

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 APRIL 2024

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  
M L Hughes

N Clarke  
D M Hughes

H Griffiths  
J E Pratt

D T Harrison  
A Wathan

Present Virtually

S J Griffiths  
J Llewellyn-Hopkins

M R John  
R Williams

MJ Kearns

W J Kendall

Apologies for Absence

RJ Collins, C L C Davies and S Easterbrook

Officers:

Rhodri Davies  
Alex Fitzpatrick  
Craig Flower  
Stephen Griffiths  
Jonathan Parsons  
Oscar Roberts  
Euan Sexton  
Robert Morgan  
Leigh Tuck  
Dion Douglas  
Gillian Dawson

Development & Building Control Manager  
Team Manager Placements  
Planning Support Team Leader  
Democratic Services Officer - Committees  
Group Manager Development  
Business Administrative Apprentice - Democratic Services  
Principal Planning Officer  
Highways and Transportation Officer  
Highways and Transportation Officer  
Senior Planning Officer  
Legal Officer

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 APRIL 2024**

**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	<u>RESOLVED:</u> 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	<u>RESOLVED:</u> 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**

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 APRIL 2024**

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	<u>RESOLVED:</u> 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	<u>RESOLVED:</u> That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.  <u>Proposal</u> Change of use from use class C3 dwellinghouse to C2 residential care home for up to 2 children
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 APRIL 2024**

Date Decision Made	4 April 2024

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

Decision Made	<p><u>RESOLVED:</u></p> <p>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.</p> <p><u>Proposal</u></p> <p>Change of use from offices (use class B1) to House in Multiple Occupation (HMO) (use class C4) maximum 6 persons.</p>
Date Decision Made	4 April 2024

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

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

**11. Appeals**

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 APRIL 2024**

Decision Made	<p><b><u>RESOLVED:</u></b></p> <p>(1) That the five appeals received since a report on Appeals was submitted to the last meeting of the Development Control Committee, as detailed in the report of the Corporate Director – Communities, be noted.</p> <p>(2) That the Inspector appointed by the Welsh Ministers to determine the following Appeals have directed that the Enforcement Notices be upheld and planning permission should be refused on the applications deemed to have been made under Section 177 (5) of the Act:-</p> <p>A) Appeal No - CAS-02688-Q5F5F6 (1986) – Subject of Appeal – Alleged unauthorised porch, 12 Pen Y Lan, Bridgend</p> <p>B) Appeal No - CAS-02690-P6Z3N2 (1987) – Subject of Appeal - Alleged unauthorised porch, 12 Pen Y Lan, Bridgend</p> <p>(3) That the Inspector Appointed by the Welsh Ministers to determine the following Appeal has directed that the Appeal be DISMISSED.</p> <p>Appeal No. - CAS-02920-L0R2H6 (1993) – Subject of Appeal - One 3 bed detached dwelling with access driveways: Land rear of 17-21 Castle View, Bridgend</p>
Date Decision Made	4 April 2024

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

Decision Made	<p>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.</p> <p>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</p>
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