

Development Control

The Planning Department
Bridgend County Borough Council
Civic Offices • Angel Street
Bridgend • CF31 4WB

Rheoli Datblygu

Adran Cynllunio
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig • Stryd yr Angel
Pen-y-bont ar Ogwr • CF31 4WB



Tel/Ffôn: 01656 643155 • Fax/ffacs: 01656 643190 • e-mail/e-bost: planning@bridgend.gov.uk • website/gwefan: www.bridgend.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Reference:

Title

Mr

First name

Matthew

Surname

Cocks

Company Name

Draycott Investements and Developments LLP

Address

Address line 1

Harlech Court

Address line 2

Bute Terrace

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 2FE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

02920317317

Secondary number

Email address

Agent Details

Name/Company

Reference:

Title

Mr

First name

Rhys

Surname

Edwards

Company Name

Lawray Architects

Address

Address line 1

Lawray Architects

Address line 2

The Byre

Address line 3

Croesnewydd Hall

Town/City

Wrexham

Country

United Kingdom

Postcode

LL137YP

Contact Details

Primary number

01978357887

Secondary number

Email address

rhysedwards@lawray.co.uk

Site Area

What is the site area?

21316.00

Reference:

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Motorway related service area

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Agricultural land and highway verge.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Agricultural land and highway verge.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

Reference:

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares
------	----------

Area of greenfield land proposed for new development

2.13	hectares
------	----------

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Profile timber effect planks - Vertical Millboard - Burnt cedar. Timber effect planks - Millboard Shadow Line - Golden oak. Engineering brick - Dark grey. Composite cladding panels - Vertical Millboard Shadow Line - Smoked oak. Horizontal Composite Insulated cladding panels - Kingspan - Blue. Horizontal Composite Insulated cladding panels - Kingspan - Dark Grey RAL 7011. Accoya timber battens - High build laquered finish Teknos Woodex Aqua Classic. Plank profile composite timber effect panel - Cedral C03 - Grey Brown Vertical Composite cladding panels - Joriside Wall 1000SF - RAL 9006 Through coloured render - K-Rend - Ash White

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium curtain wall system - Frame Colour : RAL 7016. Aluminium glazed screen system - Frame Colour : RAL 7011. Timber frame windows with aluminium capping - Frame Colour : RAL 9005 Jet Black. Aluminium ribbon windows - Frame Colour : RAL 9011. Aluminum window - Frame Colour : RAL 9011.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium framed doors - Colour : RAL 9011. Steel external doorset - Colour : RAL 7016. Aluminium framed doors - Colour : RAL 7011. Timber frame with aluminium capping - Colour : RAL 9005.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Built-up metal insulation sandwich panel roof system - Colour : RAL 7011 Composite insulated roof panels - Kingspan - Colour : RAL 7016

Reference:

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to Design Access Statement for list of drawings and reports submitted as part of the application.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Reference:

Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Reference:

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Refer to drainage strategy design documents.

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Refer to drawings submitted as part of application.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

Reference:

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

If you have answered Yes to the question above please add details in the following table:

Use Class: A3 - Food and drink
Existing gross internal floorspace (square metres): 0
Gross internal floorspace to be lost by change of use or demolition (square metres): 0
Total gross internal floorspace proposed (including change of use) (square metres): 1107
Net additional gross internal floorspace following development (square metres): 1107

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1107"/>	<input type="text" value="1107"/>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Reference:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A3 - Food and drink

Unknown:

No

Monday to Friday:

Start Time:

00:00

End Time:

00:00

Saturday:

Start Time:

00:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

00:00

End Time:

00:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Reference:

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :

Other (please specify)

Other (please specify):

Vehicle fuel - Petrol and Diesel

Amount - Tonne(s):

134.0000

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Refer to Pre Application Consultation document.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

Reference:

If Yes, please complete the following information about you (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Rhodri

Surname

Davies

Reference

PE/319/2021

Date (must be pre-application submission)

05/11/2021

Details of the pre-application advice received

Please refer to detailed pre-application response.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Reference:

Name of Owner/Agricultural Tenant:

Richard John Lougher

House name:

Number:

Suffix:

Address line 1:

Ty Tanglwyst Farm

Address Line 2:

South Cornelly

Town/City:

Bridgend

Postcode:

CF334SA

Date notice served (DD/MM/YYYY):

10/04/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

James Saddler

House name:

Number:

Suffix:

Address line 1:

Welsh Government

Address Line 2:

King Edwards VII Avenue

Town/City:

Cardiff

Postcode:

CF103NQ

Date notice served (DD/MM/YYYY):

10/04/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

Robert Jones

House name:

Bridgend County Council

Number:

Suffix:

Address line 1:

Civic Offices

Address Line 2:

Angel Street

Town/City:

Bridgend

Postcode:

CF314WB

Date notice served (DD/MM/YYYY):

10/04/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Rhys

Surname

Edwards

Declaration Date

10/04/2024

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Rhys

Surname

Edwards

Declaration Date

10/04/2024

Declaration made

Reference: