

DEVELOPMENT CONTROL COMMITTEE

4 AUGUST 2016

**AMENDMENT SHEET (AS) - circulated by email 3 August 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	13	P/16/431/FUL

The application was subject to a Panel Site Visit which took place on Wednesday 3rd August, 2016.

The Ward Members, Cllrs. EM Hughes and G Phillips were also in attendance.

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

8c	27	P/16/379/FUL
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The application was subject to a Panel Site Visit which took place on Wednesday 3rd August, 2016. The site visit also included the existing Caravan Storage site at Bridgend Industrial.

The applicant was also in attendance.

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

Condition 1 is amended to read:

1. The premises shall be used as a Caravan **and Motor Home** Storage Compound with ancillary office accommodation only and for no other purpose including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking **or** re-enacting that order with or without modification.

The Highway Officer's comments are as follows:

It is noted that the proposal seeks to relocate such a facility from Bridgend Industrial Estate which from experience generates low levels and irregular vehicle movements. The submitted TS gives peak visitor numbers of 62 per day at the current site (which accommodates 450 caravans). This occurred during the summer holiday period 2015 and thus indicates total number vehicle movements of 124. The current proposal accommodates 400 caravan spaces which pro rata equates to 110 vehicle movements which generates a vehicle entering or leaving the site approximately every 8 minutes based on a 15 hour day. It should be noted however that the site will effectively operate on a 24 hour basis as it will be flood lit and be accessible to customers via a keypad / access card arrangement.

The proposed site access utilises land allocated in the former UDP for a Highway Improvement Scheme (T14 (9) – A48/A473 Brocastle Link). Whilst the scheme does not form part of the current LDP the Highway Authority would wish to retain the potential for the future provision of the link and it is noted that the developer has set back the eastern site boundary to accommodate the corridor. The development of the highway along the corridor would require the access arrangements to the proposed site to be amended. In providing a revised access arrangement the internal site layout will also need to change in order to facilitate set back of gates and revised vehicle swept paths which will ultimately affect the total number of caravans which could be stored on the site. This is something that you may wish to secure by a Section 106 Planning Obligation however we are mindful that you consider that the provision of the Brocastle link scheme will be the subject of a separate planning application which will provide opportunity and control over any replacement access to this site at that time.

The following highway related conditions should be added to the recommendation:

12. There shall be no gates erected across the access road to the site at any time.

Reason: In the interests of highway safety.

13. The site shall be served by a single vehicular access as proposed at all times.

Reason: In the interests of highway safety.

14. Notwithstanding the submitted drawings, no works shall commence on the site access until engineering details of the road layout, turning area and junction with the Brocastle Avenue / Parc Crescent Roundabout with sections, street lighting, surface water drainage, traffic calming, visibility splays to junctions, forward visibility zones and lane widening to bends and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in permanent materials in accordance with the approved details before the development is brought into beneficial use.

Reason: In the interests of highway safety.

15. The site shall be laid out in accordance with the submitted plans prior to the site being brought into beneficial use and retained as such thereafter to ensure vehicles can enter and leave the site in a forward gear.

Reason: In the interests of highway safety.

16 Additional Note: The construction of the road along the identified highway corridor on land in the ownership of Welsh Government will result in revised access arrangements being provided to this application site. You should be mindful that the design of an appropriate access will result in the re-configuration of the caravan bays and may result in a reduction in the number of spaces available.

ASA

Mr L C Ham (Rhoslanog) has communicated with the department requesting that his objections to the development are repeated namely, fire hazard due to the high density

parking arrangements, noise levels from the development and heavier traffic through the nearby village (Treoos) and finally security floodlighting affecting the residents living conditions.

These concerns have been included and addressed in the committee report.

8d

41

P/16/270/FUL

The application was subject to a Panel Site Visit which took place on Wednesday 3rd August, 2016.

The Ward Member, Cllr. DK Edwards, a representative from Maesteg Town Council and the applicant and agent were also in attendance.

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

The penultimate sentence in the Application/Site Description section of the report on page 41 should read:

The land was formerly used as grazing land for horses.

8e

49

P/16/128/FUL

An email was received in respect of the above application. The full text of the message is reproduced as follows. The email does not raise any new issues in respect of this development.

Mrs Y Walker
2 The Landings
Pentwyn, Abersdychan
Pontypool
Torfaen NP4 7TL

Andrew Rees, Operational & Partnership Services
Bridgend County Borough Council
Civic Offices
Angel St.,
Bridgend CF31 4W8

30th July 2016

Dear Mr Rees

This email is to confirm my objection and complaint regarding the above Item which is to be discussed under Agenda Item 8e - P/16/128/FUL (Former Margam Surface Mine) at the meeting of the Development Control Committee taking place on Thursday, 4th August 2016 at 2.00 PM.

Although I live further east, I am fully aware of the environmental devastation that has taken place and is currently happening at Ffos y Fran as a result of open-cast mining. I understand that the restoration at the above site(s) is likely to be delayed.

You, as Councillors have a joint and several responsibility for ensuring that no Open-cast mining application should be approved without ensuring that the applicants and their contractors/sub-contractors undertake to restore the site to its former condition prior to any work being commenced or progressed to the next stage - that the companies concerned are legally bound to ensure there are enough funds in place in order for them to adhere to those legally-binding conditions, should those businesses were to become bankrupt at a later date.

A resolution was made at the Planning Committee on 3rd May 2016 that “planning permission should be granted for the above development subject to the removal of the holding direction from the Welsh Government and subject to the listed Conditions and a revised Legal Agreement to secure an acceptable programme of prioritised works and the ring fencing of money within the restoration fund, to enable delivery of this programme and to secure its aftercare”.

Subsequent to the above resolution, the Welsh Ministers confirmed by letter dated 18th May 2016 that the application “does not raise planning issues of more than local importance” and accordingly cancelled the HI believe you holding Direction dated 27 April 2016, stating that “it is now for the Council to determine the application as it sees fit”. I understand that the applicants wish to seek Members authorisation to amend condition 2 to allow the approved restoration to be completed by 31st July 2018. Meanwhile, the condition of the site is deteriorating rapidly.

I believe that as Councillors representing your community, that you should lobby the WAG and bring pressure to bear on it (through publicity or whatever means necessary) to compel the directors of those companies involved to fulfil their obligations, either by seizing their assets or by imprisonment, if need be.

I believe that you should stand firm, and refuse any further delaying tactics being employed by mining companies to wriggle out of their moral duty to protect our environment. My complaint is that neither the Planners or Councillors have had the courage to stand up against those people who are deliberately destroying the environment.

Yours sincerely
Yvonne Walker

This delay is unacceptable to the community.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
4 AUGUST 2016