



The Planning Inspectorate Yr Arolygiaeth Gynllunio

Adeilad y Goron
Parc Cathays
Caerdydd
CF10 3NQ

Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Ffôn/tel:
e-bost/e-
mail:

0303 444 5940
dns.wales@planninginspectorate.gov.uk

Ben Lewis (Renplan Consulting Ltd)

Eich Cyf / Your Ref: DNS/3213704 - Felindre
Road - STOR
Ein Cyf / Our Ref:

Amanda Borge (Bridgend County Borough
Council)

Dyddiad / Date: 21/02/2020

Dear Sir or Madam,

**Town and Country Planning Act 1990
Developments of National Significance (Procedure) (Wales) Order 2016
Developments of National Significance (Examination Procedure) (Wales)
Regulations 2016
Application(s) by: Renplan Consulting Ltd
Site: Land to the North of Felindre Road, Pencoed, CF35 5HU**

The Planning Inspectorate wrote out to the Council outlining a number of the Inspector's concerns in a letter dated 6 February 2020. The Council responded via an email dated 20 February 2020 and the applicant has been provided until 27 February 2020 to respond formally to such matters. Whilst the applicant should continue to provide a written response to those matters within the prescribed timescale, the Inspector remains concerned that a number of the matters outlined in his letter remain unsatisfactorily resolved and considers that the process would benefit from a Hearing to discuss such concerns in a public forum.

In coming to this conclusion, the Inspector has been particularly mindful of the potential for significant adverse noise impacts during the evenings at neighbouring residential properties. He also has significant concerns regarding the quality and coverage of the suggested planning conditions. In particular, it does not follow that the recommendations outlined in the technical reports would be legally enforceable simply through reference under LPA suggested Condition No.2. The importance of addressing such matters is particularly pertinent in this case given that the Report to Welsh Ministers needs to include a well-reasoned and balanced conclusion with

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg

We Welcome Communications in Welsh and English

associated recommendation, as well as a comprehensive suite of planning conditions in the event that the Minister is minded to approve the development.

As such a hearing session will be held for the discussion of the following topics:

- Adverse Noise Impact
- Suggested Planning Conditions

The applicant and local planning authorities may take part in the hearing; it would be helpful to the Inspector if they did so.

Please note that the hearing sessions are held in public, and any other person may attend to observe proceedings. If any person who has not been invited to participate wishes to take part in the hearing, they may request that the Inspector allow them to do so. The DNS Regulations make it clear that this is entirely down to the discretion of the appointed Inspector.

Please note that any other matters considered in respect of the application will be dealt with by the Inspector on the basis of Written Representations.

Local Planning Authorities:

Notification of the Hearing event will be advertised in the local press, and copies of the site notice are attached for the Local Planning Authorities to display in prominent places on or near to the application site. Please ensure that the notices are displayed no later than 4 weeks before the date of the event.

The discussion at the Hearing will be led by the Inspector and will be focussed on the aforementioned matters that were originally outlined in the Inspectorate's letter dated 6 February 2020. There will be no cross examination at the event. It should also be noted that the Hearing does not represent an opportunity for parties to submit new or amended technical evidence. Neither is it an opportunity to make substantial variations to the scheme. Rather the event will provide the opportunity to address the Inspector's outstanding concerns and to agree, as far as possible, a set of planning conditions should the Minister be minded to approve the scheme.

Time and Date of the Hearing

It would be helpful if the Local Planning Authority and the Applicant could indicate if they agree, in line with Regulation 21 (6), that the hearing could be arranged with less than the standard 4 weeks' notice.

A response to this query is requested by the 25/02/2020.

If both parties are in agreement on this matter then you shall hear from us again with specific details of the event, as it stands, we are minded to arrange the hearing week beginning 23/03/2020.

This letter and any responses from the applicant will be published on the DNS website as soon as practicable after the deadline has passed.

Should you require any further information please do not hesitate to contact me.

Yours faithfully,

P. Thompson

Philip Thompson
Arweinydd Tîm – Gwaith Achos Mawr a’r Siart
Team Leader – Major Casework and Chart