# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 4 APRIL 2024 AT 10:00

#### Present

#### Councillor RM Granville - Chairperson

A R Berrow N Clarke H Griffiths D T Harrison M L Hughes D M Hughes J E Pratt A Wathan

#### **Present Virtually**

S J Griffiths M R John MJ Kearn W J Kendall

J Llewellyn-Hopkins R Williams

#### Apologies for Absence

RJ Collins, C L C Davies and S Easterbrook

#### Officers:

Rhodri Davies Development & Building Control Manager

Alex Fitzpatrick Team Manager Placements
Craig Flower Planning Support Team Leader

Stephen Griffiths Democratic Services Officer - Committees

Jonathan Parsons Group Manager Development

Oscar Roberts Business Administrative Apprentice - Democratic Services

Euan Sexton Principal Planning Officer

Robert Morgan Highways and Transportation Officer
Leigh Tuck Highways and Transportation Officer

Dion Douglas Senior Planning Officer

Gillian Dawson Legal Officer

### 2. Declarations of Interest

Decision Made	The following declarations of interest were made:-  Councillor Della Hughes – Prejudicial interest - Agenda Item 8 – Councillor Hughes spoke formally (as the Ward member) in the meeting on the application, but then left the meeting whilst it was being considered. Councillor Alan Wathan – Personal interest - Agenda Item 9 – As a Member of Bridgend Town Council but who took no part in planning matters.  Councillor Richard Williams – Prejudicial interest - Agenda Item 9 – As an Objector to the application was known to him.  Councillor Mark John – Personal interest - Agenda Item 12 – As the Ward member.
Date Decision Made	4 April 2024

# 3. Site Visits

Decision Made	RESOLVED:	That dates of 29/04/2024 and 15/05/2024 be agreed for proposed site inspections identified in advance of the next Committee meeting by the Chairperson/Members.
Date Decision Made	4 April 2024	

# 4. Approval of Minutes

Decision Made	RESOLVED:	That the minutes of a meeting of the Development Control Committee dated 22/02/2024, be approved as a true and accurate record.
Date Decision Made	4 April 2024	

# 5. Public Speakers

Decision Made	That the following public speakers exercised their right to speak, in turn, on the under mentioned applications:-	
	P/22/32/FUL – Councillor Della Hughes P/22/753/FUL – Councillor Steven Bletsoe, H Walker (objector) and J Cocks (applicant) P/22/757/FUL – Councillor Ian Spiller	
Date Decision Made	4 April 2024	

#### 6. Amendment Sheet

Decision Made	There was no Amendment sheet for the meeting.	
Date Decision Made	4 April 2024	

# 7. Development Control Committee Guidance

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities, outlining the Development Control Committee Guidance be noted.
Date Decision Made	4 April 2024	

# 8. P/24/32/FUL - 67 St John Street, Ogmore Vale, CF32 7BA

Decision Made	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 use class C3 d	wellinghouse to C2 residential care home for up to 2 children

Date Decision Made	4 April 2024

# 9. P/23/753/FUL - 14 Park Street, Bridgend, CF31 4AX

Decision Made	RESOLVED:	That as Members were minded to refuse the above application, the application be deferred until the next scheduled meeting of the DC Committee, outlining suggested reasons for such refusal. It was noted that a Committee member was nominated to prepare the reasons for refusal and to lead on any subsequent appeal.
	Proposal	
	Change of use from offices maximum 6 persons.	s (use class B1) to House in Multiple Occupation (HMO) (use class C4)
Date Decision Made	4 April 2024	

# 10. P/23/757/FUL - 3 Llwyn Coch, Broadlands, CF31 5BJ

Decision Made	RESOLVED:	That the above application be refused, for the reason outlined in the report of the Corporate Director – Communities:-
	Proposal	
	Retention of outbuilding	to side of dwelling.
Date Decision Made	4 April 2024	

# 11. Appeals

Decision Made	submit Comm	e five appeals received since a report on Appeals was ted to the last meeting of the Development Control ittee, as detailed in the report of the Corporate Director munities, be noted.
	determ Enforce should	e Inspector appointed by the Welsh Ministers to nine the following Appeals have directed that the ement Notices be upheld and planning permission be refused on the applications deemed to have been under Section 177 (5) of the Act:-
	Y Lan, Bridgend	Subject of Appeal – Alleged unauthorised porch, 12 Pen Subject of Appeal - Alleged unauthorised porch, 12 Pen
	to dete	e Inspector Appointed by the Welsh Ministers rmine the following Appeal has directed that the l be DISMISSED.
	Appeal No CAS-02920-L0R2H6 (1993) – Subject driveways: Land rear of 17-21 Castle View, Bridger	t of Appeal - One 3 bed detached dwelling with access and
Date Decision Made	4 April 2024	

# 12. P/23/218/FUL - Land at Brynmenyn and Bryncethin, Bridgend - Hybont Special Committee

Decision Made	The Corporate Director – Communities submitted a report, reminding Members that at the 7 September 2023, Development Control Committee (DCC) meeting, it was agreed to hold a special meeting to determine the above application.
	The Local Planning Authority (LPA) were currently processing this application. This was in view of the scale of the development and the level of public objection which would justify Members considering the

	proposal at a Special DCC meeting in line with the adopted Code of Practice. The application has been amended to remove the hydrogen pipeline and further consultation has been undertaken in respect of this. It was therefore proposed to hold a Special DCC on Monday, 29th April 2024.  The draft format for the day of the Special DCC had been discussed with the Chairperson and is as was proposed in the table detailed in the body of the report.
	RESOLVED: That Members agreed:
	<ol> <li>That a Special Meeting of the Development Control Committee be held to consider Application P/23/218/FUL on the 29 April 2024.</li> <li>That the format for the day of the Special DCC be as described in the report, but subject to any changes which the Corporate Director - Communities.</li> <li>That speaking rights for Objectors be extended to 10 minutes each for no more than three individuals and that the time for the Applicant to respond shall also be extended to 10 minutes.</li> <li>That the Chairperson shall notify the DCC of any alternative arrangements in the event that the</li> </ol>
Date Decision Made	meeting on 29 April 2024 is unable to go ahead.  4 April 2024

# 13. The Replacement Bridgend Local Development Plan

Decision Made	The Group Manager – Planning and Development Services submitted a report, the purpose of which, was to provide the Development Control Committee Members with the current status of the Replacement Local Development Plan (LDP) and the next steps in the progression of the associated Supplementary Planning Guidance (SPG).
	The report outlined some background information and then confirmed that the Council's Planning Team were currently working on compiling the SPG documents, which in due course would then be brought to Committee for consideration. This would be achieved through a series of workshops and as per current practice, Members would be asked to volunteer to assist in the drafting of the SPG documents and act as 'champions' in that particular area.
	It was explained that the SPGs cover a wide range of specialist areas including affordable housing contributions, open space provision, education, car parking and design standards. The full list of current

	SPGs could be found in the link contained in paragraph 3.2 of the report.		
	It was confirmed that some of the current SPGs had been adopted relatively recently and would require minimal alteration and updating. However, it may be necessary to completely change some SPG documents or merge them with other SPGs in the light of the new Local Development Plan and changes to national planning legislation.		
	RESOLVED:	That Committee noted the report.	
Date Decision Made	4 April 2024		

# 14. Training Log

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining up and coming Member training sessions in key areas of Planning and Development Control, be noted.
Date Decision Made	4 April 2024	

# 15. Urgent Items

Decision Made	There were no urgent items.
Date Decision Made	4 April 2024

To observe further debate that took place on the above items, please click this link

The meeting closed at 12.40