

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,
BRIDGEND ON THURSDAY, 9 FEBRUARY 2012 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
M W Butcher
N Clarke
E Dodd

Councillors

C E Hughes
C J James
A Jones
M Lewis

Councillors

R Shepherd
J C Spanswick
G Thomas
M Thomas

Councillors

K J Watts
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
G Denning - Principal Section 106 Officer
P Joseph - Building Control Team Leader
N Moore - Team Leader Policy and Development
R Morgan - Transportation Development Control Officer
B Davies - Legal Officer
A Rees - Senior Democratic Services Officer - Committees
J Monks - Senior Democratic Services Officer (Electronic Back-up)

676 WELCOME

The Chairperson welcomed Mr Phillip Holmes and Mr John Lock of the City and County of Swansea Planning Department who were present to observe the Committee process.

677 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Young who had work commitments.

678 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, 7 March 2012 (am).

679 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee dated 12 January 2012 be confirmed as a true and accurate record.

680 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present the names 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>
Councillor J H Tildesley	P/11/817/FUL	Ward Member

681 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members:-

- Councillor N Clarke - P/11/817/FUL - Councillor Clarke declared a prejudicial interest as the applicant is known to her. Councillor Clarke left the meeting whilst the application was discussed.
- Councillor E Dodd - P/11/914/FUL - Councillor Dodd declared a personal interest as a member of Coity Higher Community Council but took no part in the consideration of planning matters.
- Councillor J C Spanswick - P/11/575/FUL - Councillor Spanswick declared a personal interest as a Member of the Board of V2C and withdrew from the meeting whilst the application was considered.
- Councillor R D L Burns - P/11/853/FUL - Councillor Burns declared a personal interest as a Member of Bridgend Town Council but took no part in the consideration of planning matters.
- Councillor M Lewis - P/11/853/FUL - Councillor Lewis declared a personal interest as a Member of Bridgend Town Council but took no part in the consideration of planning matters.

682 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.

683 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

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

<u>Code No.</u>	<u>Proposal</u>
P/11/831/FUL	<p>Moriah Chapel, Station Road, Maesteg, Bridgend - Change of use of chapel to dwelling house.</p> <p>Subject to the following additional condition:</p> <p>9. The two windows serving the ground floor bathroom as shown on Drawing No. "A04: Rev 0 - Proposed Plans" (received on 10 November 2011) 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 residential occupation of the building hereby approved and shall be fitted prior to the beneficial residential occupation of the building hereby approved and shall then be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of privacy and residential amenities.</p> <p>(Policy EV45 - Bridgend Unitary Development Plan).</p>
P/11/914/FUL	<p>Silverton, Litchard Terrace, Bridgend - Erect semi-detached dwellings on land adjacent to Silverton.</p> <p>Subject to the following additional condition:</p> <p>16. Before the dwellings are occupied they shall be insulated so as to achieve internal noise levels to comply with BS8233: 1987 in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: To maintain noise levels at a sustainable level in the interests of residential amenity.</p> <p>(Policy EV27 - Bridgend Unitary Development Plan)</p> <p>(2) That permission be granted and plenary powers be given to the Corporate Director - Communities to issue a permission notice after 16 February 2012 if no adverse representations are received concerning the off-street car parking and landscaping works at Heol Cae Defaid green, subject to the conditions in the report of the of the Corporate Director - Communities:-</p>
<u>Code No.</u>	<u>Proposal</u>
P/11/575/FUL	<p>Land Adj Heol Cae Defaid, Maesteg, Bridgend -1 x supported housing bungalow and 1 x wheelchair accessible bungalow and associated works and car parking at Heol Cae Defaid.</p>

Subject to Condition 11 being omitted and the remaining conditions being re-numbered accordingly, re-numbered Condition 27 being re-worded and Advisory Note I being amended:

27. The proposed lane widening works behind No. 34 Heol y Llwyni and Nos. 57 to 66 Cemetery Road; and the parking area and common turning facility serving the two supported housing units as shown on drawing number 3140/PA/003 Rev C (received 3 February 2012) shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(Policy H5 - Bridgend Unitary Development Plan and SPG 17 Parking Standards)

Amend Advisory Note I:

- I. The applicant is advised that detailed information of the bollards and their foundations will be required as they will be placed within an adopted highway. The sign referred to in Condition No. 25 is plate 816 within the TSRGD 2002.

684 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: That the following planning application be deferred to enable a site visit to be undertaken by the Committee:-

Code No. Proposal

P/11/817/FUL Ty Tanglwyst Farm, North Cornelly, Bridgend - Construction of new 4 bedroom house for holiday accommodation.

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

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

Code No. Proposal

P/11/853/FUL 24A Priory Oak, Brackla, Bridgend - Inclusion of land into curtilage (from railway embankment to garden).

Subject to Recommendation C becoming Condition 1:-

1. Within three months of the date of this permission a hedgerow replanting scheme shall be submitted to and agreed in writing by the Local Planning Authority. The re-planting scheme shall be carried out in accordance with the agreed details and implemented in the next planting season, (November 2012 to March 2013).

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

(Policies EV20 and EV45 Bridgend Unitary Development Plan)

686 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.

687 TOWARDS A WELSH PLANNING ACT: ENSURING THE PLANNING SYSTEM DELIVERS AN INDEPENDENT REVIEW

The Group Manager Development reported that the Welsh Government had established an Independent Advisory Group to “consider options on how to deliver the planning system in the future”. The work of the Group will lead to a report which will form part of the evidence base for a Welsh Planning Bill which has been included in the Welsh Government Legislative Programme.

He reported that the ‘Call for Evidence’ had been issued by the Advisory Group requesting responses from interested parties. The Council’s response had been issued under Delegated Power CMM-PLG-12-016 following the structure of the focussed consultation questions provided by the Advisory Group and supported by additional information.

He summarised the response to the Advisory Group. The submission also highlighted good practice within the delivery of the Council’s planning service which it considers the Advisory Group could consider as models for development planning and development management practice.

RESOLVED: That the report of the Corporate Director - Communities be noted and the consultation submission made on behalf of the Council be endorsed and the following points be communicated to the Advisory Group.

- (a) An additional benefit to the establishment of regional planning bodies/committee would be their ability to draw down and implement projects funded by the European Union, aligning regeneration projects and strategic planning policy.

- (b) The Committee requested that the extra weight given to supporting net job creation requested in the original response be qualified to include reference to new high tech, high quality, job creation.
- (c) In addition to the comments on involving the IT sector in new ways of planning service delivery, that local authority IT managers are also engaged in this process.

688 COMMITTEE SITE VISIT

The Development Control Manager reported on the need to amend the Development Control Committee site visit to 29 May 2012 instead of 30 May 2012 as it coincides with the Wales Planning Conference which the Chairperson and Vice-Chairperson of the Development Control Committee attend with a number of staff from the Department. It is understood, the WLGA will probably pay for two Members from each Local Planning Authority to attend the Conference as part of their contribution to Member training.

RESOLVED: That any Committee site visit that precede the Development Control Committee on 31 May 2012 be undertaken on 29 May 2012.

689 NATIONAL ASSEMBLY FOR WALES ENTERPRISE AND BUSINESS COMMITTEE REPORT ON 'REGENERATION IN TOWN CENTRES' - JANUARY 2012

The Group Manager Development reported that the National Assembly for Wales' Enterprise and Business Committee had conducted an inquiry into the regeneration of town centres during 2011. The terms of reference for the Inquiry were to examine:-

- What approaches have been followed to successfully deliver and finance the regeneration of town centres in Wales? Are there lessons to be learned from elsewhere?
- How does the Welsh Government use the levers at its disposal to assist in the regeneration of town centres in Wales?
- How are the interests and activities of communities, businesses, local authorities and Welsh Ministers identified and co-ordinated when developing and implementing town centre regeneration projects?

The Enterprise and Business Committee examined those issues by inviting submissions of interest from various bodies and organisations and the Council had submitted written evidence to the Inquiry. The findings were published on 25 January 2012, containing 21 recommendations a number of which relate to the role of the planning system in shaping the future of town centres.

The Group Manager - Development outlined the comments on each of the recommendations relevant to planning which would then be considered by the Welsh Government.

RESOLVED: That the report of the Corporate Director - Communities be noted.

690 BRIDGEND COUNTY BOROUGH COUNCIL LABC AWARDS BUILDING EXCELLENCE AWARDS FOR AND SELECTION OF PLANNING AWARD FOR GOOD DESIGN

The Group Manager Development reported the LABC's Excellence Awards is a scheme run nationally under the 'umbrella' organisation of the LABC who are the body that oversees the promotional as well as the technical aspect of Building Control for all local authorities in England and Wales. The awards are all about the experience of good buildings.

The winners of each category are judged on the 'excellence' shown from a construction and technical Building Control point of view. The awards showcase buildings and design teams that have had to overcome technical issues, innovative and creative solutions. He outlined the categories in the Awards.

The Group Manager Development informed the Committee that the Bridgend Building Awards were being held on 29 February 2012 at the Civic Offices and he highlighted the Building Excellence Awards 2012 document. The winner will then go forward to the South Wales Awards then hopefully the Welsh and National Awards. The Awards are now well established and have become a promotional tool to promote Bridgend Building Control to its clients in the face of competition from the private sector.

He reported that since the Building Control Section has become part of the Development Department a planning award from the categories identified in the LABC awards has been introduced. The planning award is intended to encourage good design, reinforce the use of the Council's Building Control service and promote the work of the whole Department and the Local Planning Authority. He stated that last year's winner of the Planning Award was for a detached dwelling house in the Laleston Conservation Area.

The Group Manager Development reported that the Archbishop McGrath School is the only building that falls into two categories in the Building Excellence Awards, including best sustainable project. It was considered that the school is well designed providing up to date educational and community facilities, with good access arrangements and makes an important contribution to local character by contemporary design. In assessing which development should be recommended for a planning award regard has been made to the comments of Members of the Development Control Committee following site visits undertaken as part of the annual review of implemented planning decisions.

He stated that not every aspect of the school development had received universal approval and the bright colours or materials to the leisure element of the building located at the rear had caused some local residents and Members concerns. However, this did not detract from the quality of the overall design of the school that a planning award should not be made.

The Group Manager Development also reported that TAN12 Design identifies five factors that have to be considered in good design and they are access, character, community safety, environmental sustainability and movement. He also outlined the Planning Policy Wales definition of design. He concluded that it was

considered that the school is a development that is in line with government advice on good design.

RESOLVED: That the report on LABC Building Excellence Awards be noted and the planning award for the Archbishop McGrath School be agreed.

691 ATLANTIC ARRAY OFFSHORE WIND FARM - PUBLIC CONSULTATION

The Group Manager Development reported that the proposal related to the development of a large off-shore wind farm in the Bristol Channel. The site is some 35km from Porthcawl was part of the Crown Estate Round 3 Offshore Wind Farm tender process. He reported on an update on the formal public consultation process required under Section 47 of the Planning Act 2008.

He stated that the developer is Channel Energy Limited (CEL), a subsidiary of RWE Npower Renewables and the proposal is a Development Control Order application which requires an Environmental Impact Assessment (EIA) for the purposes of Schedule 2 to the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009. Determination will be made by the Infrastructure Planning Commission. The developer has produced Preliminary Environmental Information (PEI) describing the project and summarising the environmental work undertaken to date.

The development proposed an offshore wind farm with a planned installed generating capacity of up to 1500mw, the offshore element located within the Bristol Channel in water depths ranging from 25m to 60m. The on-shore element will be located entirely within North Devon. The precise layout of the wind farm had yet to be determined, but the number of turbines will not exceed 147 and the maximum height of each will be 220m.

The Group Manager Development reported that as part of the consultation process, the project team visited communities on either side of the Bristol Channel, with a consultation event held in the Grand Pavilion, Porthcawl on 21 September 2011.

The Group Manager Development further reported that the next stage of the public consultation will coincide with the publication of the results of the EIA in a draft Environmental Statement which is in addition to the statutory consultation carried out in 2011. He stated that the Council is a statutory consultee and the developer proposed to submit an application to the Infrastructure Planning Commission in the fourth quarter of 2012.

RESOLVED: (1) That the report of the Corporate Director - Communications be noted.

(2) That a letter be sent to the Crown Estate drawing their attention to the pilot mast in the Bristol Channel relating to the former Scarweather proposal which had not yet been removed and a copy of the letter be sent to the Prince of Wales.

692 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 be noted:-

693 DEVELOPMENT CONTROL, APPEAL AND ENFORCEMENT QUARTERLY STATISTICS

The Committee received a report which gave statistical information for 1 October 2011 to 31 December 2011.

The Development Control Manager reported on the number of applications determined and the reasons for the undetermined applications. The Authority's performance for the quarter continued to exceed the Government target of determining 80% of applications within an eight week period. He also reported on Appeals and Enforcement statistics.

The Principal Section 106 Officer reported on the progress made with Section 106 Agreements which concerned new agreements, monies received, trigger points reached and a summary of all Section 106 Agreements.

The Committee also received a report on Building Control statistics for 1 October to 31 December 2011.

RESOLVED: (1) That the report of the Corporate Director - Communities in relation to planning applications for the period 1 October to 31 December 2011 and progress regarding Section 106 Agreements be noted.

(2) That the appeals statistics for 1 October to 31 December 2011 be noted.

(3) That the statistical information for Building Control for 1 October to 31 December 2011 be noted.

(4) That the quarterly report on statistical information relating to unauthorised Developments and Enforcement Procedures be noted.

(5) That future Section 106 progress reports contain information on Client Department Contacts.

694 SUPPLEMENTARY PLANNING GUIDANCE: BRIDGEND TOWN CENTRE MASTERPLAN

The Group Manager Development reported on the results of public consultation carried out on the draft Bridgend Town Centre Masterplan, advised of suggested amendments to the draft document arising from consultation and sought a recommendation from the Committee that Council adopts the Bridgend Town Centre Masterplan as Supplementary Planning Guidance (SPG) to the adopted Bridgend Unitary Development Plan.

The Group Manager Development highlighted the consultation undertaken on the Masterplan over a six week period in May to June 2011. In addition, the Masterplan went on public display at an exhibition held as part of the annual festival, which also included a presentation to a select retail and property based audience that consisted of a wide range of agents, local land owners and retail advisors. By the end of the consultation period, one representation was received from the Countryside Council for Wales (CCW). The CCW stated that the Masterplan met the screening Strategic Environmental Assessment (SEA) Directive. The CCW requested that if it was not intended to undertake a SEA of the Masterplan as part of the LDP process, then the Local Planning Authority should satisfy itself that the Masterplan met the requirements of the SEA Regulations. In addition, the CCW stated that given the lack of green space identified in the Masterplan SWOT Analysis and the recognition that urban green space/infrastructure can improve:

- Environmental quality and amenity;
- Health and well-being benefits;
- Biodiversity; and
- Responses to climate change (e.g. shading, reducing surface water run-off).

That the Authority should seek opportunities to incorporate green infrastructure and corridors throughout the Masterplan area. The Group Manager Development outlined the Council's response to the CCW's comments.

The Group Manager Development also reported that a late representation had been received from the Environmental Agency Wales confirming that it had no objection to the plan in principle, but put forward a series of suggestions and a request for these to be considered. The Group Manager Development outlined the Council's response to the Environmental Agency's comments.

The Group Manager Development reported on a change to the Masterplan arising from the public consultation responses with the insertion of an explanatory paragraph (at the beginning of the document) confirming that requirements of the Strategic Environmental Assessment Regulations have been followed and that an SEA is not required specifically for this document.

The Committee considered that reference be made in the Masterplan in line with the representations of the CCW on the lack of green space.

- RESOLVED:**
- (1) That the Development Control Committee:-
 - (a) considered each of the representations received;
 - (b) agreed the suggested reasoned response;
 - (c) agree the proposed change to the draft Bridgend Masterplan as outlined.
 - (2) That the Development Control Committee recommended to Council that:-
 - (a) it adopts the Bridgend Town Centre Masterplan (as amended) as Supplementary Planning Guidance

(SPG) to the adopted Bridgend Unitary Development Plan and;

- (b) the SPG, in its adopted form, be published in hard-copy and on the Council's website;
- (c) it approves the development of a Town Team comprising of officers and appropriate County Borough Councillors with wards in Bridgend Town Centre and thereafter in relation to other Borough's Towns in a phased way in order to progress Town Centre Action Plans

The meeting closed at 4.20pm