

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE  
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,  
BRIDGEND ON THURSDAY, 22 SEPTEMBER 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns  
M W Butcher  
N Clarke  
E Dodd

Councillors

C E Hughes  
A Jones  
M Lewis

Councillors

R Shepherd  
J C Spanswick  
M Thomas

Councillors

C Westwood  
H M Williams  
M Winter

Officers:

D Llewellyn - Group Manager Development  
D C Davies - Development Control Manager  
J Jenkins - Team Leader (East)  
C Flower - Team Leader Technical Support  
N Moore - Team Leader Policy and Development  
A Carey - Transportation Development Control Officer  
T Graham - Assistant Solicitor  
M A Galvin - Senior Democratic Services Officer - Committees  
K Stephens - Democratic Services Assistant (Electronic Back-up)

599 APOLOGIES FOR ABSENCE

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

Councillor C J James - Holiday  
Councillor K Watts - Unwell  
Councillor R E Young - Work commitments  
Councillor G Thomas - Holiday

600 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 confirmed as Wednesday, 19 October 2011(am).

601 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee dated 25 August 2011 be received and confirmed as a true and accurate record.

602 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present the name of the public speakers to address the following application being considered at the meeting:-

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
L Rogers	P/11/557/FUL	Objector (to the application)
D Wilkinson	P/11/557/FUL	On behalf of the applicant

603 DECLARATIONS OF INTEREST

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

- Councillor M Gregory - P/11/530/FUL - Councillor Gregory declared a personal interest as up until recently he was a Member of Coity Wallia Board of Conservators. Councillor Gregory left the meeting whilst the application was being considered.
- Councillor R D L Burns - P/11/468/FUL, P/11/548/FUL and P/11/554/FUL. Councillor Burns declared a personal interest as a Member of Bridgend Town Council who took no part in the consideration of planning applications.
- Councillor M Lewis - P/11/468/FUL, P/11/548/FUL and P/11/554/FUL Councillor Lewis declared a personal interest as a Member of Bridgend Town Council who took no part in the consideration of planning applications.
- Councillor R Shepherd - P/11/530/FUL - Councillor Shepherd declared a personal and prejudicial interest due to him acting as agent for the applicant. Councillor Shepherd left the meeting whilst the application was being considered.
- Councillor H Williams - P/11/530/FUL - Councillor Williams declared a personal interest as the applicant is a close family member. Councillor Williams left the meeting whilst the application was being considered.
- Councillor N Clarke - P/11/513/FUL, P/11/505/FUL, P/11/521/FUL - Councillor Clarke declared a personal interest as a member of Porthcawl Town Council who took no part in the consideration of planning applications.
- Councillor M Thomas - P/11/557/FUL - Councillor Thomas declared a personal interest as a member of Garw Valley Community Council who takes no part in the consideration of planning applications.

604 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.

605 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS GRANTED UNCONDITIONALLY

RESOLVED: That the following applications be granted:-

Code No. Proposal

P/11/513/FUL Bellwave House, 23 Mary Street, Porthcawl, Bridgend -  
Change of use from guest house to care home.

**Note:** That information be provided within the next quarterly statistics report regarded levels of serviced accommodated available within Porthcawl

P/11/530/FUL Land between Canar Bach and Canar Mawr Farmhouse,  
Blackmill, Bridgend - Repair and upgrading of track on  
common land.

P/11/557/FUL Airborne Systems (A4064) Bettws Road, Llangeinor -  
Extension to increase height of an existing building for  
product testing. (Plus Appendix A)

Additional note to be added to the consent: The applicants attention is drawn to the need to keep boundary fences around the periphery of the site in good repair.

606 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:-

Code No. Proposal

P/11/110/FUL Land South from Cwmdy Road, South East of Halfway  
House, Maesteg, Bridgend - Regularise provision of access  
track formed in recycled materials.

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

1. Within 3 months of the date of this consent a scheme for the completion of the access track including a timetable for its completion shall be submitted to the Local Planning Authority. The scheme shall include details of all material to be removed from the site, all material to be reused for the southern extension of the access track, details of measures to minimise any impact on any protected species (or its habitat), measures to prevent any material entering any water course and details of temporary traffic and pedestrian management along Cwmdy Road during excavation and importation works. The scheme shall be implemented and the

works completed in accordance with a timetable to be agreed with the Local Planning Authority.

**Reason:** In the interests of visual amenity, biodiversity and highway safety.

(Policies EV7, EV10, and EV20 of Bridgend Unitary Development Plan)

<u>Code No.</u>	<u>Proposal</u>
P/11/468/FUL	16 Woodlands Rise, Bridgend - Erection of decked area to rear of house.
P/11/505/FUL	53 John Street, Porthway, Bridgend - Change of use from charity shop to use as café also selling hot food to take away.
P/11/521/FUL	2 Kittiwake Close, Porthcawl, Bridgend - Loft conversion and rear sun room extension.
P/11/544/FUL	Site adj. to 113 Bridgend Road, Maesteg, Bridgend - 4 x No. 2 bed, 2 storey dwellings along Bridgend Road & 2 x No. bungalows to rear of site.
	Condition 16:  Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or for any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, C, D and E of Part 1 to Schedule 2 of the Order shall be carried out within the cartilage of any of the dwellings without the prior written consent of the Local Planning Authority.
	<b>Reason:</b> In the interests of visual and residential amenity (Policy EV45 of the UDP)
P/11/548/FUL	19 Parcau Road, Bridgend - Regularisation of constructed garage extension, conservatory to side and retain rear raised patio area.  <b>Note:</b> That delegated power be given to the Corporate Director - Communities to replace Conditions 1 and 2 of the report with a new Condition 1 stipulating that a fence be placed along the boundary between 19 and 21 Parcau Road covering the length of the patio, and that this fence remains in perpetuity.
P/10/655/FUL	Waste Transfer Station, The Old Quarry, Stormy Down, Bridgend - Extension to existing waste recycling facility.

607 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION REFERRED TO COUNCIL

RESOLVED: (1) That the following application be referred to Council as a proposal that is a departure from the Development Plan that the Development Control Committee are not disposed to refuse for the reason contained in the report of the Corporate Director - Communities:-

Code No.

Proposal

P/11/554/FUL

4 Penybont Industrial Estate, Coity Road, Bridgend - Change of use from industrial/warehouse use to leisure.

(2) That should Council approve the above proposal, then this be subject to the Conditions contained within the report.

608 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION FOR ADVERTISEMENT CONSENT

RESOLVED: That Advertisement Consent be granted in respect of the following application for a period of five years, subject to the Note contained in the report of the Corporate Director - Communities

Code No.

Proposal

A/11/37/ADV

Old School House, Penyfai, Bridgend - Advert signage for nursery.

609 TOWN AND COUNTRY PLANNING ACT 1990  
DEMOLITION PRIOR NOTIFICATION APPLICATION

RESOLVED: That Abertawe Bro Morgannwg University Health Board be informed that the Bridgend County Borough Council approved the proposed works associated with the following application subject to the Conditions contained in the report:-

Code No.

Proposal

P/11/628/DPN

Former Croeso Centre (Maesgwyn Hospital) Highland Avenue, Bryncethin, Bridgend - Proposed demolition works prior notification application.

Subject to Condition 3 of the report being amended as follows; in the last line of Condition 4 inserting the word 'take' between the words 'only' and 'place', and the inclusion of the following Notes:-

3. No development shall commence until a revised method statement detailing the following has been submitted to and agreed in writing by the Local Planning Authority:-

- (i) The size of vehicles to be used in the transportation of plant to/from site;
- (ii) The size of vehicles to be used in the transportation of material from site;
- (iii) A temporary traffic management scheme between the site and the classified route A4061.

The agreed method statement shall be followed from the commencement of the demolition works and for the duration of the operation.

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

**Notes:**

The type of Heavy Goods Vehicles, identified in the Method Statement and to be used in the demolition process may be inappropriate given the constraints of the existing highway network.

Members are advised that Screening Opinion has been issued by the Authority under delegated powers, (P/11/622/SOR refers) confirming that the proposed demolition works do not require and Environmental Impact Assessment.

610 APPEAL DECISION

RESOLVED: (1) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeal, has directed that it be DISMISSED:-

Code No.

Proposal

A/11/2152770 (1660) Proposed change of use from existing print shop to pizza sales outlet at 126 John Street, Porthcawl.

(2) That it be noted that the Inspector appointed by the Welsh Minister to determine the following appeal has directed that it be partially ALLOWED subject to the new Condition as outlined in the report of the Corporate Director - Communities.

Code No.

Proposal

A/11/2154723 (1666) Extension of opening hours to accord with premises licence at Dominos Pizza Tremains Road Bridgend

611 DEMOLITION - PRIOR NOTIFICATION APPROVAL/ SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

The Corporate Director - Communities submitted a report, which advised that the Welsh Government had notified Local Planning Authorities of a court decision earlier in the year, which brought more demolition works within the purview of the Local Planning Authority.

The result of this would mean that the Local Planning Authority would have to consider applications for determination of whether prior approval is required for this expanded range of demolition projects.

Members accepted the report, but considered that the Welsh Government be contacted with a request that it considers introducing a fee proportionate to the extra work this change would mean for the Local Planning Authority.

- RESOLVED: (1) That the report be noted.
- (2) That, in view of the changes in legislation as explained in the report, Officers write to the Welsh Government expressing the Committee's concern that the Local Planning Authority should be able to charge fees proportionate to the scale of development.

612 PLANNING APPLICATIONS P/10/844/FUL AND P/11/92/OBS, LLYNFI AFAN RENEWABLE ENERGY PARK

RESOLVED: That Members noted the report of the Corporate Director - Communities and agreed with the proposals regarding future site visits of the land relating to the above mentioned planning applications.

613 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities detailing future training workshops for Members of the Committee, be noted.

The meeting closed at 3.45pm