

DEVELOPMENT CONTROL COMMITTEE

7 JANUARY 2016

**AMENDMENT SHEET (AS) - circulated by email 6 January 2016
Incorporating matters arising from
pre-Development Control Committee Meeting
(item number preceded by ASA)**

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.

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The site was inspected by the Development Control Committee on Wednesday 6 January 2016. The Ward Member and agent were in attendance.

The agent submitted a letter on 5 January 2016 advising that he would not be able to attend the Development Control Committee due to other long standing work commitments. The agent requested that the Committee be informed that this should not be regarded as disrespectful on the applicants and agents behalf.

Recommendation

The following condition be added:-

14. No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the vision splay areas as shown on drawing CD/PR/01 at any time.

Reason: In the interests of highway safety.

The following note be added:-

- p) The developer is advised to undertake appropriate ground investigations to ensure there is suitable ground stability within the site.

AS 8b	27	P/15/368/OUT
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The recommendation that the applicant enter into a Section 106 Agreement to provide a financial contribution of £400,000.00 to cover the cost of the provision of an active travel route from the application site to the signalised junction of the A473 with the Bridgend Retail Park or alternatively provide the route themselves in accordance with an agreed scheme was based on a verbal indication of estimated costs. Since the completion of the report additional observations have been received from the Highways Department in which agreement to the removal of condition 6 (active travel route) proposed in the original observations has been confirmed and the estimated costs for the provision of a sustainable safe walking and cycling route has been increased to £475,793.25 which will be index linked from January 2016.

ASA - In Condition 8, in the final section of the requirement, the wording should be amended to read:-

'Any changes to these components will require the written consent of the Local Planning Authority. The development shall thereafter be undertaken in accordance with the agreed scheme'.

The application site was inspected by the Development Control Committee on 6 January 2016. The Ward Members and the applicant's agent were in attendance.

Members sought clarification of the car parking provision and the reduction in numbers proposed by the development. The Transport Statement that accompanied the application provided a breakdown of the dwelling types, unit numbers and the parking standard that requires 1 space per bedroom (maximum 3 spaces). Appendix 5 to Supplementary Parking Guidance (SPG) 17: 'Parking Standards' recognises that a reduction in overall parking numbers will be supported if the future occupiers have convenient access to local facilities and public transport links. The site scores well in the sustainability appraisal and could support a reduction to one parking space per unit.

The revised layout proposes 69 spaces for residents and 10 for visitors, a reduction of 21 spaces from the 100 spaces that would be required based on the Council's Parking Guidelines but a reduction in this case, complies with the Council's Policies and Guidelines.

Members also requested confirmation of the height of the three storey units. Based on the elevation drawings, the units will reach a maximum height of 11.3m from finished ground levels; this compares to 8.5m high for the proposed two storey units on the remainder of the development.

The following additional conditions should be added to the report:

21. No development shall commence until a scheme for the provision of a yellow box hatch road marking on route B4181, Coychurch Road, at the site access has been submitted to and agreed in writing by the Local Planning Authority. The road-markings shall be demarcated in permanent materials in accordance with the agreed layout prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

22. No individual property shall be served by an individual pedestrian or vehicular access from route B4181 Coychurch Road or Jubilee Crescent.

Reason: In the interests of highway safety.

23. No individual property shall be served by an individual pedestrian or vehicular access from the Playground abutting the North Eastern corner of the site.

Reason: In the interests of highway safety.

24. There shall be no pedestrian or vehicular access onto Jubilee Crescent from the development.

Reason: In the interests of highway safety.

25. No development shall commence until a scheme for permanently stopping up the existing vehicular access onto Jubilee Crescent at the northern site corner and reinstating the vehicular crossing as verge has been submitted to and agreed in

writing by the Local Planning Authority. The scheme as agreed shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

ASA - Reference is made in the Committee report (page 49) to the possibility of a revised plan being submitted for Plots 7-9 to address a concern regarding the level of garden space for the aforementioned properties. The developer has indicated that, due to engineering constraints, there is no scope to amend these units and keep the quantum at the level needed to make the site viable. The developer has also confirmed that the gardens in question meet the Welsh Government's Design Quality Requirements and are likely to be in excess of what some volume housebuilders would provide.

Whilst the level of amenity space afforded to the future property owners is modest it is not unacceptable and is not grounds to refuse planning permission.

The following additional condition is proposed to improve connection between the development site and public transport and amenities:

26. No development shall commence on site until a comprehensive scheme has been submitted to and agreed in writing by the Local Planning Authority for an uncontrolled pedestrian crossing on route B4181 (Coychurch Road) in the vicinity of the site access to aid pedestrian movements between the site and public amenities and transport facilities. The agreed scheme shall include full engineering details including cross sections, construction details, surface water drainage, and shall be submitted to and agreed in writing by the Local Planning Authority before any works commence. Such scheme shall be implemented as agreed by the Local Planning Authority prior to the development being brought into beneficial use.

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

AS 8e

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P/15/583/FUL

Representations were received from the occupier of Sycamore House, Church Street, Porthcawl. Concerns were expressed on the following grounds:-

1. Loss of light.
2. Noise.

With regards to loss of light, the proposal would involve the part-demolition of an existing outbuilding. New development, including boundary treatments, would be kept below the height of the existing outbuilding and, as such, the proposal would not result in any loss of light to the occupier of Sycamore House.

Matters relating to noise have already been addressed within the 'Comments on Representations Received' section of the original report.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
7 JANUARY 2016