

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND
ON THURSDAY, 23 AUGUST 2012 AT 2.00PM

Present:-

Councillor H M Williams - Chairperson

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

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
R S Hughes	- Senior Solicitor
G Dawson	- Legal Officer
M A Galvin	- Senior Democratic Services Officer - Committees
A Rees	- Democratic Services Officer - Communities (Electronic Back-up)

42 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor R Williams - Attending a funeral
Councillor J H Tildesley - Prior commitment

43 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 meeting of Committee by the Chairperson, be confirmed as Wednesday, 19 September 2012 (am).

44 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 26 July 2012 be approved as a true and accurate record.

45 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out for the benefit of those present the names of the public speakers addressing the following applications being considered at the meeting:-

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
E Hanna	P/12/180/FUL	Objector to the application
Councillor R Thomas	P/11/372/FUL	Ward Member

S Lewis
P Baxter

P/11/372/FUL
P/11/372/FUL

Objector to the application
Agent to the Applicant

46 DECLARATIONS OF INTEREST

The following declarations of interest were made:-

- Councillor P N John - P/12/372/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/12/372/FUL - Councillor Davies declared a personal interest as a Member of Maesteg Town Council but took no part in the consideration of planning matters.
- Councillor G Thomas - P/11/438/FUL - Councillor Thomas declared a personal interest as a Member of St Brides Minor Community Council but took no part in the consideration of planning matters.
- Councillor C Rees - P/12/368/FUL and P/12/437/FUL - Councillor Rees declared a personal interest as a Member of Porthcawl Town Council who takes no part in the consideration of planning matters - Councillor Rees declared a prejudicial interest in P/12/180/FUL due to her personal beliefs as a vegan. Councillor Rees left the meeting whilst the application was being considered.
- Councillor N Clarke - P/12/180/FUL and P/12/437/FUL - Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council who takes no part in the consideration of planning matters. In terms of application P/12/180/FUL Councillor Clarke confirmed that though she had been in communication with the public speaker on a number of planning issues affecting Jubilee Gardens, she was only known to her as a constituent and therefore would take part in the consideration of this application.
- Councillor D Lewis - P/12/438/FUL - Councillor Lewis declared a personal interest as a Member of St Brides Minor Community Council who took no part in the consideration of planning matters. His son also lived next door but one to the applicant.
- Councillor C James - P/12/180/FUL - Councillor James declared a prejudicial interest as he knew both the applicant and the objector to the application. Councillor James left the meeting whilst the application was considered.

47 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 the Committee to consider modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

48 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/12/180/FUL Sea View Farm, Pyle Road, Porthcawl, Bridgend -
Construction of a 12,000 bird egg production unit

Subject to the inclusion of additional Note (M):-

The Public Protection Department shall be notified at least 48 working hours prior to the clean out operations to remove the manure on the site (Tel: 01656 643259).

P/12/372/FUL 107 Cwrt Coed Parc, Maesteg, Bridgend - Change of use of
existing dwelling to 4 self-contained apartments.

Subject to the amendment of Condition 1 to the report as follows and to the inclusion of further Notes (e), (f) and (g):-

Condition 1:

No works shall commence on site until such time as a scheme showing 6 off street parking spaces and an enlarged turning head (measuring a minimum of 4.5m across the eastern edge of the turning head) has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall be implemented as agreed before beneficial use of the first apartment, with all bays and enlarged turning head completed in permanent materials and retained thereafter otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(Policy H5 - Bridgend Unitary Development Plan)

Notes:

(e) Condition 1 will require the removal/setting back of the site boundary adjacent to the north eastern edge of the existing turning head to facilitate the required enlargements. A replacement parallel 6m parking bay could be provided on this area of the site,

adjacent to the turning head, replacing the sub-standard space proposed.

- (f) The developer should make every effort to ensure surface water, from any permanent surface, drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the parking areas, although compacted chippings would not be considered acceptable as they are likely to be dragged onto the road/footway to the detriment of the general safety of users. As a result of the above, impermeable surfacing such as concrete or tarmac extending across the full width of the parking areas should not be considered as a first option.
- (g) Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under Section 163 of the Highways Act 1980.

<u>Code No.</u>	<u>Proposal</u>
P/12/437/FUL	59/61 John Street, Porthcawl, Bridgend - Convert No. 61 from shop to office and convert rear rooms of No. 59/61 from stores and office to 1 living unit.
P/12/438/FUL	44 Eustace Drive, Bryncethin - Workshop office and hobby space and lean-to car port.

49 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the Welsh Minister to determine the following appeal has directed that it be ALLOWED, subject to the conditions contained in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/12/2172823 (1685)	Retain 3 and 1 additional radio mast/aerial max height 6.5m for 3 year period trial for 3 hours in 24 hour period: 1 Green Meadow, Cefn Cribwr.

(2) 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>
H/12/2176296 (1693)	Externally illuminated sign advertising 'Ogmore Vale Con Club' at: 59-63 High Street, Ogmore Vale.
A/12/214140 (1688)	Detached Garage and Store and inclusion of additional land within curtilage of dwelling at: Land at Dan yr Eglwys (Ty Newydd Farm), Bettws

50 DEMONSTRATION OF E:GOVERNMENT FACILITIES

RESOLVED: The Committee agreed that the report on this item be deferred to a future meeting.

51 P/12/368/FUL - TWO WIND TURBINES WITH BLADE TIP HIGHT OF 125 METRES, ACCESS, SITE TRACKS AND ASSOCIATED WORKS, NEWTON DOWN, STORMY LANE, NR. PORTHCAWL

The Corporate Director - Communities submitted a report on the above planning application.

The report requested that due to both the size and nature of the application, that this be the subject of a full Committee Site Inspection on a date to be agreed, so that the site could be viewed from a number of viewpoints prior to discussing the application at Committee.

It was also suggested that in view of the objections received to the application, the public speaking protocol be extended for those who qualify to speak upon the application when it comes before Committee.

RESOLVED: That the recommendations outlined in the report with regard to the Site Visit protocol and to invoke extended public speaking functions when the application is placed before Committee.

52 TRAINING LOG

RESOLVED: (1) That the dates of the Development Control Committee following training sessions as outlined in the report of the Corporate Director - Communities be noted:-

Facilitator	Subject	Date	Time
South Wales Police	"Designing out crime"	23/8/12	12.15pm
Environment Agency	"Flooding and water framework directive"	10/10/12	12.15pm
Design Commission for Wales	"Good design"	13/12/12	12/15pm
Richard Poppleton - Planning Inspectorate	"The Planning Inspectorate's Perspective"	7/2/13	12.15pm

(2) That dates for other topics as follows and speakers to be arranged also be noted, subject to the training session on "Planning Portal" and Play "Efficient Assessment" being added to this list.

Facilitator	Subject
Countryside Council for Wales	"Biodiversity"
Glamorgan & Gwent Archaeological Trust	"Archaeology"

Ray Pearce - BCBC Regeneration Team	"Economic development"
Claire Hamm - BCBC Regeneration Team	"Conservation and listed buildings"
Brian Wallace - BCBC Building Control Team	"Building control functions"
Nigel Moore - BCBC Highways Department	"Highway safety"
AECOM Consultants	"Results of Green Neighbourhood Network"

53 PLANNING APPLICATION REFERENCE: P/09/352/FUL
ARCHBISHOP MCGRATH CATHOLIC HIGH SCHOOL, BRACKLA, BRIDGEND

The Corporate Director - Communities submitted a report which advised that the architectural practice, that designed the above school HLM Architects had been awarded the Gold Medal for Architecture, supported by the Design Commission for Wales at the National Eisteddfod for Wales.

The Gold medal was awarded to architects responsible for buildings completed between 2009 and 2012 and recommended to the Eisteddfod as being of greatest merit.

Members of the Committee commended this Award.

RESOLVED: That the report be noted.

The meeting closed at 3.45pm.