

DEVELOPMENT CONTROL COMMITTEE

ON 18 FEBRUARY 2016

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.

ITEM NO.	PAGE NO.	APP. NO.
8a	13	P/14/838/FUL

The application site was inspected by the Development Control Committee on 17th February 2016. The Ward Member, representatives of Ogmore Valley Community Council and one of the residents registered to speak and the applicant's agent were in attendance.

The committee report indicated that revised observations were expected from Natural Resources Wales (NRW) in response to the consultation undertaken in respect of the revised layout. Whilst NRW have noted that the revised housing layout fits around the published Flood Map, the development fails to acknowledge that the Flood Map at this location may not show the true flood risk to this development proposal from the Ogwr Fach and the ordinary watercourse that runs through the site. No additional work on the Flood Consequence Assessment (FCA) and modelling has been undertaken and NRW request that the flood risk to the site from the Ogwr Fach and ordinary watercourse, and in particular overland flow and culvert blockage is assessed. Natural Resources Wales have objected to the proposed development and requested that a revised FCA should be produced explaining how the flood risk will be managed.

RECOMMENDATION: That the application be DEFERRED to enable the developer to consider the observations from Natural Resources Wales and to submit a revised Flood Consequence Assessment detailing how the flood risk on the development site will be managed.

8c	37	P/15/693/FUL
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The application was subject to a Panel Site Visit which took place on Wednesday 17th February, 2016.

The Ward Members, Cllr. E. M. Hughes and Cllr. G. Phillips were also in attendance. Cllr. Hughes reiterated the local objection to the over-intensification of the site.

The Chair agreed that the report accurately reflects the context of the site and the nature of the development.

8d	45	P/15/687/FUL
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The application was subject to a Panel Site Visit which took place on Wednesday 17th February, 2016.

The Ward Member, Cllr. B. Jones, a Town Councillor and the applicant were also in attendance.

The Chair agreed that the report accurately reflects the context of the site and the nature of the development.

The Relevant History section on page 45 of the report should read:-

P/07/1481/FUL APPROVED 14-02-2008
ERECTION OF FENCING AND GATE WITH CONCRETE CROSSOVER

P/12/282/FUL APPROVED 01-08-2012
INCLUDE LAND INTO ALLOTMENTS, PROVISION OF DISABLED PARKING SPACE &
REPOSITION & ERECT BOUNDARY FENCE

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
17 FEBRUARY 2016