

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN
THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 28 JULY 2011 AT 2.00PM

Present:

Councillor H M Williams - Vice-Chairperson

Councillors

R D L Burns
M Butcher
N Clarke
E Dodd

Councillors

C E Hughes
C J James
M Lewis
R Shepherd

Councillors

G Thomas
M Thomas
K J Watts

Councillors

C Westwood
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
R Morgan - Transportation Development Control Officer
K Watson - Senior Solicitor
T Graham - Assistant Solicitor
M A Galvin - Senior Democratic Services Officer - Committees
G Denning - Section 106 Officer
B Wallace - Head of Building Control
C Hamm - Team Leader Conservation and Design
K Stephens - Democratic Services Assistant (Electronic Back-up)

564 APOLOGIES FOR ABSENCE

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

Councillor M Gregory - Holiday
Councillor J C Spanswick - Holiday
Councillor M Winter - Hospital appointment
Councillor A Jones - Holiday

565 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for site inspections (if any) arising from today's meeting, or identified in advance of the next Committee by the Chairperson, be convened on Wednesday, 24 August 2011(am).

566 MINUTES OF PREVIOUS MEETING

RESOLVED: That the following minutes of meetings of the Development Control Committee, be approved as a true and accurate record:-

Special Meeting - 24 June 2011

Ordinary Meeting - 30 June 2011

567 LIST OF PUBLIC SPEAKERS

The Chairperson advised that there were no public speakers to address planning applications being considered at today's meeting.

568 DECLARATIONS OF INTEREST

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

- Councillor N Clarke - P/11/408/FUL and P/11/220/RLX - Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council, who takes no part in the consideration of planning applications at Town Council level P/11/439/FUL - Prejudicial interest as her husband is the applicant Councillor Clarke left the meeting whilst the application was being considered.
- Councillor R E Young - P/11/380/BCB - Councillor Young declared a personal interest as a Member of Coity Higher Community Council who takes no part in the consideration of planning applications at Community Council level.
- Councillor E Dodd - P/11/380/BCB - Councillor Dodd declared a personal interest as a member of Coity Higher Community Council who takes no part in the consideration of planning applications at Community Council level. She also declared a prejudicial interest as Chairperson of Coity Primary School. Councillor Dodd left the meeting whilst the application was being considered.
- Councillor C E Hughes - P/11/323/FUL - Councillor Hughes declared a personal interest as Member of Laleston Community Council, who takes no part in the consideration of planning applications at Community Council level.

569 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson announced that he had accepted the Development Control Committee 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.

570 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/11/292/FUL	45 Heol y Geifr, Pencoed, Bridgend - Loft conversion and dormer projections, ext to create granny annex and internal alts.
P/11/323/FUL	Greenacres, Laleston, Bridgend - Extension and internal/external modifications to existing house with associated landscape works.
P/11/324/FUL	Unit 8 District Centre, Gentle Way, Broadlands, Bridgend - Change of use from A1 to A3.
P/11/408/FUL	High Tor 54A Rest Bay Close, Porthcawl, Bridgend - Proposed first floor extension for 2 bedrooms, 1 bathroom and ancillary storage.
P/11/439/FUL	Toilets adj Pumphouse Boxing Gym, New Road/Mackworth Road, Porthcawl - Change of use of public toilets to be incorporated within existing boxing club gym facility.

571 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION BY BRIDGEND COUNTY BOROUGH COUNCIL

RESOLVED: (1) That for the purposes of Regulation 3 of the Town and Country Planning Regulations 1992, the Council carries out the following development:-

<u>Code No.</u>	<u>Proposal</u>
P/11/334/BCB	Hartshorn House, Neath Road, Maesteg, Bridgend - Alter existing first floor to provide health care provision - Change of use from Class B1 to D1.
	(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.

572 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS DEFERRED

RESOLVED: That the following planning application be deferred, pending the outcome of discussions between the Children's Directorate and Highways Department, that seek to identify satisfactory mitigation measures:-

<u>Code No.</u>	<u>Proposal</u>
P/11/380/BCB	Coity Primary School, Heol yr Ysgol, Coity, Bridgend - Transfer existing mobile classroom from Brackla Primary to Coity Primary School and assoc. groundworks.

573 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR RELAXATION OF CONDITIONS

RESOLVED: That the following application for a relaxation of a condition be granted, subject to the condition contained in the report of the Corporate Director - Communities.

Code No. Proposal

P/11/220/RLX 4 St Mary's Court, Porthcawl, Bridgend - Relax standard condition on P/06/566/FUL (3 bed detached house) to extend period of approval.

574 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.

575 CONSULTATION DOCUMENT - DRAFT PRACTICE GUIDANCE: REALISING THE POTENTIAL OF PRE-APPLICATION DISCUSSIONS

The Corporate Director - Communities submitted a report, which attached at Appendix 'A' Draft Practice Guidance circulated by the Welsh Government in relation to pre-application discussions.

RESOLVED: That the report of the Corporate Director - Communities be submitted to the Welsh Government as this Authority's formal response to their consultation document on pre-application discussions.

576 PLANNING APPLICATIONS P/10/884/FUL AND P/11/92/OBS LLYNFI AFAN RENEWABLE ENERGY PARK

The Corporate Director - Communities submitted a report, that advised that the above Planning applications referred to were going to be considered by this Authority and a future Planning Committee at Neath Port Talbot County Borough Council, for a number of wind turbines to be situated on land that straddles between the County Boroughs of Bridgend and Neath Port Talbot.

The report confirmed that should the applications be granted and the wind turbines erected, then these would be visible due to their size over a wide area mainly from the Llynfi Valley, as well as some parts of the Garw Valley.

Having considered the report, the Committee

- RESOLVED:
- (1) To receive a progress report at a future meeting of the Development Control Department on progress regarding the above planning applications.
 - (2) To convene a site inspection of the land upon which the proposed wind turbines will be situated. Immediately prior to the site inspection Members would be provided with

detailed visualisations of the Scheme, together with an animated 'fly through' presentation in the Civic Offices.

577 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities outlining future training sessions be noted, with it further noted that the session entitled 'Townscape Heritage' scheduled to be held on 28 July 2011, will now be held instead on 25 August 2011.

578 DEVELOPMENT AND CONTROL APPEAL AND ENFORCEMENT QUARTERLY STATISTICS

The Corporate Director - Communities submitted a report, which gave statistical information regarding the above for 1 April 2011 - 30 June 2011.

The Committee noted with pleasure the fact that the Development Control Section were continuing to meet the Government target of determining 80% or more applications within an eight week period, and that for the period January - March 2011, Bridgend were the lead Authority in Wales in terms of the percentage of planning applications processed expeditiously.

Appendix 'A' to the report, described progress on Section 106 Agreements, and the Committee welcomed the improved layout and increased information to that given in previous reports on Section 106 Agreement outcomes.

- RESOLVED:
- (1) That the report of the Corporate Director - Communities in relation to planning applications processed for the above period and progress regarding Section 106 Agreements be noted.
 - (2) That the Appeal statistics for 1 April 2011 - 30 June 2011, be noted.
 - (3) That the statistical information for Building Control for 1 April 2011 - 30 June 2011, also be noted.
 - (4) That the report on enforcement cases investigated during the above period be noted, including the excellent progress currently being made by Enforcement Officers in processing a large number of enforcement complaint cases in recent months.

579 BRIDGEND TOWN CENTRE CONSERVATION AREA: CONSERVATION AREA MANAGEMENT PLAN

The Corporate Director - Communities submitted a report, the purpose of which, was to seek Members approval for the revised Management Plan for Bridgend Town Centre Conservation Area, attached to the report at Appendix 'A'.

The report advised that the Conservation Area Management Plan had been prepared, and this set out the Council's general approach to addressing a range of issues affective the character and appearance of the conservation area. It also identified actions, including the preparation of design guidance, to inform future

planning policy and planning decisions to ensure the conservation area's preservation or enhancement. This was balanced with a need to maintain the economic prosperity of the town centre, and to facilitate the continued use of historic buildings.

The report explained the impact Phase I of the Townscape Heritage Initiative Scheme has had upon the successful regeneration of the town centre, and that Phase II of the Scheme had recently commenced following a further grant approval of £532k from the Heritage Lottery Fund.

Members would be aware that approval had previously been given by Committee for the draft Conservation Area Management Action Plan and action programme, but this had subsequently now been revised.

Members commented upon the Plan and suggested that Paragraph 3.4 should be supplemented to include addressing problems associated with fly posting and graffiti.

Further information was also requested regarding listed buildings, and the Team Leader Conservation explained that this information would be contained in a future report to Committee in the autumn, which would also include details of any avenues of funding to improve or maintain these structures.

RESOLVED: That the Development Control Committee approved the Management Plan for Bridgend Town Centre Conservation Area for interim development control purposes.

The meeting closed at 3.38pm.