

DEVELOPMENT CONTROL COMMITTEE

7 JULY 2016

**AMENDMENT SHEET (AS) - circulated by email 6 July 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.

ITEM NO.	PAGE NO.	APP. NO.
8a	17	P/16/376/RLX

The application was subject to a Development Control Committee Full Site Visit which took place on Wednesday 6th July, 2016.

The Community Councillor, the applicant and the agent were also in attendance.

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

ASA

The report includes a list of all the properties from which objections to the application were received. Following the publication of the report it became apparent that a number of on-line objections had been received but due to a failure in the IT system had been registered against the application. Objections were received from the following properties:

Parc Newydd Farm, Pant Glas, Bodafon, The Malthouse, Molchenydd House, 2 Llys Ty Mawr, Ffaur Llweod, 10 Glan-y-Nant, 1 Llys Ty Mawr, Selaw, Awelon and Gwyndy.

Responses have also been received from eight of the original objectors, Llangan Community Council, Cllr Ray Thomas (Ward Member for Treoes) to the Council's letter advising of the changed description of development. All parties maintain their objection to the variation of the original planning and consider that noise from works within the extended factory will affect their living conditions and well-being. Letters have also been received from Jane Hutt (AM), Andrew RT Davies (AM) and Alun Cairns (MP) reiterating the residents' concerns.

The objections are considered in the committee report.

Coychurch Lower Community Council has provided the following revised observations: 'The recommended hours of operation should apply to all vehicles not just delivery vehicles entering the site during these times'.

Condition 4 should be re-worded as follows:

The parking and turning area shall remain available for its designated use in perpetuity.

Reason: In the interests of highway safety

ASA 8b	27	P/16/385/BCB
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A letter of objection has been received from the owner/occupier of 311 Erw Hir expressing concerns in relation to the suitability of the site, the scale of the application, a loss of privacy nuisance and disturbance. These matters are considered in the committee report.

Condition 6 should be re-worded as follows:

The car park facility hereby permitted shall not be open to entry outside the following times:
07:00 - 18:00 hours

Reason: In the interests of residential amenities.

In paragraph 4 on page 31 of the report reference is made to additional screening to the rear of parking bays 17-24. It is however considered that the existing boundary fence safeguards privacy and security to the existing properties

8c

37

P/16/313/FUL

The application was the subject of a Development Control Committee Panel Site Visit which took place on Wednesday 6th July, 2016.

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

ASA

a. The Case Officer's report refers to the application site being approximately 100m away from Gaens quarry. The development therefore falls within the 200m Mineral Buffer Zone, as defined by Policy ENV10 of the Bridgend Local Development Plan (BLDP). However, as a former car park of a public house, which has been subject to previous planning consent for residential development and that the circumstances of the site and quarry have not significantly changed, it is concluded that the proposal would not sterilise the mineral resource and that the level of impact on the future occupiers of the proposed dwellings from the quarrying operations would not be so significant as to warrant refusal of the application. The development, therefore, satisfies Policy ENV10 of the BLDP.

b. Further consideration has been given to the highway implications of the proposed development. Whilst it is acknowledged that construction traffic is likely to be on a short-term and temporary basis, it is recommended that a further condition should be imposed for a Construction Management Plan to be submitted to, and agreed by the Local Planning Authority prior to commencement of development. This plan would manage any localised construction traffic to and from the site, in the interests of highway and pedestrian safety. This imposition of this condition has been supported by the Group Manager Transportation and Engineering (Highways).

Include the following condition:

14. No development shall commence on site including any works of site clearance, until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Construction Management Plan shall include:-

- (i) Provision of a temporary compound for construction materials and plant and parking for contractor's vehicles during the construction of the development;
- (ii) A scheme of temporary traffic management at the site entrance and along Lamb Row;

The construction works undertaken at the site shall thereafter be in accordance with the Construction Management Plan.

Reason: In the interests of highway/pedestrian safety.

8d

53

P/15/845/FUL

The application was the subject of a Development Control Committee Full Site Visit which took place on Wednesday 6th July, 2016.

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

ASA

a. The application was deferred from June 2016 Committee for further consideration of highway matters. Subsequent discussions have taken place between the Case Officer, the agent and the Highways Authority. This led to the submission of an amended plan concerning highway improvement works along Lansbury Close (Drawing No.101 Rev.P3 refers). The Group Manager Transportation and Engineering (Highways) has no objections to the proposal subject to the rewording of Condition 1 and the inclusion of an additional condition.

i) Amend Condition 1 to state:

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

3265/PA/004 Rev.A - Proposed Site Layout (received 7 March 2016)

3265/PA/006 - House/Flat Types (received 18 December 2015)

3265/PA/010 Elevations (received 18 December 2015)

3265/PA/011 - Elevations (received 18 December 2015)

100 Rev.P2 - General Arrangement [Sheet 1 of 2] (received 18 December 2015)

101 Rev.P3 - General Arrangement [Sheet 2 of 2] (received 5 July 2016)

102 Rev.P3 - Drainage Layout (received 18 December 2015)

102 Rev.P1 - Crib Wall Elevation (received 10 May 2016)

SK01 - Crib Walling Proposals (received 11 April 2016)

Sections 9 and 10 of 'A Secondary Ecological Appraisal' [Conducted by Just Mammals Consultancy] (received 18 December 2015)

Reason: To avoid doubt and confusion as to the nature and extent of the approved development and in the interests of ecology/biodiversity.

ii) Include the following Condition:

15. Notwithstanding the requirements of Condition 1 and prior to the commencement of development (including excavation and site levelling works), the proposed carriageway widening and on-street parking bays along Lansbury Close shall be completed in permanent materials, with the parking bays demarcated in permanent materials, in

accordance with the approved layout - Drawing No. 8672/101 Rev P3 (received 5 July 2016).

Reason: In the interests of highway safety.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
7 JULY 2016