

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND
ON THURSDAY, 28 JUNE 2012 AT 2.00PM

Present:
Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
N Clarke	P N John	J C Spanswick
G W Davies	B Jones	R Williams
P A Davies	C Jones	M Winter
D M Hughes	D R W Lewis	R E Young
C J James	G Thomas	

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	- Legal Officer
M A Galvin	- Senior Democratic Services Officer - Committees
K Stephens	- Democratic Services Assistant (Electronic Back-up)

15 APOLOGIES FOR ABSENCE

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

Councillor J H Tildesley	- Bereavement
Councillor C E Rees	- Holiday
Councillor C Westwood	- Attending funeral

16 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, 25 July 2012 (am).

17 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 31 May 2012 be confirmed as a true and accurate record.

18 LIST OF PUBLIC SPEAKERS

RESOLVED: That it be noted that there were no public speakers registered to speak at today's meeting

19 DECLARATIONS OF INTEREST

The following declarations of interest were made:-

- Councillor D M Hughes - P/12/371/FUL - Councillor declared a prejudicial interest in that the applicant was a family relative and deals with her families financial affairs. Cllr Hughes left the meeting when the matter was discussed
- Councillor B Jones - P/12/371/FUL - Councillor Jones declared a personal interest as a member of Porthcawl Town Council who takes no part in the consideration of planning matters.
- Councillor N Clarke - P/12/371/FUL - Councillor Clarke declared a personal interest as a member of Porthcawl Town Council who takes no part in the consideration of planning matters.
- Councillor P N John - P/12/238/FUL - Councillor John declared a personal interest as a member of Maesteg Town Council who takes no part in the consideration of planning matters.
- Councillor G W Davies - P/12/238/FUL - Councillor declared a personal interest as a member of Maesteg Town Council who takes no part in the consideration of planning matters.

20 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson confirmed that he had accepted the Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

21 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/12/238/FUL	3 Bethania Street, Maesteg, Bridgend – Convert single residence into two self-contained apartments with rear single storey extension.
P/12/371/FUL	Flat 4 Brogden building, Porthcawl sea front, Porthcawl – Change of use to office administration for financial services business.

Subject to Condition 4 of the report being amended to that as follows:-

4. That part of the premises defined by Condition 3 shall be used as an office for a financial advice service only and for no other purpose including any other purpose in Classes A2

and A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order.

Reason: To define the consent hereby granted and in the interests of residential amenity.

22 TOWN AND COUNTRY PLANNING ACT 1990
SECTION 106 AGREEMENT

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 following reason:-

“The proposed development will provide affordable housing as part of a sustainable community. It will make a significant contribution to community regeneration and will be the trigger to release future phases of residential and community development in the N.E. Brackla area, in accordance with the Development Brief for this area.”

Code No.

Proposal

P/11/355/FUL

Land adj Coity Bypass, Brackla, Bridgend – Development of Res. Scheme of 99 Units with parking, assoc. highways and drainage works

- (2) That if Council are minded not to refuse development then the Corporate Director – Communities be given plenary powers to issue a decision notice in respect of this proposal once the applicant has entered into a Section 106 Agreement to:
- (i) Provide 100% of the dwellings on the site as affordable dwellings in accordance with the definitions contained in the Council’s Supplementary Planning Guidance (SPG) 13 – Affordable Housing.
 - (ii) Provide a financial contribution of £150,000 towards the provision of primary school education.
 - (iii) Provide a financial contribution of £37,000 toward the provision of public open space and associated facilities to serve the proposed residential development in the North East Brackla Development area.
- (3) That any consent so granted be subject to the Conditions contained within the report.

23 APPEALS RECEIVED

RESOLVED: That the Appeals received since the last meeting of the Development Control Committee be noted. The Development Control Manager at the request of a Committee member, gave a resume of the reasons for refusal for each of the Appeals listed by the Inspector(s) for the National Assembly for Wales. It was agreed that in future Committee receives the reasons for refusal of Appeals received as part of the Development Control Committee report.

24 APPEALS DECISIONS

RESOLVED: That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following appeals has directed that they be DISMISSED:

<u>Code No.</u>	<u>Subject of Appeal</u>
A/12/2154074 (1669)	Erection of 75 dwellings at: Land off Waunscil Avenue, Bridgend.
A/12/2169568 (1680)	Construction of two storey detached property in two self contained apartments at: rear of 79 Merthymawr Road, Bridgend.
A/12/2171587 (1683)	Detached two storey four bedroom dwelling with attached garage at: Land adj. Green Meadow Cottage, Cymdda, Sarn

25 FREQUENTLY USED ACRONYMS

The Corporate Director – Communities submitted a report, which listed frequently used acronyms that would be added in future reports, to the standard introduction of the Development Control Committee report that currently covered Standard Conditions, Standard Notes and Site Visit protocol.

RESOLVED: That the report of the Corporate Director – Communities be noted, and that it be agreed that a list of acronyms forms part of future Development Control Committee reports.

26 TRAINING LOG

The Corporate Director – Communities submitted a report that outlined up and coming training sessions earmarked for the Committee..

The Group Manager Development advised that he had received a request from Town Councillor R D L Burns, asking if representatives from Town and Community Councils could attend the future training sessions arranged for Members, as part of the Committee training programme.

Members were of the opinion that to accommodate this request would prove difficult for a number of reasons, and considered that training for Town and Community Councils could be pursued through organisations such as One Voice Wales and in terms of planning matters, Planning Aid Wales.

RESOLVED: That the report of the Corporate Director – Communities be noted and that the Committee agreed that the training sessions for Members not be rolled out to Town and Community Council representatives.

The meeting closed at 3.58pm.