

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 27 JULY 2023

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 27 JULY 2023 AT 10:00

Present

Councillor S Griffiths – Chairperson

H T Bennett	A R Berrow	N Clarke	C L C Davies
S Easterbrook	H Griffiths	MJ Kearns	D T Harrison
M L Hughes	D M Hughes	M R John	
W J Kendall	J E Pratt	A Wathan	

Apologies for Absence

RJ Collins, RM Granville and R Williams

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Stephen Griffiths	Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Janine Nightingale	Corporate Director - Communities
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Philip Thomas	Principal Planning Officer

122. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Member:-

Councillor R Collins

123. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor H Griffiths – Personal interest in agenda item 12

Councillor A Wathan – Personal interest in agenda item 8 as a member of Bridgend Town Council

Councillor H Bennett – Prejudicial interest in agenda item 9, as a result of her responses on the pre-deposit stage of the Local Development Plan.

Councillor J Pratt – Personal interest in agenda item 10 as a member of Porthcawl Town Council who takes no part in planning matters.

Councillor S Easterbrook – Personal interest in agenda item 8 as a member of Bridgend Town Council who takes no part in planning matters

124. SITE VISITS

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RESOLVED: To confirm a date of Wednesday 06 September 2023, for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

125. **APPROVAL OF MINUTES**

RESOLVED: That the minutes of the meetings of the Development Control Committees which took place on the 4th May 2023 and on the 15 June 2023, be approved as a true and accurate record

126. **PUBLIC SPEAKERS**

The following public speakers/members exercised their right to speak on the undermentioned planning applications:-

P/22/756/FUL – Councillor F Bletsoe (local member), Councillor D Unwin, Bridgend Town Council, P Sulley (applicant's agent) and A Gibbs (Bridgend College)

P/22/484/FUL – Councillor H Bennett (local member)

T/22/41/TPO – The Legal Officer read out the representations of objector K Tanner-Williams (who was absent from the meeting), R Jones (applicant)

P/23/291/FUL – P Griffiths (objector)

127. **AMENDMENT SHEET**

RESOLVED: The Amendment Sheet was accepted by the Chairperson as an urgent item under Part 4, paragraph 4 of the Council Procedure Rules

128. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

RESOLVED: That the outline Development Control Committee Guidance be noted.

129. **P/22/756/FUL - LAND AT BRIDGEND POLICE STATION & FORMER CHEAPSIDE MULTI- STOREY CAR PARK, BRIDGEND, CF31 1BZ**

RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Demolition of existing buildings and construction of a further and higher education facility (Use Class D1), theatre (Use Class Sui Generis), café (Use Class A3) including sprinkler tank, refuse store, cycle store, roof plant and associated public realm, landscaping, highways and engineering works.

130. **P/22/484/FUL - LAND AT PRIMROSE STABLES, OLD COACHMAN'S LANE COURT COLMAN, BRIDGEND, CF31 4NG**

RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Use of land as a travelling show persons accommodation yard for family members to include three mobile lodges/caravans, two communal day rooms and associated works.

Subject to Condition 20 of the report being amended to that as follows:-

20. No development shall commence until a Waste Management Plan for the control, management, storage and disposal of any waste material generated during the clearance, construction and the storage and disposal of domestic waste generated by the development once completed, has been submitted to the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan.

Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy ENV15 of the Bridgend Local Development Plan.

131. **T/22/41/TPO - WESTERN BANK OF WILDERNESS LAKE, EAST OF GER Y LYN, PORTHCAWL, CF36 5ND**

RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Selectively fell, coppice and crown reduce a line of failing trees on the western bank of the Wilderness lakes. The tree species comprise: Alder *Alnus glutinosa*, Italian Alder *Alnus cordata*, Ash *Fraxinus excelsior*, Sycamore *Acer pseudoplatanus* and Willow *Salix* sp.

132. **P/21/483/OUT - LAND ADJACENT TO TONDU IRONWORKS, TONDU, CF32 9TF**

RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:-

- i. Provide a minimum of 20% of the units as affordable housing with the type of unit(s), location within the site and affordable tenure to be agreed by the Council or a financial contribution towards off-site provision of affordable dwellings to an equivalent value.
- ii. Provide a financial contribution of £6,234 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.
- ii. Comply with the Design Brief and Phasing Plan to be agreed in respect of condition 2.
- iii. Agree a programme for the management of all retained trees and new tree and hedge planting on the development site and adjacent woodland area.

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- (2) 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 her report, in addition to the standard Reserved Matters conditions: -

Proposal

Demolition of existing offices (former Resource Centre for Groundwork Trust) and proposed 6 detached houses in outline with all matters reserved.

133. P/22/597/FUL - LAND FORMERLY FFALDAU ARMS, VICTORIA STREET, PONTYCYMMER, CF32 8LL

- RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:
- i. Provide a minimum of 15% of the units as affordable housing with the type of units, location within the site and affordable tenure to be agreed by the Council in accordance with Policy COM5 and SPG13;
- (2) 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 her report.

Proposal

Construction of a two-storey frontage block accommodating 6 No. 2 bed. residential apartments, together with a rear detached 2/3 storey residential apartment block, accommodating 4 No. 2 bed and 2 No. 1 bed residential apartments with undercroft parking, associated works and landscaping

134. P/22/740/BCB - PORTHCAWL COMPREHENSIVE SCHOOL, PARK AVENUE, PORTHCAWL, CF36 3ES

- RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities

Proposal

Proposed multi use games area (MUGA) flood lighting.

135. P/23/291/FUL - 8, LLYNFI COURT, MAESTEG, CF34 9NJ

- RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Change of use from dwellinghouse (Use Class C3) to residential care home (Use Class C2) for up to 4 children.

136. APPEALS

RESOLVED: That it be noted that the following appeal to Welsh Ministers, has been withdrawn:-

Appeal No. - CAS-02302-G5W2C0 (1977)

Subject of Appeal – Mr W R Morgan & Mrs A J Morgan - Alleged Unauthorised felling of trees, M4 Corridor between Mawdlam and South Cornelly.

137. 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.

138. URGENT ITEMS

None.

The meeting closed at 13:20