

Bridgend County Borough Council

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr



Civic Offices, Angel Street, Bridgend, CF31 4WB / Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB

Mr John Roach
Tynycaeau Farm
Heol Goedog
Cefn Cribwr
Bridgend
CF32 0AN

**Head of Regeneration & Development /
Pennaeth Adfywio a Datblygu**

Direct line / Deialu uniongyrchol: 643171
Ask for / Gofynnwch am: Eilian Jones

Our ref / Ein cyf: P/15/576/RLX

Date / Dyddiad: 29 October 2015

Dear Mr Roach

REMOVE AN OCCUPANY RESTRICTION IMPOSED BY A SECTION 52 AGREEMENT ATTACHED TO PLANNING CONSENT 82/482 TIR Y COED, HEOL GOEDOG, CEFN CRIBWR

I refer to the above mentioned application.

Having regard to the information contained within the application, the circumstances that led to the granting of the bungalow in the first instance and the unsuccessful attempts to find an eligible buyer, there is no compelling evidence to justify the retention of the occupancy restriction imposed by the legal agreement attached to 82/482. It is, therefore, concluded that there is no objection from a planning perspective to remove the restriction imposed by the Section 52 Deed.

Correspondence with the Legal Officer for the Council, Mr Rod Jones (01656 643181) has revealed that an agreement under Section 52 is a Deed registered as a local land charge. In order to remove this Deed, there is a need to enter into another Deed, between the Council and the landowner(s), to the effect that the Section 52 Deed is of no further effect. Once such a Deed is executed, the original entry can be removed from the Local Land Charges Register.

If a Deed is to be involved, you are advised to obtain legal advice. If you have a Solicitor, I should be grateful if you would provide their details so that the legal process can commence. If you do not intend to use a Solicitor, I should be grateful if you would submit details of title for the land for the purposes of the Deed. The Legal Officer has advised that there would be a charge of £850.

Yours sincerely

for **DEVELOPMENT AND BUILDING CONTROL MANAGER**

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