

DEVELOPMENT CONTROL COMMITTEE

12 MAY 2016

**AMENDMENT SHEET (AS) - circulated by email 11 May 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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AS 8a	19	P/15/787/FUL

A full Development Control Committee site visit was undertaken on Wednesday 11 May 2016. A representative of the Town Council, the applicant and a representative from the local health board were in attendance

The applicant submitted a letter from Colliers International in respect of securing land at The Globe for additional car parking. The letter states that the applicant is in advanced discussions in respect of the overgrown area of the car parking being utilised as a staff car park for the proposed surgery.

REPRESENTATIONS RECEIVED

Letters of Support were received from the following:-

C & C Phillips - 13 Stonechat Close
P & H Owen - 11 De Breos Drive
J Allen - 96 Fulmar Road
G Gore - 73 Long Acre Drive
V Jones - 19 Lougher Gardens
Cllr M Chegwen - 14 Clos y Deri
V Hardee - 34 Locks Lane
E White - 5 St Marys Court
R Evans - 56 Middleton Court
M Lewis - Hafod, Hawthorn Place
G & L Bond & D Lewis - 11 The Green Avenue
D Hill, 20 Hutchwns Close
A Syrad - 29 Carlton Place
K Henderson - 49 Park Avenue
A Humphries - 39 Park Avenue
S Williams - 17 Bridgend Road
S & B Johnson - 70 St David's Way
Mr & Mrs Ashley - 14 St. Christopher's Road
L & A Perkins - 41 St David's way
G Perkins - 9 Lakeview Close
A & F Berry - 79C Meadow Lane
T Jones - 7 George Street
G & C Ezard - 1 Bryneglwys Gardens
R & G John & T Purser - 5 Rest Bay Close
P Jenkins & V Kimpton - 2 St Mary's Court
T & P Curran - 225 West Road
T Jones - 19 Lougher Gardens
J Van Der Merwe - 2 Westborne Close

T Bryan - 63 West Road
G Thorner - 21 Fairfax Crescent
C Masson - 64 Victoria Avenue
M & R Trigg - 31 Lewis Place
P Rossini - The Windmill, South Road
B & J Webb - 18 Crossfield Avenue
G Scott - 9 Middleton Court
M Parish - 34 Fulmar Road
G Williams & J Allen- 93 Fulmar Road
H & V Henderson - 28 Adrian Close
A & R Jones - 209 West Road
P Protheroe - 10 Long Acre Drive
S & E Hunter - 21 Laburnum Drive
R Oliver - 1 Waunlon
C & R Maddy - 71 South Road
R & H Dalziell - High Beaches
W & J Jones - 22 Austin Avenue
W & E Griffiths - 33 Fitzhamon Road
J Anderson - 29 Bridgend Road
E Jones - 40 Newton Nottage Road
F Crawley - 44 Anglesey Way
C Wood - 29 Nottage Mead
Mr & Mrs D Watkins - Apartment 2 Locks Lodge, Locks Common Road
A Waldron - 40 Mackworth Road
D & A Sharp - 21 Greenfield Way
P & M Geoby - 6 Picton Avenue
L Meachin - 14 De Clare Close
R O'Connell - Eyre Court House
S Whitmarsh - 142 Fulmar Road
B & S Rees - 343A New Road
S Goss - 16 Redshank Close
S Richards - 19 George Thomas Close
C Pearce - 30 Birch Walk
K Roberts - 23 Adrian Close
A Williams - 34 Rest Bay Close
J Smith - 36 Heol Croes Faen
J Humphreys - 20 Oak Tree Drive
M Case - Dan y Lan farm
J Davies - 14 Skomer Close
P Prosser - 23 Marlpit Lane
J & M Lewis - 15 De Breos Drive
W Blake - 7 Pine Close
J Cooke - 23A Fenton Place
J Dorrington - 22 Sker Walk
B & S Willis - 327 New Road
M Osland - 118 West Park Drive
Rev R Thomas & D Thomas - 22 Bryneglwys Gardens
M Prince - 9 Cheltenham Road
G Stephens - 3 Wellfield Avenue
G Edwards - 23 Mackworth Road
V & E Clode- Anderson - 34 Beach Road
C Thackwell - 121 New Road

M Jones - 8 Lougher Gardens
E & R Torkington - 16 Long Acre Drive
G Medford - 36 Lime Tree Way
Mr & Mrs Mannings - 6 Lundy Close
B Beynon- 20 South Place
S & J Bentley - Sunlea, Queens Avenue
D Edwards - 91 Meadow Lane
E Green acre - 7 Orchard Drive
P & E May - 8 Adrain Close
A & G Almroth - 19 Ogmore Drive
L Newhams - 23 Spoonbill Close
G & C Mortimer - 8 Nottage Meadow
M Roberts - 19 West Road
E & K Rumph - 31 Beach Road
B & M Hughes - 7 West Park Drive
N Miles - 114 Newton Nottage Road
J Schofield - Top Farm Cottage, West Road
G & R Hoyle - 39 Carlton Place
J & E Lewis - 10 Suffolk Place
P Lord - 12 De Granville Close
V Lawrence - Apothecary Cottage, West Road
P Groom - 19 Birch Walk
M & D Smith - 46 Austin Avenue
D Trindle & M Garrad - 33 Esplanade Avenue
J & A Jones - 40 Danygraig Avenue
J Miles, V Davies , B Charles & J Davies - no address supplied

Concerns and objections were raised by the following:-

M Thompson - 30 Clos Mametz
W Williams - 18 Springfield Avenue
P Henry - 76 Newton Nottage Road
T Bryan - 63 West Road
P Rowlands - 20 Rest Bay Close
D Thomas - 24 Pavillion Court, Mary Street
Mr Williams - 17 Bridgend Road

The objections reiterate the objections previously raised and further objections were received in respect of the level of parking provision, on-street parking and delivery and service vehicles.

COMMENTS ON REPRESENTATIONS RECEIVED

The Transportation Development Control Officer has assessed the scheme with the additional information and parking provision and has verbally advised that he considers it acceptable in terms of highway safety and parking provision subject to a S106 Agreement and conditions.

Consultations received

The Transportation Development Control Officer has assessed the scheme and considers it acceptable subject to a S106 Agreement and conditions.

Representations received

Letters of support were received from the following:-

S Emlyn Jones - 26 Lime Tree Way

S Richards, L Devine, S Williams, A Rees, K Reaney - no addresses have been supplied.

RECOMMENDATION:-

The following be added to the S106 agreement:-

(vi) A contribution of £6,000 towards the provision of a Bus Shelter at the bus stop on Newton Nottage Road.

The following conditions be added:-

10. No development shall take place, including any works of demolition/site clearance, until a Construction Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The agreed Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. The routing of HGV construction traffic to/from the site directly to the A4106
- 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
- vi. measures to control the emission of dust and dirt during construction
- vii. the provision of temporary traffic and pedestrian management along Newton Nottage Road and Woodland Avenue.

Reason: In the interests of highway safety.

11. The parking areas shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

12. No development shall commence until a scheme for the provision of 20 off site staff off street parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the agreed layout prior to the development being brought into beneficial use and shall be retained for parking purposes thereafter.

Reason: In the interests of highway safety.

13. No development shall commence until a scheme for the provision of 21 cycle parking stands has been submitted to and agreed in writing by the Local Planning Authority. The

stands shall implemented before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of promoting sustainable means of travel to / from the site.

14. The proposed means of access shall be laid out with 3.0 metre radius kerbing on both sides of the entrance, constructed and retained in permanent materials with vision splays of 2.4m x 14m to the South West and 2.4m x 25 to the North East before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

15. No structure, erection or planting exceeding 0.6 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

16. No development shall commence until a scheme for the provision of a Traffic & Delivery Management Plan has been submitted to and agreed in writing by the Local Planning Authority. All servicing and delivery vehicles movements to the facility shall be made in accordance with agreed Traffic & Delivery Plan once the development is brought into beneficial use and retained thereafter.

Reason: In the interests of highway safety.

17. No development shall commence until a scheme for the provision of pedestrian crossing facilities across the A4229 Pyle Road at the Northern Splitter Island of the A4229 / A4106 / Fulmar Road roundabout has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall include Stage 2 Safety Audit which 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.

18. No development shall commence until a scheme for the provision of a safe pedestrian route between the site and the agreed off-site staff off street parking area has been submitted to and agreed in writing by the Local Planning Authority. Any required footway improvement works shall be implemented in permanent materials before the development is brought into beneficial use.

Reason: In the interests of highway safety and promoting Active Travel.

19. 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 a shared cycleway/footway on the Southern side of Newton Nottage Road, between the site and existing cycleway along Woodland Avenue together with an uncontrolled pedestrian crossing facility on Woodland Avenue in proximity to its junction with Newton Nottage Road. Such a scheme shall be implemented, as agreed, in permanent materials before the development is brought into beneficial use.

Reason: In the interests of highway safety.

The application was subject to a Full Site Visit which took place on Wednesday 11th May, 2016.

A Town Councillor, a representative from the Civic Trust, the agent for the scheme, the Headmaster from St. Clare's Convent School and an objector were also in attendance.

ASA

The applicant's agent has expressed concern that as the application is in outline with all matters reserved apart from access and the 1:500 scale sketch site plan was intended to be indicative only, the wording of condition one will unduly restrict any future reserved matters submission. It is therefore considered that the word substantially should be inserted before in accordance with the 1:500 scale sketch site plan dated 24th February 2016.

RECOMMENDATION:

That Condition 1 be amended to read as follows:-

1. The development, hereby approved, shall be limited to no more than 12 dwellings, comprising 11 new build single units together with a further single residential unit created from the partially retained Prayer Centre Building with the access located to the south of the retained section of the Prayer Centre Building and shall be substantially in accordance with the 1:500scale sketch site plan dated 24th February 2016.

The Highways Department has recommended amending the wording of Condition 4 attached to the Outline application and Condition 3 attached to the application for Conservation Area Consent as follows:-

Condition 4:

4. No development shall take place, including any works of demolition/site clearance until a Construction Traffic Management Plan and Demolition Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall provide for:-

- (i) The proposed timetable for the phasing of demolition works.
- (ii) The turning of HGV construction traffic to/from the site to avoid school starting and leaving times.
- (iii) The routing of HGV construction traffic to/from the site to avoid the southern end of Clevis Lane.
- (iv) The parking of vehicles of vehicles of site operatives and visitors.
- (v) Loading and unloading of plant and materials.
- (vi) Storage compound for plant and materials to be used in the construction phase and any retained from the demolition phase.
- (vii) Wheel washing facilities.
- (viii) Measures to control the emission of dust and dirt from the demolition and construction phase.
- (ix) Provision of temporary traffic and pedestrian management along Clevis Lane.

- (x) Methods of dealing with any controlled waste including removal to a registered site by a registered waste carrier.
- (xi) Details of fencing for the protection of retained trees protected by a Preservation Order before any equipment, machinery or materials are brought onto the site for the purposes of the development. The fencing shall be maintained throughout the course of the development, with no other materials stored or placed in any area fenced in accordance with this condition. The ground levels within the fenced areas shall not be altered nor shall any excavation be made.

The demolition and construction works shall thereafter be undertaken in accordance with the agreed method Statement and Traffic Management Plan.

Reason: In the interest of highway safety.

AS 8c

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P/15/647/CAC

The application was subject to a Full Site Visit which took place on Wednesday 11th May, 2016.

A Town Councillor, a representative from the Civic Trust, the agent for the scheme, the Headmaster from St. Clare's Convent School and an objector were also in attendance.

ASA

The Highways Department has recommended amending the wording of Condition 4 attached to the Outline application and Condition 3 attached to the application for Conservation Area Consent as follows:-

Condition 3:

3. No development shall take place, including any works of demolition/site clearance until a Construction Traffic Management Plan and Demolition Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall provide for:-

- (i) The proposed timetable for the phasing of demolition works.
- (ii) The turning of HGV construction traffic to/from the site to avoid school starting and leaving times.
- (iii) The routing of HGV construction traffic to/from the site to avoid the southern end of Clevis Lane.
- (iv) The parking of vehicles of site operatives and visitors.
- (v) Loading and unloading of plant and materials.
- (vi) Storage compound for plant and materials to be used in the construction phase and any retained from the demolition phase.
- (vii) Wheel washing facilities.
- (viii) Measures to control the emission of dust and dirt from the demolition and construction phase.
- (ix) Provision of temporary traffic and pedestrian management along Clevis Lane.
- (x) Methods of dealing with any controlled waste including removal to a registered site by a registered waste carrier.

(xi) Details of fencing for the protection of retained trees protected by a Preservation Order before any equipment, machinery or materials are brought onto the site for the purposes of the development. The fencing shall be maintained throughout the course of the development, with no other materials stored or placed in any area fenced in accordance with this condition. The ground levels within the fenced areas shall not be altered nor shall any excavation be made.

The demolition and construction works shall thereafter be undertaken in accordance with the agreed method Statement and Traffic Management Plan.

Reason: In the interest of highway safety.

AS 8d 61 P/15/847/FUL

RECOMMENDATION:

It is recommended that the application be DEFERRED until further land ownership issues on the site are resolved.

AS 8e 71 P/16/43/FUL

The application site was inspected by the Site visit Panel on Wednesday 11 May 2016. The ward Member and the applicant were in attendance.

Appraisal

The word 'formally' should be replaced with 'formerly' in the first paragraph.

AS 8g 91 P/13/808/OUT

a. The agent has requested flexibility to the wording of Condition 28 so that it only applies to any subsequent reserved matters application for employment uses. The Group Manager Public Protection has no objections to the rewording of this condition which has been amended below:

28. Any subsequent reserved matters application for employment uses (B1) shall include the submission of a report which reviews the noise likely to be emitted as a result of the employment uses. The report shall include:

- i) a review of the type of operations at the site and the noise levels/noise impact likely to be generated from these operations
- ii) details of fixed plant, including the location and noise levels to be emitted from the plant
- iii) hours of operation
- iv) details of deliveries
- v) any mitigation measures

Reason: In the interests of amenities.

b. Observations were received on 6 May 2016 from Maesteg Town Council who supports the proposal.

ASA 8g

The Group Manager Transportation and Engineering (Highways) has no objections to the proposal.

**MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
12 MAY 2016**