

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 9 FEBRUARY 2023**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB / REMOTELY VIA MICROSOFT TEAMS - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 9 FEBRUARY 2023 AT 10:00**

Present

Councillor RM Granville – Chairperson

|              |               |             |               |
|--------------|---------------|-------------|---------------|
| H T Bennett  | A R Berrow    | N Clarke    | RJ Collins    |
| C L C Davies | S Easterbrook | H Griffiths | S J Griffiths |
| D T Harrison | M L Hughes    | D M Hughes  | MJ Kearns     |
| W J Kendall  | J E Pratt     | MJ Williams | R Williams    |

Apologies for Absence

M R John

Officers:

|                  |   |
|------------------|---|
| Rhodri Davies    | Development & Building Control Manager          |
| Craig Flower     | Planning Support Team Leader                    |
| Mark Galvin      | Senior Democratic Services Officer - Committees |
| Julie Jenkins    | Team Leader Development Control                 |
| Rod Jones        | Senior Lawyer                                   |
| Robert Morgan    | Senior Development Control Officer              |
| Jonathan Parsons | Group Manager Development                       |
| Michael Pitman   | Technical Support Officer – Democratic Services |
| Philip Thomas    | Principal Planning Officer                      |
| Leigh Tuck       | Senior Development Control Officer              |

76. DECLARATIONS OF INTEREST

RESOLVED: Councillor R Williams declared a prejudicial interest in Agenda item 8., as a number of the objectors to the application were known to him. He left the meeting whilst this item was being considered.

77. SITE VISITS

RESOLVED: That Members confirmed a date of Wednesday 22 March 2023 for any proposed site inspections arising at the meeting or, identified in advance of the next Committee meeting by the Chairperson.

78. APPROVAL OF MINUTES

RESOLVED: That Committee received and approved the minutes of the following meetings of the Development Control Committee:

17 November 2022  
05 January 2023

79. PUBLIC SPEAKERS

There were no public speakers registered to address planning applications at today's meeting.

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80. AMENDMENT SHEET

There was no Amendment sheet for today's meeting.

81. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the report of the Corporate Director – Communities, outlining the Development Control Committee Guidance be noted.

82. P/21/118/OUT - LAND AT MINFFRWD CLOSE, PENCOED CF35 6SE

RESOLVED: That the applicant enters into a Section 106 Agreement to provide a financial contribution of £4,156 on the commencement of development towards the provision/upgrading of children's play space and outdoor sports facilities in the vicinity of the application site and that the Corporate Director Communities be given delegated powers to issue a decision notice granting Outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement subject to the conditions contained in the report of the Corporate Director – Communities, in addition to the standard Reserved Matters conditions.

Proposal

Construction of 4 detached houses including external areas and parking.

83. APPEALS

RESOLVED: (1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities be noted.  
  
(2) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed the Appeal be allowed, subject to the conditions contained in the report:-

Appeal No. – CAS002095-L3N9F0 (1962)

Subject of Appeal – Conversion of existing garage into games room and basement cinema with glazed link to the main dwelling and associated works, Longacre, Old Coachmans Lane, Court Colman, Penyfai.

84. CHANGES TO THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AND TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 IN WALES TO CREATE THE TOWN AND COUNTRY PLANNING (USE CLASSES) (AMENDMENT) (WALES) ORDER 2022 AND THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ETC.) (AMENDMENT) (WALES) ORDER 2022

The Development and Building Control Manager presented a report, the purpose of which, was to update Members of the Development Control Committee on recent changes to legislation in the form of the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 and the Town and Country Planning (General Permitted Development etc.) (Amendment) (Wales) Order 2022.

He advised that the demand for second homes and short-term holiday lets has been evident within many rural, coastal and Welsh-speaking communities for years. The COVID pandemic has resulted in a general movement of people away from large towns and cities into often more rural environments and this had highlighted the issue of second homes and holiday lets within these communities.

Research had also highlighted the localised nature of concentrations of second homes with Council Tax data (which does not include short-term holiday lets), indicating that they are predominantly concentrated around coastal, rural authorities and within Cardiff and Swansea.

The Welsh Government conducted a consultation between 23 November 2021 and 22 February 2022, with the overall aim of ensuring that local people can live in the communities in which they grew up and to maintain the health and vitality of Welsh as a thriving community language, including access to good-quality affordable housing.

The Development and Building Control Manager then drew Members attention to the main changes brought about by the legislation (that came into force on 20/10/2022) and their effect on the Local Planning Authority here in Bridgend.

He added, that the legislation and the covering letter by Julie James MS, were attached at Appendix 1 to the report.

The Development and Building Control Manager then referred to Section 4 and 5 of the report respectively, and the current situation in relation to specifically, the Use Classes Order and the General Permitted Development Order and the summary of the changes being made in respect of these.

**RESOLVED:** That Members noted the content of the report; the changes to the two Statutory Instruments (at Appendix 1 to the report) and the WG Consultation Document.

85. **ROYAL TOWN PLANNING INSTITUTE - THE BIG CONVERSATION**

The Group Manager – Planning and Development Services presented a report, the purpose of which, was to inform Members of the Development Control Committee on recent research carried out by the Wales branch of the Royal town Planning Institute (RTPI Cymru) on the wellbeing of the planning profession in Wales. The research titled the Big Conversation, was carried out in response to a request by the Minister for Climate Change to understand the well-being of planners in Wales operating under challenging circumstances. In 2022 RTPI Cymru explored the issues, impacts, causes and potential solutions to support the profession deliver the planning system.

He confirmed that the research had been undertaken in Wales last year, where Officers could have their input by engaging in this. A health check it was felt was required, due to a continued reduction in budgets and resources over a number of years, which had obviously then impacted upon services.

The Group Manager – Planning and Development Services advised that the research included planning services in the public, private and voluntary sector, with the biggest response coming from the public sector.

He referred Members to the full outcome of the research including statistical information, as contained in the report's Appendix.

He added that some of the data did reflect what was already known, in that planning services were over stretched and had been for some considerable time and which had been made worse as a result of the pandemic.

The Group Manager – Planning and Development Services was pleased to say however, that despite the pressures and reductions in workforce, Bridgend continued to operate and deliver a fairly high level of service, which was testament to both Planning staff and the Development Control Committee.

On a more positive note, he added that the service was looking to employ new staff in the work areas of Development Control and Enforcement, which would hopefully make the service more robust moving forward.

**RESOLVED:** That Committee noted the report.

86. **TRAINING LOG**

**RESOLVED:** That the report of the Corporate Director – Communities outlining up and coming training sessions on key topics relating to Planning and Development be noted, with it further noted that there would be an added session to the list detailed in the report, a presentation from Dwr Cymru/Welsh Water entitled 'their role in the planning system.'

87. **URGENT ITEMS**

None.