

**DEVELOPMENT CONTROL COMMITTEE**

**15 OCTOBER 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>8a</b>	<b>17</b>	<b>P/15/304/FUL</b>

The site was inspected by the Development Control Committee on Wednesday 14 October 2015. The Ward member, a representative of Llangynwyd Middle Community Council, one of the residents registered to speak and the applicant were in attendance.

A letter from Maesglas Vets was submitted which advised that boars are poor at regulating their own body temperature and as such require constant monitoring. Boars respond better to an ambient heat source rather than a focused heat source and, as such, having a room within the house for these animals is necessary for both the welfare of the animals and the ease and quality of monitoring.

**Recommendation:-**

The following note be added:-

e) In respect of condition No. 4 the vision splays referred to are as shown on drawing number 002 related to planning permission P/08/1061/FUL.

<b>8b</b>	<b>31</b>	<b>P/15/322/FUL</b>
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The application was subject to a Site Visit Panel which took place on Wednesday 14 October 2015. The Ward member and one of the residents registered to speak were in attendance. It was considered that the report accurately reflected the nature of the development.

The Transportation Development Control Officer has advised that the path to the rear of the site is not currently adopted by the Local Authority and is under control of the developer. However, an agreement has been entered into with the Highway Authority and a bond is in place, the footpath will, therefore, become an adopted highway in due course.

**Consultation responses**

The Transportation Development Control Officer has no objection to the proposal subject to conditions.

**Representations Received**

An objection was received from M Stone of 9 Cwrt Hen Yr Ysgol, the majority of the objection reiterated the objections already received and also raised light pollution and devaluation of property.

## **Comments on representations received**

The scheme has been assessed by the Public Protection department who raised no objection in respect of potential light pollution. Furthermore, a condition requiring boundary treatment is recommended which will act as a screen to avoid dazzle from vehicle headlights.

Devaluation of property is not a material planning consideration

### **Recommendation:-**

The following condition be added:-

15. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splays areas at any time.

Reason: In the interests of highway safety.

**8f**

**65**

**P/15/214/FUL**

A letter has been received from the applicant requesting that consideration of the application be deferred until the next meeting of the Development Control Committee. The applicant has indicated that the viability of the site may be questionable and more time is requested to enable full assessment of this issue and the ability to meet the Section 106 Obligation.

**8g**

**73**

**P/15/526/FUL**

The application was subject to a Site Visit Panel which took place on Wednesday 14 October 2015. One of the Ward members was in attendance. It was considered that the report accurately reflected the nature of the development.

### **Representations Received**

A further letter of objection was received from N Stocker of 29 Pen Llwyn, Broadlands which advised that there are Bats at the application site area.

### **Comments on Representations Received**

The application has been assessed by the Council's Ecologist who advised that there was no objection to the development in terms of biodiversity and Ecology.

### **Recommendation:-**

The following note be added:-

e) The developer is advised to consider the incorporation of bat bricks, bat tiles and bat boxes within the development as these would provide summer roosting opportunities for bats.

**MARK SHEPHARD  
CORPORATE DIRECTOR – COMMUNITIES**

**15 OCTOBER 2015**