

Planning Applications Considered by  
 Bridgend Town Council Planning Committee  
 January 2021



APPLICATION	COMMENTS
<p><b>BCBC App: P/20/970/LIS</b>  <b>BTC Ref: 21/01</b>  <b>Ward: MORFA</b>  <b>Location:</b> switch gear room adj to 56 Llys Faen            Bridgend CF31 1LA  <b>Applicant:</b> Wales &amp; West Housing Association  <b>Proposal:</b> Listed Building Consent to remove            existing concrete slab roof and renew; create            temporary opening on south east brickwork            elevation, repair defective brickwork and reseal            opening upon completion  <b>Date after 21 consultation days: 21/01/21</b></p>	<p style="text-align: center;"><b>NO OBJECTION</b></p>
<p><b>BCBC App: P/20/923/FUL</b>  <b>BTC Ref: 21/02</b>  <b>Ward: OLDCASTLE</b>  <b>Location:</b> Land at Wickes car park Waterton            Bridgend CF31 3XX  <b>Applicant:</b> Triple Jersey Limited  <b>Proposal:</b> The erection of a Class A3 restaurant            and drive-thru (Burger King) together with            associated external covered terrace, screened            refuse store, parking, landscaping and            associated works.  <b>Date after 21 consultation days: 20/01/21</b></p>	<p style="text-align: center;"><b>OBJECTION</b></p> <p>On the grounds of:</p> <ul style="list-style-type: none"> <li>• Traffic - Unacceptable increase in level of traffic on a road which is already suffering from major congestion</li> <li>• Highway/Pedestrian safety – concerns due to an increase in members of the public crossing a very busy road to reach the premises on foot</li> <li>• Air Pollution – concerns regarding an increase in air pollution to potentially unacceptable levels as a result of an increase in queuing traffic at the already congested roundabout</li> </ul> <p>Bridgend Town Council reserve the right to be invited to any site meeting and to speak at the Development Control meeting as may be appropriate.</p> <p>If the application is granted, Bridgend Town Council suggest the following conditions are imposed:</p> <ul style="list-style-type: none"> <li>• a landscaping condition is imposed due to the focal location along the A48</li> <li>• a condition is imposed to ensure a sufficient litter collection regime and that adequate bins are located within the site (to be agreed with the Planning Authority)</li> </ul>

<b>BCBC App: P/20/968/FUL</b> <b>BTC Ref: 21/03</b> <b>Ward: OLDCASTLE</b> <b>Location:</b> 48 Priory Avenue Bridgend CF31 3LR <b>Applicant:</b> Mrs G Beynon <b>Proposal:</b> Single storey rear sun room extension with roof lantern <b>Date after 21 consultation days: 19/01/21</b>	<b>NO OBJECTION</b>
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<b>BCBC App: P/20/918/FUL</b> <b>BTC Ref: 21/04</b> <b>Ward: OLDCASTLE</b> <b>Location:</b> 20 Fairfield Road Bridgend CF31 3DU <b>Applicant:</b> Mr C Poupon <b>Proposal:</b> Two storey side extension & single storey rear extension (revision to approval P/20/78/FUL) <b>Date after 21 consultation days: 19/01/21</b>	<b>NO OBJECTION</b>
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<b>BCBC App: P/20/995/FUL</b> <b>BTC Ref: 21/05</b> <b>Ward: OLDCASTLE</b> <b>Location:</b> Island Farm site Ewenny Road Bridgend CF31 3LG <b>Applicant:</b> HD Ltd <b>Proposal:</b> Indoor and outdoor tennis centre, landscaping, car parking, highways/pedestrian improvements and associated works; new car park and amenity area for the adjacent care home <b>Date after 21 consultation days: 29/01/21</b>	<b>NO OBJECTION</b> however Bridgend Town Council request that consideration is given to the comments included in the footnote below. Bridgend Town Council also reserve the right to be invited to any site meeting and to speak at the Development Control meeting as may be appropriate.
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### **P/20/995/FUL - Island Farm, Ewenny Road, Bridgend**

The original outline application for the whole site received support from Bridgend Town Council for the general concept back in 2012. This application is for a reduced Tennis Only project – down to 50% of original size and moved to the east side of the site on land which now falls wholly with the Bridgend Town Council area.

- The original concept had access to the complex off the A48 with a possible additional access through the existing Science Park via B4265.
- It was not envisaged using an agricultural lane off Ewenny Road (B4265), past the former Bro - Ewenni Care Home – now badly derelict.
- Access via this lane would be off a very busy highway, with very poor entrance/vision splay. There is no pavement on one side of the highway and very narrow on the other side.
- The B4265 is served by an hourly bus service (303), Monday – Saturday; and two hourly on a Sunday. It is a long walk from current nearest bus stops in either direction and would need at the very least new bus stops by the access point, but there is room for a full lay-by on the Bridgend-bound side on open verge.
- The access lane in question is shown as ISLAND FARM LANE, yet this name has no valid status as it is not recognised by either the Town Council or Royal Mail – and any new naming would be for those two bodies to agree upon – and not a third party.
- Any new recognised access to the development **MUST** be fully adopted and owned by BCBC for the future sake of other properties served by this lane.

- Bro-Ewenni Care Home along the lane has been badly derelict for over a decade and is in a hazardous condition. What will be done about this situation?
- The Town Council considers a more suitable route into the Tennis Centre would be via Technology Drive from the B4265 with access directly through the south west perimeter of the Science Park which would provide a safe and prestigious route for such a major complex.
- This would eliminate the need for the narrow lane to be used; nor for a northern 'dog leg'.
- The 'dog leg' shows close alignment with the Southern boundaries of both Island Farm Close and Island Farm Road and my Council could never support any form of access from those roads in any future development of land. We fully support and endorse the comments of our neighbouring Merthyr Mawr Council whose views we are aware of in the context of this application.
- On the naming of the development, we contend that as the Centre has now been sited wholly within the Bridgend Town Council area, it should at the very least promote the name of Bridgend in its title to give gravitas to the complex and our Town of Bridgend. It is now remote from Island Farm Camp itself and will fall within the CF35 post code area for Ewenny Road (B4265). Island Farm falls within the CF31 post code area for the A48. Visitors to the area will have heard of Bridgend but would probably not know of Island Farm – or if they did, would head for the Camp Site on the A48. Confusion could reign and cause delays and traffic disruption on the A48.
- The environment of this area is of huge importance and no existing trees or hedgerows should be removed – unless absolutely essential.
- Similarly, wetland areas should be created within the complex wherever possible to show the green credentials of the development.
- Facility for visiting mini buses, coaches should be allocated. 72 car parking spaces seems excessive.
- Wherever the access to the complex might be determined, strong visual signage will be required and we urge proposals for designs be submitted, together with identified locations of directional/brown tourist signs along nearby highways.
- Not directly linked to the 'Tennis Centre', mention is now made in the document of "Educational Facilities and 700 dwellings in the future". We have no knowledge of this in the 2012 application for the entire site. We therefore seek information on these new aspects of the overall concept for the area and the impact it may have on the Tennis Centre.
- In conclusion, we continue to support the concept of a Tennis Centre of Excellence in principle on this site; but NOT the current suggested access which needs more consideration.