

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 12 MAY 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
N Clarke
E Dodd
C E Hughes

Councillors

A Jones
M Lewis
M Thomas

Councillors

K J Watts
C Westwood
M Wilkins

Councillors

H M Williams
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 - Team Leader Policy and Development
A Carey - Transportation Development Control Officer
P Gavigan - Principal Solicitor
T Bodys - Solicitor
G P Jones - Democratic Services Manager (Electronic Back-up)
A Rees - Senior Democratic Services Officer - Committees
J Monks - Democratic Services Officer - Committees (Electronic Back-up)

528 APOLOGIES FOR ABSENCE

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

Councillor C J James - Unwell
Councillor R Shepherd - Unwell
Councillor G Thomas - Work commitments
Councillor P J White - Unwell

529 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 1 June 2011.

530 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting of the Development Control Committee on 7 April 2011, be confirmed as a true and accurate record.

531 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>
A Tennant	P/11/193/FUL	Objector
I Richardson	P/11/193/FUL	Applicant
Councillor E M Hughes	P/11/226/RLX	Objector

532 DECLARATIONS OF INTEREST

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

- Councillor N Clarke - P/11/180/FUL, P/11/91/FUL and P/10/541/FUL - Councillor Clarke declared a personal interest as a Member of Portchawl Town Council but took no part in the consideration of planning applications. P/11/203/FUL declared a personal interest, whilst she had not pre-determined the application, but the reasons given for requesting a site visit may be seen by the lay person as pre-determination. Councillor Clarke also knew the objector to the application. Councillor Clarke spoke on the item but did not vote and left the meeting whilst the application was being considered.
- Councillor R D L Burns - P/11/226/RLX - Councillor Burns declared a personal interest as a member of Bridgend Town Council but took no part in the consideration of planning applications.
- Councillor M C Wilkins - P/11/91/FUL, P/11/203/FUL, P/11/82/FUL, P/08/1114/OUT - Councillor Wilkins declared a prejudicial interest as the applicants are known to her and withdrew from the meeting whilst the applications were considered.
- Councillor C E Hughes - P/11/91/FUL - Councillor Hughes declared a prejudicial interest as the applicant's family lease property in his ownership and store items for their business. P/11/218/FUL - Councillor Hughes declared a prejudicial interest as he is a friend of the Chairman of Bryncethin Football Club, who are the applicants. Councillor Hughes withdrew from the meeting whilst the applications were considered.
- Councillor M Lewis - P/11/226/RLX and P/10/853/FUL - Councillor Lewis declared a personal interest as a member of Bridgend Town Council but took no part in the consideration of planning applications.
- Councillor C Westwood - P/11/226/RLX - Councillor Westwood declared a prejudicial interest as she had sat on the licensing Sub-Committee which had approved the opening hours of the premises.

Councillor Westwood withdrew from the meeting whilst the application was considered.

533 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.

534 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED UNCONDITIONALLY

RESOLVED: That the following application be granted:-

<u>Code No.</u>	<u>Proposal</u>
P/11/180/FUL	Trecco Bay Holiday Park, Porthcawl, Bridgend - To permit occupancy of caravans for 11 months between 4 February and 4 January.

535 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/11/91/FUL	83 Newton Nottage Road, Porthcawl, Bridgend - Demolish existing bungalow and erect 4 bedroom detached 2 storey house.
P/10/541/FUL	Forge Cottage, 1 Lougher Row, Porthcawl, Bridgend - Rear first floor extension and single storey extension.
P/11/203/FUL	11 The Retreat, Porthcawl, Bridgend - Retention of new dwelling - Revision to P/10/565/FUL.

Subject to the amendment of condition 8 as follows:

- 8 No further development shall take place until details of drainage work and a programme for the implementation of those works had been submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details and programme.

Subject to the inclusion of additional conditions 10 and 11 and the amendment of note (e) as follows:-

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order with or without modification), the ground floor of the garage shall only be used for the parking of private vehicles associated with the dwelling hereby approved unless otherwise agreed in writing by the Local Planning Authority in perpetuity.

Reason: In the interests of highways safety.

Policy H5 Bridgend Unitary Development Plan.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order with or without modification), the first floor of the garage shall only be used for storage purposes associated with the dwelling hereby approved.

Reason: To avoid doubt and confusion and in the interests of residential amenities.

Policy H5 Bridgend Unitary Development Plan.

Note e:

The boundary details required to be submitted in respect of Condition 2 shall include details of a screen at least 1.7m high (measured above finished floor levels) erected along the southern boundary of the site with No. 12 The Retreat immediately adjacent to the side facing kitchen window.

P/11/193/FUL

Garden, 3 St Davids Close, Brackla Bridgend - New dwelling in garden.

Subject to conditions 5 and 7 being amended as follows:-

5. "...the parking area as agreed shall be implemented in permanent materials before development commences and retained.....

7. The site windows serving the first floor bathroom and attic space (round window) shall be fitted with obscure glazing to a minimum of Level 3 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of the dwelling hereby approved and shall then be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

P/11/218/FUL

Bryntirion Football Club, Llangwydd Road, Bridgend - 4 No. New additional flood lights to training area (2 X lamps per each 10m high galvanised steel columns).

- P/11/82/FUL Old School, Court School Terrace, North Cornelly, Bridgend – 2 No. Terraces of three 2-bed houses with access and parking area behind.
- P/11/129/OUT Land at Carreg Llwyd, Broadlands, Bridgend - Site access and two detached dwellings.
- P/11/139/RLX 23 - 27 High Street, Ogmere Vale, Bridgend - Extend commencement of P/05/1686/FUL for further 5 years - 9 no. self contained flats

536 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS REFUSED

RESOLVED: (1) That the Committee declined to determine the following application and implemented paragraph 11.1 of the Planning Code of Practice approved by the Development Control Committee on 18 October 2010 whereby if Members are minded to make a decision contrary to the Officer's recommendation the application be referred to the next meeting of the Committee to enable officers to advise Members further.

Code No. Proposal

P/11/226/RLX Dominos Pizza, Tremains Road, Bridgend - Extension of opening hours to accord with premises licence.

(2) That the following application be refused for the reason outlined in the report of the Corporate Director - Communities.

Code No. Proposal

P/10/853/FUL Land off Waunscil Avenue, Brackla, Bridgend - Erection of 75 dwellings.

537 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.

538 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:-

Code No. Subject of Appeal

H/11/2144138(1653) Free standing 48 sheet advertising hoarding at land off Maesteg Road, Tondu.

- (2) That it be noted that the following appeal had now been withdrawn and a new enforcement notice issued.

<u>Code No.</u>	<u>Subject of Appeal</u>
C/11/2149073 (1656)	Unauthorised use as a gym at Unit 9 Fitness Centre, Princes Way, Bridgend Industrial Estate, Bridgend.

539 ISLAND FARM, BRIDGEND

The Group Manager Development reported that a date of 16 June 2011 had been arranged to consider planning application P/08/1114/OUT and in line with the resolution of the Development Control Committee of 13 January 2011 (minute number 479 refers).

- (A) That a special meeting of the Committee be held on 16 June 2011 to consider application P/08/1114/OUT.
- (B) That a Committee Site Inspection for application P/08/1114/OUT be undertaken on 15 June 2011, and accessed by bus, with two objectors, a representative of Merthyr Mawr Community Council and Bridgend Town Council and the applicants or their agent being allowed to attend.
- (C) That public speaking arrangements for application P/08/1114/OUT be as follows:-
- (i) Local Members, not on the Committee, be allowed three minutes to address the Special Development Control Committee.
 - (ii) An objector or objectors to the proposal be allowed a total of ten minutes to address the Special Development Control Committee.
 - (iii) A representative of Bridgend Town Council and one from Merthyr Mawr Community Council be allowed three minutes each to address the Special Development Control Committee.
 - (iv) The applicants or their agents be allowed a total of ten minutes to address the Special Development Control Committee.

After the public speakers have addressed the Committee, Members will then consider the application with no further contributions from public speakers.

RESOLVED: That the report be noted.

540 COMPLAINTS RECEIVED ABOUT THE PLANNING SERVICE 2010-2011

The Development Control Manager presented a report which outlined complaints received about the Planning Service over the last twelve months. He informed the Committee that 15 formal complaints about the actions of the Local Planning Authority were received during 2010/11, which compared to 24 complaints received during 2009/10. Whilst the number of complaints received was lower than previously, there was one complaint received where an apology and in addition compensation was required. Measures had now been developed for the

provision of automated systems for answering householder enquiries about the need for planning permission and in electronically identifying and generating neighbour notification letters. In addition a Planning Assistant was appointed to help with the enforcement workload and complaints about enforcement are now relatively limited. An annual review of the complaints received had been instigated for all Development Control officers.

RESOLVED: That the report be noted.

541 ANNUAL STATISTICAL REPORT

The Development Control Manager submitted a report which outlined statistical information for the period 1 April 2010 - 31 March 2011 on planning applications determined, appeals and enforcement cases.

He also reported on the Department's performance in dealing with enforcement complaints and on retrospective applications and the fee income generated from those applications.

The Committee congratulated the Department on their continued good performance.

RESOLVED: That the report be noted.

542 TRAINING LOG

The Group Manager Development reported on an updated Training Log for Development Control Committee Members.

RESOLVED: That the report of the Corporate Director - Communities on the updated Training Log be noted and the possibility of undertaking a visit to a redevelopment site outside the County Borough be examined.

543 DEVELOPMENT CONTROL, APPEAL AND ENFORCEMENT QUARTERLY STATISTICS

RESOLVED: That the report containing statistical information for the period 1 January to 31 March 2011 which included planning applications determined, Section 106 Agreements, Appeal and enforcement statistics be noted.

The meeting closed at 4.52pm.