

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 JANUARY 2023

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER / REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 5 JANUARY 2023 AT 10:00

Present

Councillor RM Granville – Chairperson

H T Bennett	N Clarke	RJ Collins	C L C Davies
H Griffiths	D T Harrison	M L Hughes	D M Hughes
M R John	MJ Kearn	W J Kendall	J E Pratt
MJ Williams	R Williams		

Apologies for Absence

A R Berrow and S J Griffiths

Officers:

Rhodri Davies	Development & Building Control Manager
Claire Hamm	Conservation and Design Team Leader
Michael Pitman	Technical Support Officer – Democratic Services

65. DECLARATIONS OF INTEREST

Councillor D Hughes - prejudicial interest in Agenda item 7. as an objector to the application was a relative and she also knew the family of another objector well and was employed previously by this objector's father. Councillor Hughes left the meeting whilst the application was being considered.

Councillor H Bennett – prejudicial interest in Agenda item 8. as she knew the applicant's family. Councillor Bennett left the meeting whilst the application was being considered.

66. SITE VISITS

RESOLVED: That a date of 8 February 2023 be agreed for any proposed site inspections identified in advance of the next Committee meeting Members and/or the Chairperson.

67. PUBLIC SPEAKERS

That the following public speakers exercised their right to speak, in turn, on the under mentioned application:-

P/22/85/RLX – Councillor D Unwin (Bridgend Town Councillor)
P/22/85/RLX – Mr A Nelson and S Kelly (two objectors speaking)
P/22/85/RLX – Mr R Chichester (Applicant's agent)

68. 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.

69. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

70. **P/22/85/RLX - COED PARC PARK STREET BRIDGEND CF31 4BA**

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

Proposal:

Remove Condition 19 (Construction Method Statement) of P/19/174/RLX by the provision of details.

Subject to the inclusion of the following added Conditions:-

21. Notwithstanding the submitted and agreed Construction Method Statement, no further works on Phase 3 of the development shall commence until the provision of a 1m wide fully heras fenced pedestrian refuge is provided on the eastern edge of the existing access driveway. The pedestrian refuge will link the dwellings of Plots 2, 3 and 4 to the existing footway provision. The pedestrian refuge shall be implemented before any further development on Phase 3 and retained for pedestrian safety for the duration of the construction period.

Reason: In the interests of highway and pedestrian safety.

22. Within two months from the date of this consent, the incomplete section of the pedestrian safety located on the eastern side of the bell mouth entrance to the site fronting Park Street, shall be completed and retained in permanent materials, to ensure a continuous pedestrian route onto Park Street, for the existing residents of the site.

Reason: In the interests of highway and pedestrian safety.

71. **P/20/895/RLX - WARD JONES BRIDGEND LTD, HORSEFAIR ROAD, WATERTON INDUSTRIAL ESTATE, BRIDGEND CF31 3YN**

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

Proposal:

Variation of Conditions 1, 2, 3, & 4 and removal of Conditions 8 & 16 of P/17/369/RLX to allow for partial site use changes.

Part f of Condition 2 on the report should be amended to read as follows:-

Area 6, 6A, 6B and 6C – the storage of steel containers

The rows of storage containers on 6A and 6B shall be maintained and retained in perpetuity as a row of steel storage containers and/or 2.5m high close board fencing with joins over-boarded to form a solid sound barrier line without gaps along the southern perimeter of Areas 2 and 3. The opening mechanisms on the containers shall be fitted with sound attenuation measures. The fencing shall have a minimum mass of 10kg per

square metre per unit area. Should any containers and or high close board fencing be removed, the use of the motorcycle training facility shall immediately cease until replacement noise mitigation measures have been approved by the Local Planning Authority and installed to the Local Planning Authority's satisfaction.

Area 6C shall be maintained and retained in perpetuity as a row of steel storage containers to form a solid sound barrier line without gaps along the southern perimeter of Area 5. The access gates for maintenance of the Landscape Protected Zone shall be 2.5m high close board fenced gates and shall have a minimum mass of 10kg per square metre per unit area. The barrier or fence agreed by the Local Planning Authority shall be maintained and retained in perpetuity. Areas 6, 6b and 6c shall be secured to prevent access outside the following times:

07.00 hours to 23.00 hours on any day.

72. **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:-

(i) Appeal No. – A/20/3253547 (1895)

Subject of Appeal – One static residential Gypsy Caravan together with the erection of a day/utility Room, one Touring Caravan, Replacement Stable Block, Car Parking Area and Installation of a Septic Tank, Land at the Barn, Smallholdings Lane, Coity, Bridgend.

- (3) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Enforcement Notice be upheld and amended:-

(ii) Appeal No. – C/21/3278601 (1933)

Subject of Appeal – Unauthorised felling of TPO trees, 10 Llys Briallen, Brackla, Bridgend.

- (4) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Appeal be dismissed:-

(iii) Appeal No. - A/21/3275105 (1946)

Subject of Appeal - Erection of Retaining Wall and Steps, Raised Patio, Garden Room and Wind Turbine to rear garden, 10 Llys Briallen, Brackla, Bridgend.

- (5) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be dismissed:-

(iv) Appeal No. - A/21/3283050 (1934)

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Subject of Appeal - Change of use of Ground Floor to Residential Accommodation to be used with existing First Floor Residential Accommodation (One Residential Unit) White Hart Inn, Bridgend Road, Maesteg.

- (6) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Enforcement Notice be upheld:-

(v) Appeal No. - CAS-01665-W4K9P2 (1944)

Subject of Appeal - Alleged unauthorised Siting of Containers and Deposit of Rubbish, former 7777 Site, Llangynwyd, Maesteg

- (7) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be dismissed:-

(vi) Appeal No. - CAS-01665-W4K9P2 (1945)

Subject of Appeal - Retention of 2 Storage Containers land south of Pont Rhyd-Y-Cyff, Maesteg

- (8) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the appeal be part allowed/part dismissed:-

(vii) Appeal No. - CAS-02097-T1X2Y0 (1964)

Subject of Appeal - Two Storey Extension to side & rear of Existing House, Porch to Front & New Rendered Blockwork External Skin, 1 Mount Earl Close, Bridgend.

- (9) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be allowed, subject to the Conditions contained in the report:-

(viii) Appeal No. - CAS-02162-X2D1M5 (1969)

Subject of Appeal - Remove Condition 2 of P/17/456/Ful (Obscure Glazing) Seawynds, Carlton Place, Porthcawl.

73. **LISTED BUILDING CONSENT DELEGATION**

The Team Leader, Conservation and Design presented a report, the purpose of which, was to update Members of the Development Control Committee on Bridgend County Borough Council's application for Listed Building Consent Delegation in terms of feedback from Cadw and the next steps.

Following some background information, she advised that on 15 December 2022, Cadw wrote to Officers to confirm that it was minded to award delegation to the named Officer as specified in the application (Senior Conservation and Design Officer Mrs Moira Lucas), based on the application and record of experience submitted.

The award was subject to this Authority providing the following:

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- (i) a corporate commitment to seek and adhere to the advice of the named officer on applications for listed building consent, and
- (ii) where the advice of the named officer is not available, or the application is proposed to be approved against the advice of the named officer, Cadw will be notified in order to consider call-in.

The Team Leader, Conservation and Design explained, that removal of the requirement to notify Cadw, would take out a time-consuming and resource intensive part of the Listed Building Consent cycle for both Cadw and the local planning authority. It would also strengthen local decision-making, making it more timely and efficient, and would improve the service available to the public.

The Development Control Committee currently has delegated to it by Council, the power to discharge the Council's functions under the Planning (Listed Buildings and Conservation Areas) Act 1990, which are detailed in the Constitution. The delegated power included the power to determine application for Listed Building Consent but subject to the requirement to notify Welsh Ministers in line with Section 13 of the Act as mentioned in Paragraph 3.1 of this report.

She added, that if members agreed to accept the recommendations in the Report, the Constitution will require a change to the delegation to add that the Committee can approve applications for Listed Building Consent without the need for referral to Welsh Ministers if it has on any application for Listed Building Consent received and adhered to the advice of the Senior Conservation and Design Officer Moira Lucas.

RESOLVED: That the Development Control Committee:-

- Agreed a commitment to seek and adhere to the advice of the named officer (Senior Officer Conservation and Design Mrs Moira Lucas) on applications for listed building consent;
- Agreed that where the advice of the named officer is not available, or the application is proposed to be approved against the advice of the named officer, Cadw will be notified in order to consider call-in;
- Accepted the offer from CADW of Listed Building Consent Delegation on all Grade II Listed Buildings;
- Agreed that the report be referred to Council for agreement to amend the Constitution as described in paragraph 4.4, along with any other necessary amendments.

74. 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.

75. URGENT ITEMS

None.

The meeting closed at 12:00