

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD  
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON  
THURSDAY, 10 FEBRUARY 2011 AT 2.00PM

Present:

Councillor H M Williams - Vice-Chairperson

Councillors

R D L Burns  
N Clarke  
C E Hughes

Councillors

A Jones  
M Lewis  
R Shepherd

Councillors

G Thomas  
M Thomas  
K J Watts

Councillors

C Westwood  
M Winter  
R E Young

Officers:

D Llewellyn - Group Manager Development  
D C Davies - Development Control Manager  
J Parsons - Team Leader (West)  
C Flower - Team Leader Technical Support  
N Moore - Transportation Development Control Manager  
B Davies - Legal Officer  
P Stanton - Group Manager Public Protection  
H Williams - Senior Environmental Health Officer  
A Jones - Manager Regeneration Projects and Built Environment  
C Hamm - Team Leader Conservation and Design  
A Rees - Senior Democratic Services Officer - Committees  
C Branford - Democratic Services Officer - Committees - Electronic Back-up

484 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so stated:-

Councillor E Dodd - Hospital appointment  
Councillor M Gregory - Other Council business  
Councillor P J White - Recovering from an operation  
Councillor M C Wilkins - Unwell

485 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for any site inspections (if any) arising from today's meeting, or identified in advance of the next Committee by the Chairperson, be held on Wednesday 9 March 2011.

486 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting of the Development Control Committee on 13 January 2011, be confirmed as a true and accurate record subject to the name of Councillor M Lewis being added to the list of Members present and Councillor E Dodd's apologies for absence being recorded in minute number 470.

487 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>
Councillor D N W Jones	P/10/788/FUL	Objector
Mrs J Lloyd	P/10/882/FUL	Objector
Mrs J Roberts	P/10/882/FUL	Applicant
Community Councillor C Davies	P/09/932/FUL & P/09/315/FUL	Objector
Mr R Gronow	P/09/932/FUL & P/09/315/FUL	Objector
Mr J Cottrell of Nathaniel Lichfield and Partners	P/09/932/FUL & P/09/315/FUL	Agent for the Applicant
Mrs R Reed	P/11/22/FUL	Objector
Mr J Wilks of ASBRI Planning Limited	P/11/22/FUL	Agent for the Applicant

488 DECLARATIONS OF INTEREST

RESOLVED: That the following Members declared interests in the undermentioned items for the reasons so stated:-

- |                        |  |
|------------------------|--|
| Councillor R Shepherd  | <ul style="list-style-type: none"> <li>- P/09/932/FUL and P/09/315/FUL - Councillor Shepherd declared a personal interest as a member of Ogmores Valley Community Council but took no part in the consideration of planning applications.</li> <li>- P/10/788/FUL - Councillor Shepherd declared a prejudicial interest as he had acted as an agent in this application. Councillor Shepherd withdrew from the meeting whilst the application was considered.</li> </ul> |
| Councillor R D L Burns | <ul style="list-style-type: none"> <li>- P/11/22/FUL - Councillor Burns declared a personal interest as a member of Bridgend Town Council but took no part in consideration of planning applications.</li> </ul>   |
| Councillor M Lewis     | <ul style="list-style-type: none"> <li>- P/11/22/FUL - Councillor Lewis declared a personal interest as a member of Bridgend Town Council but took no part in the consideration of planning applications.</li> </ul>   |
| Councillor K J Watts   | <ul style="list-style-type: none"> <li>- P/10/910/FUL - Councillor Watts declared a personal interest as a member of the Porthcawl Civic Trust but took no part in the consideration of planning applications and that the application site is visible from his home.</li> </ul>   |
| Councillor N Clarke    | <ul style="list-style-type: none"> <li>- P/10/910/FUL, P/10/911/FUL, P/10/912/FUL, P/10/769/FUL, P/10/775/FUL, P/10/917/FUL - Councillor Clarke declared a personal interest as a member of Porthcawl Town council but took no part in the consideration of planning applications.</li> </ul>  |

- Councillor C E Hughes - P/11/22/FUL - Councillor Hughes declared a prejudicial interest as he is known to the public speaker objecting to the application and withdrew from the meeting whilst the application was being considered.
- Councillor M Winter - P/09/932/FUL and P/09/315/FUL - Councillor Winter declared a prejudicial interest as one of the public speakers is known to him. Councillor Winter withdrew from the meeting whilst the applications were considered.

489 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson announced that he had accepted the Development Control Committee's amendment sheet as a late item, in accordance with Part 4 (Paragraph 4) of the Council's Procedure Rules, in order to allow for the Committee to consider the necessary modifications to the Committee report to be made so as to take account of late representations and corrections, and for any revisions to be accommodated.

490 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: (1) 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/10/910/FUL	39 Beach Road, Porthcawl, Bridgend - Single detached replacement dwelling with associated garaging and landscaping works.
P/10/911/FUL	13 The Retreat. Porthcawl, Bridgend - Construct single detached dwelling in grounds of Russett House, 13 The Retreat.
P/10/912/FUL	13 The Retreat. Porthcawl, Bridgend - Part demolish existing single storey ext., construct first floor ext. and garage, remodel dormer and port and refurb. works.
P/10/769/FUL	8 Jubilee Gardens, Pyle Road, Porthcawl, Bridgend - Amend 08/217 to provide double garage and adj. boundary to inc. land into cartilage.

Subject to the inclusion of the following additional notes:-

- c. Contractors should be made aware that there is a small chance of encountering bat roosts unexpectedly during the development work. In the unlikely event of bats being found to be present on site, work should stop immediately and advice sought from the Countryside Council for Wales (CCW) (Tel: 02920 772400).

- d. Work should ideally be carried out in the autumn/winter months (October to March inclusive) when bats are least likely to be present. This should also minimise the potential for encountering nesting birds that are afforded statutory protection.
- e. The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via [www.bridgend.gov.uk/english/planningportal.asp](http://www.bridgend.gov.uk/english/planningportal.asp)

P/10/775/FUL	Summerfield, 8 West Drive, Porthcawl, Bridgend - Two storey side extension - provision of bedsit within property, extend balcony to front elevation at first floor.
P/10/917/FUL	9 Fulmar Road, Porthcawl, Bridgend - Two storey ext. to front elev. for porch and bedroom above, rear dormer, single storey sun room with rear ext. to garage.
P/10/788/FUL	Land adj 1 Dinam Street, Nantymoel, Bridgend - Pair of semi-detached houses.
P/10/882/FUL	Old School House Nursery, Penyfai, Bridgend - Fence to bottom of school garden/raised decking area with ramp/wooden gazebo.

Prior to the Committee considering this item a public speaker made a complaint that a councillor had been seen talking to the applicant for some time after the Site Inspection Panel had finished and that she was biased as a result and that the Committee should adjourn consideration of the item. The legal officer asked the speaker whether the councillor in question was Councillor Meryl Wilkins and the speaker confirmed it was. The legal officer asked the speaker if she could see Councillor Meryl Wilkins present in the Committee. The speaker replied that she was not present. The legal officer then asked all Members of the Committee then present whether any of them had discussed or had any communication with Councillor Meryl Wilkins regarding this particular item on the agenda. All members present confirmed that they had not had any such communication with that councillor. The legal officer advised that as Councillor Meryl Wilkins had not influenced the Committee prior to the meeting and was not able to influence it at this time as she was not present there was no reason why the Committee could not continue to make a decision in respect of this application. The speaker did not wish to say anything further and the Committee proceeded to deliberate and make a decision in respect of the application.

P/09/932/FUL	Plots 11 and 12 Penllwyngwent Ind. Est. Ogmere Vale, Bridgend - Levelling and raising of ground levels to create impermeable surface and sealed drainage system.
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Subject to the amendment of Condition 3 as follows:-

The drainage scheme detailed on C D Gray Associates Drawing No. 104-B, (Project No. 7971) shall be implemented prior to the existing slabs and proposed slabs consented under P/09/315/FUL being brought into beneficial use and C D Gray certify that the drainage

scheme has been constructed in accordance with the approved drainage scheme and the attached maintenance/inspection schedule received from C D Gray Associates on 10 December 2010 shall be undertaken in perpetuity.

**Reason:** To prevent the pollution of the environment.

(Policy EV17 Bridgend Unitary Development Plan)

P/09/315/FUL

Plots 11 and 12 Penllwyngwent Ind. Est. Ogmores Vale, Bridgend - Use of land for storage of vehicles, tyre baling, weighbridge and temporary office (retrospective).

Subject to the amendment of Condition 12 as follows:-

The drainage scheme detailed on C D Gray Associates Drawing No. 104-B, (Project No. 7971) shall be implemented prior to the existing slabs and proposed slabs consented under P/09/315/FUL being brought into beneficial use and C D Gray certify that the drainage scheme has been constructed in accordance with the approved drainage scheme and the attached maintenance/inspection schedule received from C D Gray Associates on 10 December 2010 shall be undertaken in perpetuity.

**Reason:** To prevent the pollution of the environment.

(Policy EV17 Bridgend Unitary Development Plan)

Subject to the amendment of Condition 13 as follows:-

Prior to the beneficial use of the site for any tyre storage the extent of the area of land to be used and the height of tyres to be stored on site shall be submitted to and approved in writing by the Local Planning Authority, tyre storage shall be restricted to that derived from end of life vehicle operations and tyre storage shall be carried out as approved.

**Reason:** In the interests of visual amenities and safety.

P/10/874/FUL

Land South of Haulfryn Ffordd y Gyfraith, Bridgend - Change of use from residential to holiday let garden and retention of caravan and shower block.

Subject to the inclusion of the following additional conditions 4, 5 and 6 and notes d and e:-

4. The vehicle access between the nearside edge of carriageway and the gates shall be completed in permanent materials in accordance with the details prior to the approved development being brought into beneficial use.

**Reason:** In the interest of highway safety.

(Policy H5 - Bridgend Unitary Development Plan)

5. The proposed means of access shall be laid out with vision splays of 2.0m x 39m before the development is brought into beneficial use.

**Reason:** In the interest of highway safety.

(Policy H5 - Bridgend Unitary Development Plan)

6. No structure, erection or planning exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas.

**Reason:** In the interest of highway safety.

(Policy H5 - Bridgend Unitary Development Plan)

- d. Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Morien House.
  - e. Rainwater run-off shall not discharge into the highway surface water drainage system. Failure to ensure this may result in action being taken under Section 163 of the Highways Act 1980.
- (2) That plenary power is given to the Corporate Director - Communities to issue a decision notice after 14 February 2011 if no new objections, not otherwise addressed in the report, are received and subject to the following Conditions and any material planning conditions recommended by the Public Protection Department.

Code No.

Proposal

P/11/22/FUL

HHPG House, Coity Road, Bridgend - Construct supported interim temp. accom. with 16 No. bed spaces and assoc. works incl. demolish existing building.

Subject to the replacement of Condition 9 and the addition of conditions 10 and 11 and note as follows:-

9. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms facing the railway, exposed to external noise in excess of 66 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dBA Leq 8 hour

(free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

1. An upper rate of not less than 37 litres per second against a back pressure of 10 Newton's per square metre and not less than 31 litres per second against a back pressure of 30 Newton's per square metre, to
2. A lower rate of between 10 and 17 litres per second against zero back pressure.

**Reason:** To maintain noise levels at a sustainable level in the interests of residential amenities.

(Policy EV27 Bridgend Unitary Development Plan)

10. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms facing Coity Road, exposed to external noise in excess of 63 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 57 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
  1. An upper rate of not less than 37 litres per second against a back pressure of 10 Newton's per square metre and not less than 31 litres per second against a back pressure of 30 Newton's per square metre, to
  2. A lower rate of between 10 and 17 litres per second against zero back pressure.

**Reason:** To maintain noise levels at a sustainable level in the interests of residential amenities.

Policy EV27 Bridgend Unitary Development Plan

11. No habitable room shall be occupied until the approved sound insulation and ventilation measures required by conditions 10 or 11 have been installed in that room.

**Reason:** To ensure that the amenities of future occupiers are protected

Policies EV27 and EV45 Bridgend Unitary Development Plan

#### Notes

Any significant unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Group Manager Public Protection.

The developer will need to enter into an asset protection agreement with Network Rail which will require the submission of structural and safety evidence to demonstrate there is no structural impact to the railway and that the proposed development can be built without entering Network Rail's land.

It is incumbent upon the applicant to investigate all the covenants and understand any restrictions relation to the site which may take precedence over planning conditions. Network Rail is required to cover all reasonable costs associated with facilitating these works.

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail.

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on

Network Rail land and within Network Rail's boundary must also not be disturbed.

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 10 metres of Network Rail's boundary.

Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

Any scaffolding which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

491 APPEALS RECEIVED

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

492 APPEALS DECISIONS

RESOLVED: (1) 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 is upheld.

Code No.                      Subject of Appeal

C/10/2134490 (1640) Unauthorised shed at 14 Gwalia Road, Pencoed.

(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.

Code No.                      Subject of Appeal

A/10/2137610 (1645) New one bedroom bungalow development at vacant land Barnardo Street, Maesteg.

(3) That it be noted that the Inspector appointed by the National Assembly to determine the following appeal has directed that it be ALLOWED.

Code No.                      Subject of Appeal

A/10/2136948 (1644) Retention of stone/stone dust surface to existing agricultural/equestrian activity track at Land r/o 1-9 Jubilee Gardens, Pyle Road, Porthcawl.

493 DEVELOPMENT CONTROL CUSTOMER CHARTER

The Head of Development Control reported that the Development Control Customer Charter was approved by the Planning and Development Committee on 13 May 2005 and is available for inspection on the Planning page of the Council's website.

He stated that the Customer Service Manager had advised that some of the elements of the Charter had been supplemented by the Council's Corporate Service Standards in respect of answering phone calls and in replying to letters, faxes and e-mails. To ensure consistency it was recommended that the Development Control Customer Charter adopted corporate standards with corrected text and amended postal address.

RESOLVED: That the amended Development Control Customer Charter be endorsed by the Committee.

494 ISLAND FARM, BRIDGEND

The Group Manager Development referred to the meeting of the Development Control Committee of 13 January 2011 wherein it was resolved that a special meeting of the Committee be held on 24 February 2011 to consider application P/08/114/OUT, a Committee site inspection be undertaken and public speaking arrangements be undertaken and public speaking arrangements were set out.

He informed the Committee that the report could not be completed before the Committee Site Visit or special meeting of the Development Control Committee and in the circumstances, the Site Visit and special meeting or the Committee would have to be postponed.

The Committee raised the issue of the highway implications of the development and its effect on residential and commercial properties in the vicinity. The Group Manager Development gave an assurance that appropriate consultation will take place at the relevant time.

RESOLVED: That the report be noted.

495 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities on the Training Log be noted.

496 BRIDGEND TOWN CENTRE CONSERVATION AREA : DRAFT CONSERVATION AREA MANAGEMENT PLAN AND SUPPLEMENTARY PLANNING GUIDANCE FOR BRIDGEND TOWNSCAPE HERITAGE INITIATIVE.

The Group Manager Development introduced a report the purpose of which is to present a draft conservation area management plan for Bridgend Town Centre and request agreement of its contents and general approach. He also sought approval for public consultation on the draft supplementary planning guidance which relates to development within part of Bridgend Town Centre Conservation Area and the award winning Townscape Heritage Initiative (THI) scheme area.

The Regeneration Projects and Built Environment Manager reported that the Townscape Heritage Initiative Scheme in Bridgend Town Centre had increased awareness of the qualities of the built heritage by ensuring high quality repair,

reinstatement and new work and has improved the image and character of the area and reinforced its local distinctiveness. Phase 1 of the scheme was pivotal in the Authority receiving the 2010 RIPA Wales Award for conservation led regeneration. Phase II had recently commenced following a further grant approval of £532 from the Heritage Lottery Fund.

He stated that the Heritage Lottery Fund required the Authority to demonstrate its commitment to conservation in order to sustain any improvements from the Bridgend Townscape Heritage Initiative in the longer term. To satisfy this requirement, a conservation area management plan must be agreed and adopted for Bridgend Town Centre Conservation Area. It will also fulfil some of the Council's statutory duties in relation to conservation areas.

He reported that a conservation area management plan had been prepared which identified the Council's general approach to addressing a range of issues affecting the character and appearance of the conservation area. It identified actions, including the preparation of design guidance, to inform future planning policy and planning decisions to ensure the conservation area's presentation or enhancement. A draft management plan framework was previously agreed by the Planning and Development Control Committee on 16 October 2008 and has since been updated in light of the more recent conservation area appraisal by GVA Grimleys, the emerging local development plan and draft master plan for Bridgend Town Centre and the most recent visitor perception survey.

He stated that consultation on the draft document has been undertaken with partners represented on the Authority's Town Centres Operational Group. The Management plan and programme for actions would be circulated to the stakeholders and building owners in the town centre to ensure a partnership approach to its implementation.

It was proposed that the conservation area management plan and programme be agreed to enable the Council to take necessary action to protect the investment that has been made. Phase II of the THI aimed to consolidate and extend the enhancements already achieved in Phase 1. In association with Phase II, design guidance had been prepared, which set out general principles relevant to the restoration of buildings and the replacement of shop front. It also identified six character areas within the THI area to help interpret the general principles according to the particular identity or groups of buildings. For each character area completed, approved and suggested schemes are illustrated. The document is a key part of the successful bid for this funding, as it helps to demonstrate the commitment of the Council to the conservation led regeneration of Bridgend Town Centre. The intention is to adopt the document as Supplementary Planning Guidance and to enable this there is a requirement that the document is subject to public consultation.

He reported that the offer of £532k grant from the Heritage Lottery Fund for Phase II of the THI scheme is subject to the Council agreeing a management plan for the conservation area. In order to draw down the full grant award, it will be necessary to attract match funding over and above that currently awarded. Total match funding currently available is £285,000 which will allow draw down of £285,000 of the Heritage Lottery Fund grant awarded.

RESOLVED: That the Development Control Committee:-

- (1) approve the draft conservation area management plan and programme for action for development control purposes and

as the authority's general approach to the management of Bridgend Town Centre Conservation Area.

- (2) approve the draft Bridgend Townscape Heritage Initiative supplementary planning guidance for the proposals of public consultation and subsequently receive a further report.

497 PORTCHAWL HARBOUR VIEW (FORMERLY DUNRAVEN FLATS) - DEVELOPMENT BRIEF

The Group Manager Development presented a report which sought endorsement for an updated development brief for the site of the former Dunraven Flats and agreement that it becomes a material consideration in the determination of any future planning applications received for the site.

He stated that a Development Brief for this site was approved by the Planning and Development Committee on 9 August 2007 for release to potential developers. This site remained in the ownership of the Council and undeveloped. Significant progress had been made with the selection of the developer for the first phase of the Porthcawl Regeneration scheme on adjacent land. This presented an opportunity for the former Dunraven Flats to be marketed afresh and released for a quality development that will contribute to the regeneration of the waterfront.

He reported that the previously approved Design Brief had been updated to take account of changes in legislation and the time which has elapsed. The Development Brief provided design advice to potential developers seeking to bring forward proposals for the site formerly occupied by the Dunraven Flats. For marketing purposes the site is being called Harbour View.

He outlined the objectives of the Brief. Discussions were taking place with the Assembly who retain a financial interest in the site as a result of grant funding from the Welsh Development Agency towards the scheme to clear the site. The Brief will be supplied as part of a marketing package to potential developers, along with a technical pack of additional supporting information.

RESOLVED: That the updated development brief for the site of the former Dunraven Flats be endorsed and it becomes a material consideration in the determination of any future planning applications received for the site.

498 COED PARC DEVELOPMENT FRAMEWORK

The Group Manager Development reported that Cabinet at its meeting on 11 January 2011 had approved that the Coed Parc Library and Offices at Park Street, Bridgend be declared surplus to requirements and marketed for sale. The property will be sold in its entirety including the house, which is a Grade II listed building and a potential development site to the rear. To assist in the disposal and future development process a Development Framework has been commissioned by Property Services and undertaken by consultants, GVA Grimley. The Development Framework was also considered by Cabinet on 11 January 2011 who recommended that it be referred to this Committee for consideration, with a view to its approval as Development Control Guidance.

He reported that the Development Framework considers a range of technical reports and studies independently commissioned for the site and drew these

together to define a series of development parameters and design principles which can be used to guide the site's redevelopment. The purpose of the Development Framework is not to present detailed proposals for the site's redevelopment, but to set a framework within which a high quality redevelopment scheme can evolve.

The Group Manager Development highlighted the key characteristics of the Development Framework. The document also included a conceptual master plan which illustrated how the development framework translates to the site. It identified key development opportunities within the site, access and circulation routes, opportunities for refurbishment and extension and the treatment of protected trees. The master plan identified three distinct character areas within the site - the listed building and its setting; the kitchen garden area and the orchard area, where specific design principles and parameters will apply and an overview of the procedural requirements that will need to be followed to secure relevant statutory approvals for the redevelopment of the site.

RESOLVED: That the Coed Parc Development Framework as Development Control guidance be approved, to be used as a material consideration in the determination of future planning applications for the site.

The meeting closed at 5.30pm.