

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,
BRIDGEND ON THURSDAY, 17 NOVEMBER 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
R D L Burns	C J James	J C Spanswick	C Westwood
N Clarke	A Jones	G Thomas	H M Williams
E Dodd	M Lewis	M Thomas	M Winter
C E Hughes	R Shepherd	K J Watts	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
B Davies	- Principal Solicitor
M A Galvin	- Senior Democratic Services Officer - Committees
K Stephens	- Democratic Services Assistant (Electronic Back-up)

633 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G Thomas who had other Council business.

634 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, 14 December 2011(am).

635 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee dated 20 October 2011 be approved as a true and accurate record.

636 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>
P Jenkins	P/11/758/FUL	Objector (to the application)
Cllr H J David	P/11/483/FUL	Local Member
Cllr C Howe	P/11/483/FUL	Community Councillor
D Edwards	P/11/483/FUL	Objector (to the application)
J Mathews	P/11/483/FUL	Applicant's agent

637 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members and Officers:-

- Councillor M C Gregory - P/11/758/FUL - Councillor Gregory declared a prejudicial interest as the objector was well known to him. Councillor Gregory left the meeting whilst the application was being considered, and the Vice-Chairperson took the Chair for consideration of this item only.
- Councillor R Shepherd - P/11/714/FUL - Councillor Shepherd declared a personal interest as he was related to the applicant. Councillor Shepherd left the meeting whilst this item was being considered.
- Councillor R D L Burns - P/11/758/FUL and P/11/684/RLX - Councillor Burns declared a personal interest as a Member of Bridgend Town Council but who takes no part in consideration of planning matters.
- Councillor M Lewis - P/11/758/FUL and P/11/684/RLX - Councillor Lewis declared a personal interest as a Member of Bridgend Town Council but who takes no part in consideration of planning matters.
- Councillor C E Hughes - P/11/483/FUL - Councillor Hughes declared a personal interest as an objector to the application was a family member. Councillor Hughes left the meeting whilst this item was being considered.
- Councillor E Dodd - P/11/714/FUL - Councillor Dodd declared a personal interest as she was the Ward Member.
- Councillor M Winter - P/11/483/FUL - Councillor Winter declared a prejudicial interest as the applicant is well known to him. Councillor Winter left the meeting whilst this item was being considered.
- Mr D Llewellyn - P/11/483/FUL - Mr Llewellyn declared a prejudicial interest as the applicant's agent was a personal friend. Mr Llewellyn left the meeting whilst this item was being considered.

638 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.

639 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: That the following applications be granted subject to the conditions outlined in the report of the Corporate Director - Communities:-

Code No. Proposal

P/11/711/FUL Blaenllynfi Infant School, Grosvenor Terrace, Caerau, Maesteg, Bridgend - Retrospective for change of use of school to include retail and offices for the development trust.

Subject to Condition 6 of the report being amended to read as follows:-

6. Prior to the northern overspill car park being brought into beneficial use the individual car parking spaces within this parking area shall be laid out with dimensions of 2.6m x 4.8m and clearly demarcated in permanent materials in accordance with the approved layout and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Code No. Proposal

P/11/765/OUT Unit 17, Village Farm Road, Village Farm Industrial Estate, Pyle, Bridgend - Create food and contaminated packaging waste treatment facility with a 12.5 tonne thermal drying unit and alts. (Plus Appendix 'A').

640 TOWN AND COUNTRY PLANNING ACT 1990
SITE INSPECTIONS

RESOLVED: That the following planning application be deferred in order that Members of the Development Control Committee, can undertake a full Committee site inspection:-

Code No. Proposal

P/11/714/FUL Parc Hyfryd Farm, Pant y Pwllau, Coity, Bridgend - Replace existing haybarn storage shed.

641 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR RELAXATION OF CONDITION(S)

RESOLVED: That the following application for relaxation of Condition(s) be granted, subject to the Conditions contained in the report of the Corporate Director - Communities:-

Code No. Proposal

P/11/684/RLX Rear 67 West Road, Bridgend - Renew P/06/909 to demolish ext garage and c/port and replace with double garage with loft.

642 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, approval be given for the Council to carry out the following development:-

Code No.

Proposal

P/11/663/BCB

The Market, Talbot Street, Maesteg, Bridgend - Demolish existing and construct 14 market units, new square, public realm works, boundary treatments, 3 temp market units.

(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.

Subject to the amendment of Conditions 3 and 9 and Note C of the report to that as follows:-

Conditions:

3. There shall be no means of demolition and construction vehicle access into the site via Talbot Street unless otherwise agreed in writing by the Local Planning Authority.
9. The three temporary market units and associated ramped accesses as shown on drawing number TM.01 Rev A (received on 28 September 2011) shall be removed from the site within 2 months of the occupation of any of the permanent units hereby approved.

Note:

- c. The applicant is advised that the two parking spaces identified as "Parking Bay 1" should each be a minimum of 6m long with "Parking Bay 2" measuring 4.8m long. The three spaces should each be a minimum of 2.6m wide.

643 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: (1) That the following application be deferred to enable negotiations to be entered into with the developer to achieve a significant reduction in the size of the rear wall abutting the residential properties to the rear, which would be likely to result in the loss of one of the units.

Code No.

Proposal

P/11/758/FUL

Old Joinery Works, Tremains Road, Bridgend - Erect 3 No. two-bed self contained flats and 3 No. one-bed self contained flats.

(2) That the Committee agreed to defer the following application and implemented paragraph 11.1 of the

Planning Code of Practice approved by the Development Control Committee on 18 November 2010, whereby if Members are minded to make a decision contrary to the Officer's recommendations, as the development would be detrimental to the visual amenities of the area, the application be referred to the next meeting of the Committee to advise Members further.

Code No.

Proposal

P/11/483/FUL

1 Green Meadow, Cefn Cribwr, Bridgend - Retention of 3 radio masts/aerials and an add mast/aerial max height 6.5m for trial period of 1 year.

644 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.

645 APPEAL DECISION

RESOLVED:

That it be noted that the Inspector appointed by the Welsh Government to determine the following Appeal, has directed that it be DISMISSED and that the enforcement notice be upheld:-

Code No.

Subject of Appeal

C/11/2155899(1668)

Unauthorised structure at: Ty Talwyn Farm, Ffordd y Gyfraith

646 TRAINING LOG

RESOLVED:

That the report of the Corporate Director - Communities outlining the following forthcoming training sessions, be noted.

Public Protection input to the determination of planning applications. - 17 November 2011

Essential Member training for the new Development Control Committee - 25 May 2012

The meeting closed at 3.30pm