

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 13 DECEMBER 2012 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

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

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
R Morgan	- Transportation Development Control Officer
B Davies	- Legal Officer
M A Galvin	- Senior Democratic Services Officer - Committees
A Rees	- Senior Democratic Services Officer (Electronic Back-up)

102 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:

Councillor P A Davies
Councillor C J James
Councillor P N John
Councillor J H Tildesley
Councillor C Westwood

103 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, was confirmed as Wednesday, 9 January 2013 (am).

104 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 15 November 2012, were approved as a true and accurate record.

105 LIST OF PUBLIC SPEAKERS

The following public speaker was present to speak on the under mentioned planning application:

<u>Planning Application No.</u>	<u>Name of Speaker</u>	<u>Reason for Speaking</u>
P/12/636/OUT	A Hopkins	Objector

106 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor N Clarke - P/12/672/FUL - Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council, but takes no part in the consideration of planning matters.
- Councillor C Jones - P/11/881/OUT - Councillor Jones declared a personal interest as a Member of Coity Higher Community Council, but took no part in the consideration of planning matters.
- Councillor R E Young - P/11/881/OUT - Councillor Young declared a personal interest as a Member of Coity Higher Community Council, but took no part in the consideration of planning matters.
- Councillor B Jones - P/12/672/FUL - Councillor Jones declared an interest as a Member of Porthcawl Town Council who takes no part in the consideration of planning matters
- Councillor C E Rees - P/12/672/FUL - Councillor Rees declared a personal interest as a Member of Porthcawl Town Council, but takes no part in the consideration of planning matters.
- Councillor G Thomas - P/12/827/BCB - Councillor Thomas declared a personal interest as a school governor at Bryncethin Primary school and as a Member of St Brides Minor Community Council, but takes no part in the consideration of planning matters. He left the meeting whilst this item was being considered.
- Councillor G W Davies - P/12/636/OUT and P/12/671/RLX - Councillor Davies declared a personal interest as a Member of Maesteg Town Council, but takes no part in the consideration of planning matters.
- Councillor D R W Lewis - P/12/827/BCB - Councillor Lewis declared a personal interest as a Member of St Brides Minor Community Council, but takes no part in the consideration of planning matters.

107 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.

108 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED UNCONDITIONALLY

RESOLVED: That the following application be granted:

Code No.

Proposal

P/12/660/FUL

20 Swyn Yr Afon, Kenfig Hill, Bridgend – Erection of 1.8M fence on Land to rear.

109 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/12/636/OUT	Land at 17 Yr Ysfa Maesteg, Bridgend - Erection of 2 No. three bed dwellings and access drive.
P/12/672/FUL	Flat 3 Brogden Building Esplanade, Porthcawl - Change of use from balcony to Sun Room.

110 TOWN AND COUNTRY PLANNING ACT 1990
DEVELOPMENT BY BRIDGEND COUNTY BOROUGH COUNCIL

RESOLVED: (1) That for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, the Council would carry out the following development:

<u>Code No.</u>	<u>Proposal</u>
P/12/827/BCB	Bryncethin Primary School, Hong Kong Terrace, Bryncethin, Bridgend - Single storey Early Years Unit (Nursery/Reception classrooms ancillary accommodation) & additional car parking.

- (2) That permission be granted in respect of the application subject to the conditions contained in the report of the Corporate Director - Communities.

Subject to the inclusion of the following Condition 10:

10. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme which shall include proposals for surface treatment, indications of all existing trees and hedgerows and details of any to be retained, together with measures for their protection in the course of development.

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 of the Bridgend Unitary Development Plan)

Notes:

- f. The developer is reminded of their responsibilities under the Wildlife and Countryside Act 1981. If a wildlife issue is encountered during the course of the works, all works should stop immediately and the Council's Countryside Team or the Countryside Council for Wales contacted for advice/direction.
- g. The developer may wish to consider the provision of fruit trees, bat bricks or tiles and bird nests within the development, as a learning resource and to promote biodiversity.

h. A copy of the Countryside and Tourism's comments are attached to the report for the developer's attention.

111 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED That the following application be deferred one month, to enable the inclusion of further historical information in respect of the development site that may well be material to the consideration of the proposal:

Code No. Proposal

P/12/671/RLX Aldi Stores, Llynfi Road, Maesteg - Vary Condition 11 of P/95/215/FUL to permit unloading times of delivery vehicles between 07:00 & 20:00 hours.

112 TOWN AND COUNTRY PLANNING ACT 1990
DEPARTURE PLANNING APPLICATIONS

RESOLVED: (1) That the following applications be referred to Council as proposals that are departures from the Development Plan that the Development Control Committee are not disposed to refuse for the reasons contained in the report of the Corporate Director - Communities:

Code No. Proposal

P/11/881/OUT Former Parc Farm buildings, Heol Spencer, Coity, Bridgend – Outline application for 14 Residential Units accessed from Heol Spencer, Coity

P/12/754/FUL Tynton Farm, Llangeinor, Bridgend – Retention partly refurbished access track completed in permanent materials (Sub base & tarmac mix).

(2) That should Council resolve to approve the above proposals then this be subject to the Conditions outlined in the report.

113 APPEALS RECEIVED

RESOLVED: That the Appeal received since the last scheduled meeting of the Development Control Committee be noted.

114 DELEGATED POWERS

The Group Manager Development presented a report on delegated powers, and advised that it was agreed in November 2011 that a further report be presented to Committee and Council on the workings of the delegated power arrangements, 12 months after changes identified at this time were implemented.

The Group Manager Development confirmed that since this time no issues have been identified by Members/Officers that require further consideration, and the present arrangements were deemed fit for purpose.

The report confirmed how many applications had been considered by Committee in 2011/12, and what percentage this was of the total number of applications processed overall. Paragraph 1.4 of the report gave a breakdown of the different category of applications so reported.

The report attached at Appendix A applications to be dealt with by Committee.

RESOLVED: That the Committee endorsed the report and referred it to Council with the recommendation that no further amendments were required to the delegated power arrangements for planning applications at this time.

115 TRAINING LOG

The Group Manager Development reported on an updated training log and on topics and speakers of training sessions yet to be arranged.

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

The meeting closed at 3.35pm