

**DEVELOPMENT CONTROL COMMITTEE**

**23 JULY 2015**

**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.**

<b>ITEM NO.</b>	<b>PAGE NO.</b>	<b>APP. NO.</b>
<b>8c</b>	<b>69</b>	<b>P/15/110/OUT</b>

The application site was inspected by the Development Control Committee on 22 July 2015. The Ward Members, a representative of Pencoed Town Council, one of the residents registered to speak and the applicant's agent were in attendance.

The Group Manager Highways has offered no objections to the development subject to conditions.

Further advice in respect of the former use rights has been recommended.

**RECOMMENDATION:**

That the application be DEFERRED to enable further clarification in respect of the former use rights and the implications for the proposed development in the context of Policy PLA6. It will also enable more detailed consideration of the observations received from the Group Manager Highways.

<b>8e</b>	<b>93</b>	<b>P/15/196/OUT</b>
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The application was subject to a Site Visit Panel which took place on 22 July 2015. The Ward Member, a representative of Coychurch Lower Council and the applicant were in attendance. It was considered that the report accurately reflected the nature of the development.

<b>8f</b>	<b>103</b>	<b>P/15/213/FUL</b>
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The site was visited by the Development Control Committee on 22 July 2015. The local Member and the applicant were also in attendance.

<b>8g</b>	<b>115</b>	<b>P/15/342/FUL</b>
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The Group Manager - Highways has no objection to the temporary use of the existing agricultural access on New Inn Road, subject to conditions.

A letter has also been received from the owners/occupiers of Erw Graig thanking the Council for their attention and investigations resulting in the alteration to the position of the access from Merthyr Mawr Road to New Inn Road.

In the light of the amendments to the scheme and the observations from the Group Manager - Highways, conditions 1 and 2 should be re-worded accordingly:

1. The use of the existing agricultural access on New Inn Road as identified in the Construction Plan - Revision (16 July 2015) 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 23 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 commence, including any works of site clearance and construction, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the clearance and construction period. The Statement shall provide for:

- I. The routing of HGV construction traffic to/from the site in order to avoid Merthyr Mawr Road and New Inn Road to the west of the site. Such routing shall utilise New Inn Road and Ewenny Road to the south east of the site
- II. The parking of vehicles of site operatives and visitors
- III. Loading and unloading of plant and materials.
- IV. Storage of plant and materials used in constructing the development
- V. Wheel washing facilities and associated hardening of the site access.
- VI. The provision of temporary traffic management, in the form of traffic signing advising site traffic of the approved route and general motorists of the presence of construction traffic
- VII. The provision of a Banksman, at the site entrance, to assist slow moving traffic emerging onto New Inn Road
- VIII. Clearance of vegetation within the existing vision splays along New Inn Road

Reason: In the interests of highway safety.

**8h**

**121**

**P/15/48/FUL**

The application was subject to a Site Visit Panel which took place on 22 July 2015. The applicant's Agent was in attendance. It was considered that the report accurately reflected the nature of the development.

An amended proposed side elevation plan (facing New Lynn) has been received to correct an error to the height of the rear wing of the new dwelling. Condition 1 has, therefore, been amended to refer to the new plan.

In the interests of privacy and residential amenity of New Lynn, condition 7 has been amended.

Natural Resources Wales has no objections to the proposal subject to a condition and the need to obtain a derogation licence.

**RECOMMENDATION:**

Amend condition 1:

The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan (received 27 January 2015)  
Ground Floor Plan as Proposed (received 27 January 2015)  
First Floor Plan as Proposed (received 13 July 2015)  
Roof Level Plan as Proposed (received 27 January 2015)  
Section through Property showing Access to Roof Space (received 27 January 2015)  
Front Elevation as Proposed (received 27 January 2015)  
Rear Elevation to Garden (received 5 May 2015)  
Side Elevation as Proposed (received 21 July 2015)  
Side Elevation as Proposed [Side Elevation of Garage & Main House] (received 13 July 2015)

Section 6 [Conclusions and Recommendations] and Section 7 [Mitigation & Compensation] of Bat Activity Surveys conducted by Merlin Bio-Surveys (received 3 June 2015).

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

Amend condition 7:

The following windows serving the dwelling hereby approved shall be fitted with fixed pane obscure glazing to a minimum of level 3 on the Pilkington index of obscurity:

Ground Floor windows facing north (towards New Lynn): Kitchen, Utility and W.C.

First Floor Windows facing north (towards New Lynn): Bedroom 2 (En-Suite), Bedroom 3 (En-suite)

Velux-type roof light facing north (towards New Lynn)

The windows shall be fitted prior to the beneficial occupation of the dwelling hereby approved and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

**8k**

**219**

**P/15/364/FUL**

The application was subject to a Site Visit Panel which took place on 22 July 2015. The Ward member, a representative of Porthcawl Town Council and the applicant were in attendance. It was considered that the report accurately reflected the nature of the development.

