

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 19 OCTOBER 2023**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD  
REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 19 OCTOBER 2023 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow	S Easterbrook	H Griffiths	S J Griffiths
M L Hughes	D M Hughes	M R John	J Llewellyn-Hopkins
J E Pratt	A Wathan	R Williams	

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Stephen Griffiths	Democratic Services Officer - Committees
Laura Griffiths	Principal Solicitor
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Euan Sexton	Senior Planning Officer
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

154. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor R Collins  
Councillor M Kearn  
Councillor N Clarke  
Councillor C Davies  
Councillor W Kendall

155. DECLARATIONS OF INTEREST

The following four Members declared personal declarations of interest as follows:-

Councillor Jonathan Pratt – Agenda Item 11 as local member.  
Councillor Alan Wathan – Agenda Items 8, 9 and 12, as a member of Bridgend Town Council  
Councillor Steven Easterbrook - Agenda Items 8, 9 and 12 as a member of Bridgend Town Council.  
Councillor Richard Williams – Agenda Item 10 as a member of Pencoed Town Council.

In addition, Councillor Della Hughes – Agenda Item 9, declared a personal and prejudicial interest as the objector is a relative and due to the fact that she previously was employed by another objector (to the planning application).

Councillor Hughes left the meeting whilst this item was being considered.

The Development Control Team Leader East declared a prejudicial interest in Agenda Item 8, as an objector to the application was a close friend.

He left the meeting whilst this item was being considered.

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156. SITE VISITS

RESOLVED: That a date for any site visits agreed by the Committee or identified in advance of the next meeting by the Chairperson, be convened for 29 November 2023.

157. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 7 September 2023, be approved as a true and accurate record.

158. PUBLIC SPEAKERS

There were public speakers (who spoke remotely) on Planning Application P/22/455/RLX, as follows:-

S Morse (Objector to the application)  
R Chichester (Applicant's Agent)

159. 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.

160. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

161. P/23/147/FUL - REAR OF 82 MERTHYR MAWR ROAD, BRIDGEND, CF31 3NS

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

**Proposal:**

Detached dwelling with garage and on-site parking.

Subject to the following Conditions 12 and 13 being added outlining details of external finishes and a construction method statement.

12. No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

13. No development shall take place, including any site clearance, until a Construction Traffic Method Statement has been submitted to, and approved in writing by, the Local

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Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the routing and timing of ALL construction traffic to/from the site in order to avoid the periods of half hour either side of the times school commencing and ending at Brynteg Comprehensive School and Oldcastle Primary School.
- ii. the parking of vehicles of site operatives and visitors.
- iii. loading and unloading of plant and materials.
- iv. storage of plant and materials used in constructing the development.
- v. wheel washing facilities.
- vi. measures to control the emission of dust and dirt during construction.
- vii. the provision of temporary traffic and pedestrian management along Glanogwr Road.

Reason: In the interests of highway safety

162. P/22/455/RLX - COED PARC STREET, BRIDGEND, CF31 4BA

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

**Proposal:**

Vary condition 1 of P/22/85/RLX to substitute plans and propose amended house designs for Phase 3 of the development.

163. P/22/716/FUL - LAND TO THE SOUTH OF FELINDRE ROAD, PENCOED, CF35 5HU

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

**Proposal:**

Tactics facility building & external tactics equipment with access, landscaping, engineering and infrastructure works.

Subject to Condition 1 of the report now reading as follows:-

1. The development shall be carried out in accordance with the following approved plans and documents:
  - Proposed Site Plan (ref. ZZ 00 90 100 rev. P12);
  - Proposed Ground Floor Plan (ref. JFU-PDA-ZZ-00-DR-A-(05)200 rev. P05);
  - Proposed First Floor Plan (ref. JFU-PDA-ZZ-01-DR-A-(05)201 rev. P06);
  - Proposed Elevations 01 (ref. JFU-PDA-ZZ-ZZ-DR-A-(05)202 rev. P07);
  - Proposed Elevations 02 (ref. JFU-PDA-ZZ-ZZ-DR-A-(05)203 rev. P07).

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

Subject also to Condition 11 of the report being amended to read:

11. The acoustic barriers and bunds shall be erected at the locations and heights as shown in Figure 8.2 of the noise impact assessment by MACH Group (document

reference: JFU-MAC-ZZ-XX-RP-Y-1001\_Noise Impact Assessment\_P04) and as shown on the amended site plan entitled JFU\_PDA\_ZZ-00-DR\_A\_90100-Proposed Site Plan (including the additional new proposed barrier at the Bus Location shown in Figure 1.1 of the technical note JFU-MAC-ZZ-XX-RP-Y-1007\_Acoustic Response to Pre-Committee Comments). The acoustic barriers and bunds shall have a minimum mass density of at least 12kg/m<sup>2</sup> mass per unit area and be a solid construction, with no gaps between the floor and the acoustic screen, must be non-permeable, rot-proof and have no gaps within the acoustic barrier itself. Prior to construction of the barriers/bunds, the design details shall be submitted to the Local Planning Authority for prior approval and shall be agreed in writing. The details shall include a location plan showing the position of the barriers, construction details and details confirming that the barrier/bunding has a minimum mass density of at least 12kg/m<sup>2</sup>. The design shall be implemented as agreed and the barrier shall be maintained in good condition and be retained in perpetuity. Should any part of the barrier become seriously damaged such that the effectiveness of its attenuation is reduced, it shall be repaired in good time with like-for-like materials, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of protecting the amenity of neighbouring uses.

164. P/23/92/FUL - LAND SOUTH OF FORMER ST. JOHNS SCHOOL, (NORTH OF 22 BRYNEGLWYS GARDENS,) NEWTON, PORTHCAWL, CF36 5PR

RESOLVED:

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

**Proposal:**

Land south of former St Johns School (north of 22 Bryneglwys Gardens) Newton Porthcawl

Subject to Conditions 1 and 2 of the report being amended and merged as follows and Condition 3 being re-numbered to Condition 2 below:

1. Notwithstanding the submitted plans, no development shall take place until a revised footpath design and alignment incorporating a scheme to control access on the approved footpath link, including bollards, barriers and enclosures has been submitted to and agreed in writing by the Local Planning Authority. The footpath link shall be constructed in accordance with the agreed details but shall not be brought into beneficial use until the measures to control access have been implemented as agreed by the Local Planning Authority. The footpath link shall be retained and maintained in perpetuity thereafter.

Reason: In the interests of highway safety.

2. Notwithstanding the submitted plans, within 2 months of the date of this permission a revised landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include tree planting plans, an implementation programme and details of its management and maintenance. If within a period of 5 years from the date of the planting of any tree proposed as part of the landscaping scheme, or any tree planted in its replacement of it, is remove, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the

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death/removal/destruction of that tree. The approved landscaping scheme shall be carried out in the first planting season after the date of this consent and in accord with the approved details or in the first planting season following the footpath link being brought into beneficial use.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenities of the area biodiversity value of the area.

165. P/23/536/FUL - 50 COITY ROAD, BRIDGEND, CF31 1LR

**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 residential dwelling to House in Multiple Occupation (HMO).

166. APPEALS

**RESOLVED:** That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed the Appeal be DISMISSED:-

Appeal No. - CAS-02312-F4Q3P4 (1985)

Subject of Appeal – Demolish existing bungalow and construct 10 new apartments with associated parking and amenities: 2 Locks Common Road, Porthcawl.

167. TRAINING LOG

**RESOLVED:** That the report of the Corporate Director – Communities outlining the training sessions in respect of the various topics outlined in the report, be noted.

168. URGENT ITEMS

None.