

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD  
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON  
THURSDAY, 10 MARCH 2011 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 Wilkins  
H M Williams  
M Winter

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 - Team Leader - Transportation Policy and Development  
B Davies - Legal Officer  
M A Galvin - Senior Democratic Services Officer - Committees  
C Branford - Democratic Services Officer - Committees

499 APOLOGIES FOR ABSENCE

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

Councillor R E Young - Work commitments

500 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 6 April 2011.

501 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting of the Development Control Committee on 10 February 2011, be confirmed as a true and accurate record.

502 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 Gage      | P/11/16/FUL                        | Objector to the application |

503 DECLARATIONS OF INTEREST

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

- |                        |  |
|------------------------|--|
| Councillor C J James   | - Personal interest in Planning Application number P/08/113/OUT, as a Board Member of V2C - Councillor James left the meeting whilst the application was being considered.                             |
| Councillor G Thomas    | - Personal interest in Planning Application number P/08/113/OUT, as a Board Member of V2C – Councillor Thomas left the meeting whilst the application was being considered.                            |
| Councillor P J White   | - Personal interest in Planning Application number P/11/22/FUL, as a member of Maesteg Town Council who takes no part in the consideration of planning applications at Town/Community Council level.   |
| Councillor N Clarke    | - Personal interest in Planning Application number P/11/16/FUL, as a member of Porthcawl Town council who takes no part in the consideration of planning applications at Town/Community Council level. |
| Councillor H Williams  | - Prejudicial interest in Planning Application number P/10/858/BCB, as he had pre-determined the application. Councillor Williams left the meeting whilst the application was being considered.        |
| Councillor M C Wilkins | - Councillor Wilkins declared an interest at the meeting, but gave no reason for the declaration. Following this she left the Council Chamber for the remainder of the meeting.                        |

504 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.

505 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: (1) That the following application be granted, subject to the conditions contained in the report of the Corporate Director - Communities:-

| <u>Code No.</u> | <u>Proposal</u>  |
|-----------------|--|
| P/11/16/FUL     | 26 Penylan Avenue, Porthcawl - Loft Conversion, Dormer Projection and Balcony. |

Subject to Condition 1 of the report being amended to read as follows:-

1. Notwithstanding the submitted plans, no development shall commence until details of a 1.7m high solid screen to be erected on the side elevations of the balcony facing no. 24 and 28 Penylan Avenue has been submitted to, and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details with the screen erected prior to the beneficial use of the balcony. The screen shall then be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of privacy and residential amenities.

(Policy EV45 - Bridgend Unitary Development Plan and Note 6 of Supplementary Planning Guidance 2: Householder Development)

506 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS DEFERRED

**RESOLVED:** That the following planning application be deferred, in order to obtain further information and clarification upon Conditions 7 and 8 of the report, to include an explanation regarding the methods of working, and apparatus to be used for drilling and boring, etc:-

| <u>Code No.</u> | <u>Proposal</u>   |
|-----------------|---|
| P/11/12/FUL     | Former St Johns Colliery, Maesteg, Bridgend - Drill and test the insitu namurian shale and associated strata. |

507 TOWN AND COUNTRY PLANNING ACT 1990  
DEVELOPMENT BY BRIDGEND COUNTY BOROUGH COUNCIL

**RESOLVED:** (1) That for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, the Council authorise the carrying out of the development:-

| <u>Code No.</u> | <u>Proposal</u>   |
|-----------------|---|
| P/10/858/BCB    | Ynysawdre Comp. Senior and Middle School, Heol yr Ysgol, Tondy, Bridgend - New secondary comprehensive school and community facilities. (Plus Appendix 'A') |

- (2) That permission be deemed to be granted for the above application, subject to the Conditions contained in the report of the Corporate Director - Communities.

508 APPEALS RECEIVED

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

509 APPEALS DECISIONS

RESOLVED: 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/10/2139990(1649) Conversion of part of stables to residential use at: Coed Y Gaer Farm Hendre, Pencoed.

510 BT OPENREACH COMMUNICATION BOXES

The Corporate Director - Communities submitted a report together with Appendix 'B', regarding a previous issue highlighted in respect of the erection of communication boxes in Bridgend.

The Transportation Control Manager had notified Members on the location of the proposed communication boxes, and the Development Control Committee previously agreed that the Council contacts WAG requesting that it reassesses the permitted development arrangements for statutory undertakers, and to introduce a requirement to notify local residents of the undertaker's proposed development.

The Planning Division of the Welsh Assembly Government had responded to the above action, and stated that it had no plans for any specific review of the permitted development rights enjoyed by the utilities, and a copy of the letter was attached at Appendix 'B' to the report.

The Transportation Control Manager advised, that the list of such sites that went to the Committee previously would be sent to Members at the earliest convenience, as would the sites in Pencoed when they were received.

RESOLVED: That the report be noted.

511 PLANNING APPLICATION P/08/1131/OUT

The Group Manager Development submitted a report together with Appendix 'C', which reminded Committee of a previous decision made to grant conditional consent for the above planning application.

He explained however, that this decision was made subject to the completion of a Section 106 Agreement which had subsequently not been progressed.

The recommendation therefore to refuse the application was now being made, as the application was currently un-determined which was impacting upon the Planning Department's performance indicators which could affect the securing of future grant funding.

RESOLVED: That planning permission for the above application, be refused for the following reasons:-

- (1) The development makes no provision for the provision of affordable housing which is contrary to Policy H7 of the Bridgend Unitary Development Plan, and the Council's Supplementary Planning Guidance (SPG) 13 - Affordable Housing.
- (2) The proposed development would not provide a children's playing space or a contribution to enhance open space and children's play facilities in the area, which is required for all new housing development and is therefore contrary to Policy RC5 of the Bridgend Unitary Development Plan.

512 TRAINING LOG

The Group Manager Development presented a report, that outlined further training sessions for Members as follows:-

| <u>Facilitator</u>                           | <u>Subject</u>     | <u>Date</u>   | <u>Time</u> |
|--|--------------------|---------------|-------------|
| Head of Planning - Vale of Glamorgan Council | Enforcement        | 10 March 2011 | 12.15pm     |
| Design Commission for Wales                  | No place like home | 12 May 2011   | 12.15pm     |

The Head of Development Control added, that this year's review of implemented planning decisions would concentrate upon new developments in the Bridgend area, for example the Parc Derwen Site, Archbishop McGrath School and the new car park at the Princess of Wales Hospital.

RESOLVED: That the report be noted.

The meeting closed at 3.10pm