

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 18 NOVEMBER 2010 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
N Clarke
E Dodd
C E Hughes

Councillors

C J James
A Jones
M Lewis
R Shepherd

Councillors

G Thomas
M Thomas
K J Watts
C Westwood

Councillors

P J White
M C Wilkins
H M Williams
M Winter

Officers:

D Llewellyn - Group Manager Development
D Davies - Development Control Manager
J Parsons - Team Leader (West)
N Moore - Transportation Development Control Manager
A Carey - Transportation Development Control Officer
B Davies - Legal Officer
C Flower - Team Leader -Technical Support
M A Galvin - Senior Democratic Services Officer - Committees
C Branford - Democratic Services Officer - Committees (Electronic back-up)

434 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R E Young.

435 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the Committee agreed a date of Wednesday 15 December 2010 (am) for proposed site inspections (if any) arising at the meeting, or identified in advance of the next Committee by the Chairperson.

436 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 21 October 2010, be approved as a true and accurate record.

437 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers listed to address the following applications being considered at today's meeting.

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
P Vincent	P/10/699/FUL	Objector
R Gronow, Ogmere Valley Community Regeneration Association	P/09/932/FUL	Objector

S Coop, Nathaniel Richfield and Partners P/09/932/FUL On behalf of the Applicant

438 DECLARATIONS OF INTEREST

RESOLVED: The following Members and Officers declared interests in the undermentioned items for the reasons so stated:-

- Councillor C J James - P/10/699/FUL - Personal interest as he knew the public speaker. P/10/643/FUL - Personal interest as a board member of V2C. Councillor James left the meeting whilst these applications were being considered.
- Councillor R Shepherd - P/09/315/FUL and P/10/932/FUL - Personal interest as a member of Ogmores Valley Community Council but takes no part in the consideration of planning applications at Community Council level.
- Councillor R D L Burns - P/10/647/FUL and A/10/650/FUL - Personal interest as a Member of Bridgend Town Council who takes no part in the consideration of planning applications at Town Council level.
- Councillor N Clarke - P/10/730/RES and P/10/751/FUL - Personal interest as a Member of Porthcawl Town Council who takes no part in the consideration of planning applications at Town Council level.
- Councillor M Lewis - P/10/647/FUL and A/10/650/FUL - Personal interest as a Member of Bridgend Town Council who takes no part in the consideration of planning applications at Town Council level.
- Councillor P W White - P/10/653/FUL and P/10/654/FUL - Personal interest as a Member of Maesteg Town Council who takes no part in the consideration of planning applications at Town Council level.
- Councillor M C Wilkins - P/10/694/FUL, P/09/932/FUL and P/09/315/FUL – Personal and prejudicial interest as the owners of the land are known to her. P/10/643/FUL - Prejudicial interest as she had a conflict of interest. Councillor Wilkins left the meeting whilst the above applications were being considered.
- Councillor M Winter - P/10/932/FUL and P/09/315/FUL - Prejudicial interest as he had made previous comments in relation to the application. Councillor Winter left the meeting whilst the application was being considered.
- Councillor G Thomas - P/10/643/FUL - Personal interest as a Board Member of V2C. Councillor Thomas left the meeting whilst the application was being considered.

439 DEVELOPMENT CONTROL COMMITTEE AMENDMENT SHEET

RESOLVED: That the Chairperson confirmed that he had accepted the amendment sheet as a late item, in order to allow for Committee to consider necessary modifications to the report, so as to take account of late representations and revisions that were required to be accommodated.

440 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: That the following applications be granted, subject to the conditions contained in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Proposal</u>
P/10/412/FUL	Land adjacent to 19 Bettws Road, Brynmenyn, Bridgend - Demolish existing garage and construct detached dwelling with detached double garage and enhanced vehicle access.
P/10/653/FUL	Land adjacent to Princess Street, Maesteg, Bridgend - 1 No. Detached Dwelling House.

Subject to the inclusion of the following Condition 14:-

14. Notwithstanding the details indicated on the approved plan, no development shall take place until there has been submitted to and approved in writing by the local planning authority, details of the existing and proposed site levels. The finished floor levels shall be agreed on site prior to the construction of foundations and the development shall be completed in accordance with the approved details.

Reason: In the interests of visual and residential amenity.

(Policy EV45 of the BUDP)

P/10/654/FUL	Land rear of Princess Street, Maesteg, Bridgend - 4 No. new detached dwelling houses with associated access road and landscaping.
P/10/699/FUL	Site adjacent to Three Horse Shoes, Lamb Row, South Cornelly, Bridgend - Pair of Semi-detached 2 bed houses and detached 2 bed bungalow on site of former public house.
P/10/751/FUL	10 Hutchwns Close, Porthcawl, Bridgend - Changes to the design of house 2 including ground floor extension to rear and changes to interior design.

441 TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATIONS DEFERRED

RESOLVED: (1) That the following application be deferred, in order to obtain further information with regard to human health implications and plans outlining drainage proposals at the site.

Code No. Proposal

P/09/932/FUL Plots 11 and 12 Penllwyngwent Industrial Estate, Ogmores Vale, Bridgend - Levelling and raising of ground levels to create impermeable surface and sealed drainage system.

(2) That the following application be deferred until such time as the planning application referred to immediately above is considered.

P/09/315/FUL Plots 11 and 12 Penllwyngwent Industrial Estate, Ogmores Vale, Bridgend - Use of land for storage of vehicles, tyre baling, weighbridge and temporary office (retrospective).

Note: That when the above applications are re-submitted to Committee, a Member of the Public Protection Department be invited to attend the meeting to respond to any questions that may be raised on the same.

442 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR RESERVED MATTERS

RESOLVED: That the following application for Reserved Matters be granted, subject to the Conditions contained in the report of the Corporate Director - Communities:-

Code No. Proposal

P/10/730/RES Rear Garden 58 Newton Nottage Road, Porthcawl, Bridgend - Reserved matters application for new 2-bed dwelling.

443 TOWN AND COUNTRY PLANNING ACT 1990
SECTION 106 AGREEMENT APPLICATION

RESOLVED: (1) That having regard to the following application, the applicant be requested to contribute a sum of £1,200 (Index linked from 1 December 2010) towards improving recreational facilities in the locality of North Cornelly:-

Code No. Proposal

P/10/643/FUL Land off Plumley Close, North Cornelly, Bridgend - Development of 11 dwellings.

(2) That a decision notice granting consent in respect of this proposal be issued, once the applicant has made the

required contribution in (1) above, subject to the Conditions contained in her report.

444 APPEALS RECEIVED

RESOLVED: That the Appeals received since the last Committee meeting, as outlined in the report of the Corporate Director - Communities, be noted.

445 HOUSEHOLDER APPEALS PILOT SERVICE

RESOLVED: That the report on the Householder Appeals Pilot Service be noted.

446 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector(s) appointed by the National Assembly for Wales to determine the following Appeals, has directed that they be DISMISSED:-

Code No. Subject of Appeal

A/10/2130077 (1634) Retention of alterations and two storey extension to agricultural building; change use to tourism accommodation at: Gilfach Orfydd Farm, Dimbath Lane, Blackmill.

A/10/2131305 (1636) Detached bungalow and garage at: land adjacent to 1 Austin Close, Porthcawl.

A/10.2132066 (1637) Demolish Ext workshop and store (commercial premises) and erect single storey 3 bed dwelling at: Simonstone Workshop, Simonstone, Coity.

(2) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following Appeal, has directed that it be DISMISSED, and the enforcement notice be upheld. The Inspector also advised that the time for compliance should be changed from "6 months" to "12 months".

Code No. Subject of Appeal

C/10/2130035 (1635) Unauthorised barn conversion at: Gilfach Orfydd Farm, Dimbath Lane, Blackmill.

447 REVIEW OF ENFORCEMENT COMPLAINTS IN THE GARW VALLEY AS PART OF THE ANNUAL REVIEW OF PLANNING DECISIONS THROUGHOUT THE COUNTY BOROUGH

The Corporate Director - Communities submitted a report, that advised that on 27 October 2010 Members of the Committee visited seven sites running the length of the Garw Valley, that had been the subject of enforcement investigations.

The report also highlighted issues/options arising from each of the visits, together with any suggested follow-up action that was required.

The sites visited were as follows:-

1. Millers Avenue, Brynmenyn Industrial Estate
2. 5 Pandy Bungalows, Llangeinor
3. Llest House, North of Pontyrhyl
4. Oxford Street, Pontycymmer
5. 14 Katie Street, Blaengarw
6. Davis Street, Blaengarw
7. School Terrace, Blaengarw

RESOLVED: That the report of the Corporate Director – Communities be noted.

448 DEPARTURE APPLICATIONS

RESOLVED: That the report of the Corporate Director - Communities outlining statistical information relating to Departure Applications be noted.

449 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities outlining up and coming training events be noted; with it being further noted that a training session on “Material Considerations” be listed for a future date.

450 PLANNING CODE OF PRACTICE

Prior to the consideration of this item, the Chairperson advised that when Members of the Council write to the Planning Department requesting site visits to developments subject of planning applications as the Ward Members (s), then they should make every effort to attend these site inspections.

The Corporate Director - Communities submitted a report, which presented an amended Code of Practice for the Development Control Committee for consideration and subsequent approval.

The document was attached at Appendix 1 to the report, with the red text outlined therein showing the new inserts suggested, and the blue text showing that part of the document that had now been deleted.

The Group Manager Development advised that the Code would assist the Development Control Committee in the performance of its duties.

RESOLVED: That Committee agreed to approve the amended Planning Code of Practice attached to the Officer’s report.

The meeting closed at 4.12pm.