shall be carried out in accordance with the Development Brief and following approved plans: Site Plan showing Plots and Access Road Levels and Highway Realignment - Plan No 4572-01 and Access Road and Shared Drive Long Sections - Plan No 4572-02 received on 2 April 2015 and the amended location plan received on 8 May 2015.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 2. Prior to works commencing on site, the realignment of the unclassified road fronting the site and improvement of the junction at the unclassified road and the A4064 together with associated footways shall be improved in accordance with details to be submitted to and agreed in writing by the Local Planning Authority to provide 6m radius kerbing and minimum vision splays of 2.4m by 43m in both directions.

Reason: In the interests of highway safety.

- 3. No individual plot shall create or benefit from any pedestrian or vehicular access to or from the unnamed route abutting the western site boundary and leading to Ty Fry Close at any time.

Reason: In the interests of highway safety.

- 4. No development shall commence until a scheme for permanently stopping up the existing access at the north western corner of the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to any other development commencing on site.

Reason: In the interests of highway safety.

- 5. No development shall commence until a scheme for the provision of a 1.5m wide footway on the eastern side of Route A4064 has been submitted to and agreed in writing by the Local Planning Authority. The footway shall link with the proposed 1.8m wide

footway arrangement adjacent to Plot 1 of the adjacent private drive development to the north and the existing footway arrangement adjacent to the south western corner of Plot 1 of the adjacent private drive development to the south. The footway works shall be implemented as agreed in permanent materials before any construction on any of the plots commences.

Reason: In the interests of highway safety and promoting active travel.

6. Notwithstanding the submitted details, the means of access to the site onto the existing unclassified road shall be laid out and constructed with minimum 6m radius kerbing and minimum vision splays of 2.4m by 43m north and 2.4m by 25m to the south in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to any construction on any of the plots commencing.

Reason: In the interests of highway safety.

7. Notwithstanding the submitted details, the revised junction arrangement of the existing unclassified road with the A4064 shall be laid out and constructed with minimum 6m radius kerbing and minimum vision splays of 2.4m by 43m in both directions in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to any construction on any of the plots commencing.

Reason: In the interests of highway safety.

8. Notwithstanding the submitted details, the means of access to the adjacent private drive onto the existing unclassified road shall be laid out and constructed with minimum 6m radius kerbing and minimum vision splays of 2.4m by 25m in both directions in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to any construction on any of the plots commencing.

Reason: In the interests of highway safety.

9. No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the required vision splay areas identified in Conditions 2, 6, 7 & 8 above at any time.

Reason: In the interests of highway safety.

10. No development of any of the building plots shall commence on site until a scheme has been submitted to and agreed in writing showing the internal access road and private driveways serving the site being subjected to a 20mph speed restriction. The agreed scheme shall be implemented prior to any building on the site being brought into beneficial use.

Reason: In the interests of highway safety.

11. No development shall commence on site until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Construction Management Plan shall include:-

Provision of a temporary compound for construction materials and plant and parking for contractor's vehicles;
Details of a wheel washing scheme to prevent mud and debris from the construction traffic being carried out onto the existing maintainable highway; and
A scheme to ensure that vehicles associated with the construction at the site shall enter or leave the site during the period of half an hour either side of any local School's commencing and ending times.

Any construction works undertaken at the site shall thereafter be in accordance with the Construction Management Plan.

Reason: In the interests of highway safety and to ensure that the Local Planning Authority retains effective control over the development in the interests of general amenity.

12. Notwithstanding the submitted drawings, no works shall commence on the construction of the proposed roads in each respective phase until full engineering details comprising longitudinal and cross sections, constructional details, street lighting, surface water drainage, traffic calming, retaining structures (embankments or walls) supporting the highway or land alongside have been submitted to and agreed in writing by the Local Planning Authority. The construction of the roads shall be implemented in accordance with the agreed engineering details and completed to binder course level of bituminous material as appropriate to the phase being constructed and shall be substantially completed prior to beneficial occupation of the last dwelling or otherwise in accordance with a programme to be agreed with the Local Planning Authority.

Reason: To ensure safe and satisfactory vehicular and pedestrian access to the dwellings in the interests of public and highway safety.

13. Notwithstanding the submitted drawings, no works shall commence on the construction of the roads until such time as a comprehensive traffic calming scheme, including full engineering details, has been submitted to and approved in writing by the Local Planning Authority for traffic calming restricting 85% tile traffic speeds to 15—20 m.p.h. The traffic calming facilities shall be implemented in accordance with the approved engineering details and completed within the same programme identified for the associated streets.

Reason: In the interests of highway safety.

14. No dwelling shall be occupied until the individual drive and parking bays serving the dwelling concerned have been laid out as approved and completed in permanent materials at gradients

that do not exceed 8.33% (1 in 12) at a minimum length of 6m, if fronting a garage, and 4.8m otherwise, with a minimum width between boundary walls of 3.3m for a single drive/parking bay and 5.7m for a double drive/parking bay arrangement or otherwise in accordance with the approved layout and shall be retained thereafter for parking purposes.

Reason: To ensure the provision and retention of sufficient off-street parking, compliance with the Disability Discrimination Act and to prevent loose stones, mud and gravel being spread on to the highway, in the interests of highway safety.

15. The plans and particulars submitted in accordance with the reserved matter in respect of landscaping shall include:-

- i. a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and crown spread of each retained tree;
- ii. details of the species, diameter (measured in accordance with paragraph i above) and the approximate height, together with an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs iii and iv below apply;
- iii. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- iv. details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site.
- v. details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development;
- vi. details of the approximate height and an assessment of the general state of health of any hedgerows forming the boundaries to the site which shall be retained;
- vii. details of the specification and position of fencing and of any other measures to be taken for the protection of hedgerow from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason : To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

16. Any submission for approval of reserved matters or full application shall include details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site. The development shall be carried out in accordance with the agreed details.

Reason: To ensure the development relates appropriately to the topography of the site and the surrounding area.

17. No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site showing how foul drainage, highway, surface water, including the means to prevent run off from driveways and parking bays discharging onto the highway, roof and yard water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the agreed scheme prior to any dwelling being brought into beneficial occupation.

Reason: To ensure safe drainage of the site.

18. No development shall commence until the intrusive site investigation works identified in the Coal Mining Risk Assessment Statement, which accompanied the submission, have been undertaken and a report submitted to and agreed in writing with the Local Planning Authority. The report shall include details of any remedial works to treat any areas of shallow mine workings discovered by the intrusive investigations and establish what precautions are necessary in relation to the structural design of the dwellings and the design, construction and maintenance of the proposed highways and associated retaining walls, sewers and attenuation structures. The remedial works, precautions and designs identified in the report shall thereafter be undertaken in accordance with requirements of the report as appropriate to the structure to be constructed.

Reason: To ensure the safety and stability of the development.

19. The development hereby permitted shall not commence until such time as a Method Statement detailing all necessary pollution prevention measures for the operational and post operational phase of the development is submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall identify as a minimum:-

- Storage facilities and emergency containment for all fuels, oils, chemicals and explosives and any other polluting substances;
- Details of surface water drainage arrangements to be installed to intercept and treat contaminated surface water run-off;
- Details of maintenance of site access/coal haulage roads to ensure no polluting discharge;

- Phasing of works/responsible pro-active construction methods;
- Environmental Monitoring schemes;
- Environmental protection;
- No alteration to surface waters;
- Environmental Permitting for use of waste;
- Imported materials;
- Site levels (present and final);
- Measures for dealing with any contaminated material (demolition waste or excavated waste);
- Details of emergency contacts e.g. Natural Resources Wales Pollution Hotline (0800 807 060)

The Method Statement shall thereafter be efficiently communicated to all contractors and sub-contractors and any deficiencies rectified immediately.

Reason: To prevent pollution.

20. Prior to any works in respect of the demolition of the existing modern barn structure commencing, a Method Statement shall be submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall indicate the method of demolition and details of removal of the materials arising from the demolition including a timetable for such works. The barn shall thereafter be demolished in accordance with the agreed method statement.

Reason: To ensure that the Local Planning Authority retains effective control over this aspect of the development in the interests of visual amenity.

Code No.

Proposal

P/14/742/OUT

Land north of Abergarw Farm Brynmenyn - Provision of 26 Building Plots and Access Road and Remove Modern type barn

576 P/14/464/OUT - LAND EAST OF A4061 (BNDR) COITY - OUTLINE APPLICATION FOR 220 DWELLINGS

RESOLVED:

(1) That the applicant enters into a Section 106 Agreement subject to:

(i) Provide for 11 units of affordable housing to be transferred to a Registered Social Landlord, with the type of units, location within the site and affordable tenure to be agreed by the Council.

(ii) Provide a financial contribution in accordance with the Educational Facilities Supplementary Planning Guidance (SPG) formula towards the provision of additional nursery and primary school places in the schools serving the development; this figure being dependent on the final development mix and numbers with contributions provided on a pro-rata basis.

(iii) Provide a financial contribution on the commencement of development towards the provision of a Neighbourhood Equipped Area of Play, public open space and associated facilities to serve the proposed residential development in the North East Brackla Development Area, the monetary contribution being based on the most up to date formula for the calculation for equipped play areas, recreational facilities and open space, based on the number of dwellings.

(iv) Provide a financial contribution of £7,000 towards the processing of revised traffic orders on the A4061/Brackla Link Road.

(v) That A1 Loo Hire enters into the S106 obligation to secure the following noise and odour mitigation works and restrictions on their existing site operation on the A1 Loo Hire premises:

* No pumping activity is undertaken at the A1 Loo Hire premises between the hours of 8pm and 7am on any day;

* That A1 Loo Hire put in place a new bio-filter system in accordance with the general design criteria proposed by the RPS report titled - 'Land at Brackla West - Odour Mitigation for A1 Loo Hire, Brackla Industrial Estate, dated 11th December 2014.

* That A1 Loo Hire submits and agrees a scheme of maintenance for the installed bio-filter system;

(vi) The aforementioned mitigation shall be implemented on the A1 Loo Hire site prior to commencement of any phase of the residential development:

(2) That the Corporate Director – Communities be given plenary powers to issue a decision notice granting outline consent in respect of this proposal once the applicant and A1 Loo Hire has entered into the aforementioned Section 106 Agreement, subject to the standard outline conditions and the additional conditions contained in the report of the Corporate Director – Communities and following amended conditions 4,11, 12, 13,15,16,17 and 25:

4. The plans and particulars submitted in accordance with the reserved matters for this development shall make provision for public open space in accordance with the North East Brackla Development Brief and in the general locations illustrated on drawing titled: 'Land at Brackla West, Bridgend - Master Plan - Revision A, received on 10 October 2014. No development shall however commence until a detailed scheme including all items of natural play, associated ground works and landscaping has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the 50th dwelling being occupied on site or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the residential amenities of future occupants

11. No works shall commence on site until such time as a scheme has been submitted to and agreed in writing by the Local Planning Authority for the provision of an active travel route along

the Western Boundary/A4061. The link shall be laid out as a 3.5 metre cycleway/footway link set back from the carriageway behind a 1.5m margin strip and shall extend from the existing cycle route provision at the A4061 roundabout at the South Western corner of the site through to the A4061/Heol West Plas Roundabout. Such a scheme shall be implemented, as agreed, in permanent materials before any dwelling on the development is brought into beneficial use or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of promoting sustainable travel patterns.

12. No works shall commence on site until such time as a scheme has been submitted to and agreed in writing by the Local Planning Authority for the provision of cycleway/footway links to the Coity Higher Community Centre and Parc Derwen at the A4061/Heol West Plas roundabout. These links will consist of 3m wide uncontrolled crossing points on the Heol West Plas arm and the A4061/Rotary Way arm. Where a refuge is required on those crossing points these shall be a minimum depth of 2.4m. Such a scheme shall be implemented, as agreed, in permanent materials before any dwelling on the development is brought into beneficial use or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and promoting sustainable travel patterns.

13. No works shall commence on site until such time as a scheme has been submitted to and agreed in writing by the Local Planning Authority for the provision of cycleway/footway links to Princess Way from the Greater and lesser development parcels. These links will consist of a 3m wide segregated routes with uncontrolled crossing points on the Princess Way/Princess Way link road roundabout. Where a refuge is required on those crossing points these shall be a minimum depth of 2.4m. Such a scheme shall be implemented, as agreed, in permanent materials before any dwelling on the development is brought into beneficial use or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and promoting sustainable travel patterns.

15. The development shall be served by no less than three individual 3.5 metre wide cycleway/footway links onto the active travel route along the Western site Boundary. These shall be sited at the north western corner of the development, in the vicinity of the public open space at the South Western corner of the site together with one approximately midway between the two. In addition the North Western link shall also incorporate a 2.5m footway to link to the existing footway provision link on Joslin Close. Such a scheme shall be implemented in permanent materials before any dwelling on the development is brought into beneficial use or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of promoting sustainable travel patterns.

16. No works shall commence on the construction of any dwelling until a scheme has been submitted to and agreed in writing by the Local Planning Authority showing the removal of the existing left turn filter lane to the A4061/Princess Way Link Road. The scheme shall include for all appropriate signing and carriageway markings and shall be fully implemented before any dwelling is brought into beneficial use.

Reason: In the interests of highway safety.

17. No works shall commence on the construction of any dwelling until a scheme has been submitted to and agreed in writing by the Local Planning Authority showing amended direction signage on route A4061 and Princess Way Link Road. The scheme shall be fully implemented before any dwelling is brought into beneficial use.

Reason: In the interests of highway safety.

25. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to any works commencing on the construction of any dwelling. The LEMP shall include the following:

a) Description and evaluation of features to be managed...

Code No.

Proposal

P/14/464/OUT

Land east of A4061 (BNDR) Coity - Outline application for 220 dwellings

577 P/14/824/RES - ISLAND FARM INST. OF SPORT ISLAND FARM BRIDGEND - RES. MATTERS HIGHWAY INFRASTRUCTURE GREEN BRIDGE AND DRAINAGE INFRASTRUCTURE

RESOLVED:

That the following reserved matters application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

Code No.

Proposal

P/14/824/RES

Island Farm Inst. of Sport Island Farm Bridgend - Res. Matters Highway Infrastructure Green Bridge and Drainage Infrastructure

Subject to the addition of condition 10:

10. No development shall commence until a scheme for the provision of a widened carriageway in the vicinity of the access to the "Innovation Centre" car park to accommodate a central right turn holding lane with physical central island and uncontrolled pedestrian crossing point has been submitted to and approved in writing by the Local Planning Authority. The revised highway

arrangements shall be implemented in permanent materials before the development is brought into beneficial use.

Reason: In the interests of highway safety.

578 P/15/125/FUL - 41 MERTHYMAWR ROAD BRIDGEND - RETENTION OF FENCE TO FRONT/SIDE OF PROPERTY

RESOLVED: That the following planning application be approved:

<u>Code No.</u>	<u>Proposal</u>
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P/15/125/FUL	41 Merthymawr Road Bridgend - Retention of fence to Front/Side of Property
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579 P/15/55/FUL - NEW STREET SURGERY ABERKENFIG - CHANGE OF USE OF NO. 1 NEW STREET TO FORM LARGER SURGERY & 2 STOREY EXT. WITH REAR PARKING SPACE

RESOLVED: That the following planning application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

<u>Code No.</u>	<u>Proposal</u>
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P/15/55/FUL	New Street Surgery Aberkenfig - Change of Use of No. 1 New Street to form Larger Surgery & 2 Storey Ext. with rear Parking Space
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580 P/15/230/BCB - CARETAKERS SCHOOL HOUSE MERLIN CRESCENT CEFN GLAS - CREATE NEW PEDESTRIAN & VEHICULAR ACCESS TO DWELLING AND NEW CLOSE BOARDED TIMBER BOUNDARY FENCE

RESOLVED: That the following planning applications be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

<u>Code No.</u>	<u>Proposal</u>
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P/15/230/BCB	Caretakers School House Merlin Crescent Cefn Glas - Create New pedestrian & Vehicular access to Dwelling and New close Boarded timber Boundary Fence
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581 APPEALS

RESOLVED:

- (1) That the Appeals received as outlined in the report of the Corporate Director Communities be noted;
- (2) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be DISMISSED.

<u>Code No.</u>	<u>Subject of Appeal</u>
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A/15/3005156 (1750)	First Floor Extension over existing garage to create a bedroom & facilities for disabled child: 26 Clos Manteg, Broadlands.
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582 REVIEW OF OLD MINERAL PLANNING CONSENTS (ROMP) CORNELLY QUARRIES

The Group Manager Development reported that Gaens Quarry, Grove Quarry and Cornelly Quarry have an historical consent to operate which pre-dates the modern planning system. The sites are subject to an Interim Development Order (IDO) which dates back to the 1940s and part of that Order is the consents are periodically reviewed.

He reported that planning applications were submitted for all three quarries for the periodic review of planning conditions and prior to their determination, each application was called in by the then Welsh Office in 1998. He stated that the 'call in' procedure had meant the Mineral Planning Authority (Bridgend CBC) was no longer the determining body and the application would be determined by the Welsh Ministers.

The Group Manager Development reported that there had been considerable discussions between the applicants, the MPA and Welsh Office regarding the need for an Environmental Impact Assessment. It was now proposed to hold a Planning Inquiry in order to discuss the issues on all the 'called in' applications. He stated BCBC will attend and participate in the Inquiry, but it was unlikely the Council would have legal representation. The Council's position would be to examine, review and make comment on the proposed conditions, although it was not in a position to amend or modify conditions regarding the operation of the quarries. He stated that current national planning advice indicates that compensation would be payable if additional or modified conditions are imposed. It was possible that the Inspector could recommend changes to the conditions which could result in liability being put on the Council. He stated that the Inquiry was due to take place in November 2015.

RESOLVED: That the report be noted.

583 TRAINING LOG

The Group Manager - Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director – Communities be noted.

584 DEVELOPMENT CONTROL COMMITTEE SITE VISIT PANEL

The Assistant Chief Executive Legal & Regulatory Services reported on a proposal to approve the membership of the Site Visit Panel which comprised three Members, the Chair and Vice-Chair of the Development Control Committee and one other Member. In addition a reserve Member would need to be appointed.

RESOLVED: That Councillor G Thomas be nominated the third Member of the Site Visit Panel and Councillor J C Spanswick be nominated as the reserve Member on the Site Visit Panel.

585 NOMINATION AND APPOINTMENT TO THE RIGHTS OF WAY SUB-COMMITTEE

The Assistant Chief Executive Legal and Regulatory Services submitted a report requesting nominations to be appointed to the Rights of Way Sub-Committee. He stated that the Chairperson and Vice-Chairperson of the Development Control Committee would fulfil the same role for the Rights of Way Sub-Committee.

RESOLVED: That the following Members be appointed to the Rights of Way Sub-Committee:-

Councillors

M Thomas (Chairperson)
D R W Lewis (Vice-Chairperson)
G Thomas
G W Davies
C A Green
J H Tildesley

587. URGENT ITEMS

There were no urgent items.

The meeting closed at 5.26 pm