



Planning Applications for Consideration by BTC Planning Committee
10th May 2021

APPLICATION DETAILS	COMMENTS
BCBC App: P/21/202/FUL BTC Ref:21/43 Ward: OLDCASTLE Location: 25 Mount Earl Bridgend CF31 3EY Applicant: Mr T Woolls Proposal: Demolish existing rear structure and construct single storey rear/side extension Date after 21 consultation days: 12/05/21	No Objection

APPLICATION DETAILS	COMMENTS
BCBC App: P/21/182/FUL BTC Ref: 21/44 Ward: OLDCASTLE Location: 1 Mount Earl Close Bridgend CF31 3HA Applicant: Mr D Baker Proposal: Two storey extension to side of existing house, porch to front and new rendered blockwork external skin Date after 21 consultation days: 28/04/21	No Objection

APPLICATION DETAILS	COMMENTS
BCBC App: P/21/247/FUL BTC Ref:21/45 Ward: MORFA Location: The Rhiw Shopping Centre Bridgend CF31 3BL Applicant: Creative Assets Global Ltd Proposal: Installation of 1no. galvanised steel 3 phase electrically operated roller shutter door with built in safety brake to replace existing Date after 21 consultation days:03/05/21	No Objection

APPLICATION DETAILS	COMMENTS
<p>BCBC App: P/21/301/FUL BTC Ref: 21/46 Ward: OLDCASTLE Location: Land rear of Waunscil Avenue extending to the rear of Morfa Street Bridgend CF31 1TG Applicant: Mulberry Homes Ltd Proposal: Erection of 70 dwellings, community route and associated play area and public open space ~affecting Right of Way route codes BRK/2/1 and BRK/3/1 Date after 21 consultation days: 14/05/21</p>	<p>OBJECTION On the grounds of:</p> <ul style="list-style-type: none"> • 70 dwellings and associated services constitutes severe over intensification of construction on the restricted land available, in what can only be described as a narrow ‘ribbon’ development, sandwiched between existing and long-standing sections of residential properties. • The only vehicular and major pedestrian access for the entire development appears to rely on the existing Waunscil Avenue ‘gap’ which has been purposely left open over decades to allow free pedestrian access between the New Brackla Estate and Bridgend Town Centre. • A single access would be wholly unacceptable in times of emergency. For example, should the Waunscil Avenue ‘gap’ become blocked, residents of any new development as proposed, would become trapped within a confined space with no alternative escape routes. • The recreational provision is wholly inadequate for a development of 70 dwellings – many of which would be likely to house families with young children. The proposed play area appears to be located outside the ‘envelope of dwellings’ and therefore distant from the majority of potential users. • 70 dwellings will generate many additional vehicles and parking facilities within the site appear totally inadequate for so many extra vehicles. Suggested figures of increased traffic to and from the development would appear to be on the low side and highly speculative. • The configuration of the highways within the development rely on the close proximity to the rear gardens of Waunscil Avenue and Napier Close and the light pollution from this highway, especially at night, would prove unacceptable to existing residents and cause noise disturbance at all hours. • The entire land in question forms an established green wedge of major environmental habitat between Old

	<p>Brackla and New Brackla and is much used and enjoyed as an adventure play area by young people and by dog walkers from this part of urban Bridgend Town. The land is 'wild' in nature for the important purpose of providing an urban habitat for a myriad of wildlife and vegetation and contains extensive shrub and mature tree cover to enhance and enrich the local environment and retain a clear buffer between Old and New Brackla. Its loss would be a travesty and grave mistake in these times of attention to the richness of flora and fauna and the need to protect it. It could not be easily replicated once destroyed and eradicated from this locality. No amount of 'new landscaping' would achieve this.</p> <ul style="list-style-type: none"> • That no social housing is provided within the development of 70 dwellings <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>
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APPLICATION DETAILS	COMMENTS
<p>BCBC App: P/21/302/FUL BTC Ref: 21/47 Ward: OLDCASTLE Location: The Old Malthouse Heronston Lane Bridgend CF31 3AX Applicant: Mr W David Proposal: Construction of a barn for storing winter fodder and agricultural machinery Date after 21 Consultation days: 17/05/21</p>	<p>No Objection</p>

APPLICATION DETAILS	COMMENTS
<p>BCBC App: P/21/209/FUL BTC Ref: 21/48 Ward: NEWCASTLE Location: 75 Llangewydd Road Bryntirion CF31 4JP Applicant: Mr C Davies Proposal: Single storey extension to front for porch; single storey extension to rear for sun lounge; upgrade side annexe with steps Date after 21 consultation days: 12/05/21</p>	<p>No Objection</p>

APPLICATION DETAILS	COMMENTS
<p>BCBC App: P/20/842/FUL BTC Ref: 21/49 Ward :MORFA Location: 21 Wyndham Street Bridgend CF31 1ED Applicant: Mr F Yildiztekin Proposal: Change of use from vacant retail to cafe with installation of kitchen extraction system at rear Date after 21 consultation days: 29/04/21</p>	<p>Not a Valid Application. BTC have observed that 21 Wyndham Street is not a vacant shop and that the photographs accompanying the application are from a vacant site and dated 28th Oct 2020.</p>

APPLICATION DETAILS	COMMENTS
<p>BCBC App: P/21/238/FUL BTC Ref: 21/50 Ward: OLDCASTLE Location: 64 Eweny Road Bridgend CF31 3HU Applicant: Mrs I Gregory Proposal: New front porch and off road car parking spaces Date after 21 consultation days: 29/04/21</p>	<p>No Objection</p>