

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 21 OCTOBER 2010 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
E Dodd
C J James
A Jones

Councillors

M Lewis
R Shepherd
G Thomas

Councillors

K J Watts
C Westwood
M C Wilkins

Councillors

H M Williams
M Winter
R E Young

Officers:

D Llewellyn - Group Manager Development
D Davies - Development Control Manager
J Jenkins - Team Leader (East)
C Flower - Team Leader -Technical Support
N Moore - Transportation Development Control Manager
B Davies - Legal Officer
M A Galvin - Senior Democratic Services Officer - Committee
C Branford - Democratic Services Officer - Committee (Electronic back-up)

415 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Councillors for the reasons stated:-

Councillor M Thomas - Accompanying her husband to a hospital appointment
Councillor N Clarke - Holiday
Councillor P White - Work commitments
Councillor C E Hughes - Holiday

416 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the Committee agreed a date of Wednesday 17 November 2010 (am) for proposed site inspections (if any) arising at the meeting, or identified in advance of the next Committee by the Chairperson.

417 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 23 September 2010, be approved as a true and accurate record.

418 LIST OF PUBLIC SPEAKERS

The Chairperson announced that there were no public speakers listed to speak at today's meeting.

419 OFFICER'S ANNOUNCEMENT

The Group Manager - Development explained that he was requesting the Committee to give consideration to agreeing to defer the item later in the agenda entitled 'Planning Code of Practice'.

He explained that the report required some minor amendments, and therefore, he proposed that it be withdrawn and deferred to the next meeting.

RESOLVED: That Members agreed that the report of the Corporate Director - Communities entitled Planning Code of Practice be deferred to a future meeting of the Committee.

420 VICE-CHAIRPERSON'S ANNOUNCEMENT

The Vice-Chairperson announced that it was his sad duty to advise the Committee that Councillor Gregory's mother had passed away last Thursday.

All those present stood in silent tribute, as a mark of respect to the Chairperson.

421 DECLARATIONS OF INTEREST

RESOLVED: The following Members and Officers declared interests in the undermentioned items for the reasons so stated:-

- | | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Councillor R D L Burns | - P/10/647/FUL, P/10/650/FUL - Personal interest as a Member of Bridgend Town Council who takes no part in the consideration of planning applications at Town Council level. |
| Councillor M Lewis | - P/10/647/FUL, P/10/650/FUL - Personal interest as a Member of Bridgend Town Council who takes no part in the consideration of planning applications at Town Council level. |
| Councillor M C Wilkins | - P/10/650/FUL – Personal and prejudicial interest in that the owner of the land subject of the application is known to her. Councillor Wilkins left the meeting whilst the application was considered. |
| Councillor G Thomas | - P/10/612/FUL - Personal interest as Member of the St Brides Community Council who takes no part in the consideration of planning applications at Community Council level. |

422 TOWN AND COUNTRY PLANNING 1990
PLANNING APPLICATIONS GRANTED UNCONDITIONALLY

RESOLVED: That the following application be granted:-

<u>Code No.</u>	<u>Proposal</u>
P/10/647/FUL	21A Newcastle Hill, Bridgend - Revised application for rear external access staircase and regularisation of existing structure.

423 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

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

Code No. Proposal

P/10/612/FUL Land at 5 Sarn Hill, Sarn, Bridgend - Proposed new dwelling.

P/10/650/FUL Land off Ffordd yr Eglwys, North Cornelly, Bridgend - Erection of 14 dwellings, garages and associated works.

Subject to the amendment of Condition 15 of the report as follows and to the inclusion of the undermentioned Condition 22.

15. All hard and soft landscape works shall be carried out in accordance with the details shown on Plan EPL-05/A received on 14 October 2010. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

22. The development hereby approved shall be carried out in accordance with the details shown on Plan EPL-01B received on 14 October 2010.

Reason: To avoid doubt and confusion as to the approved plan.

P/10/667/FUL Land adj Penylan, Heol y Cyw, Bridgend - Amended house design to dormer bungalow.

(2) That the following application be granted and plenary power be given to the Corporate Director – Communities to issue a decision notice after 26 October 2010, if no new material planning objections are received, subject to the conditions contained in her report.

Code No. Proposal

P/10/565/FUL Land at 11 The Retreat, Porthcawl, Bridgend - New detached dwelling.

424 TOWN AND COUNTRY PLANNING ACT 1990
DEPARTURE APPLICATION

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 reason detailed in the report of the Corporate Director - Communities:-

Code No.

Proposal

P/10/20/OUT

Former Christie Tyler Site, Abergarw Road, Brynmenyn, Bridgend - Mixed use redevelopment to include residential and/or nursing home and employment, highway works and other associated works.

- (2) That should Council be minded not to refuse development, the Corporate Director - Communities be given plenary powers to issue a decision notice in respect of such proposal, once the applicant has entered into the recommended Section 106 Agreement to:-
- (i) Provide serviced land including a highway access of appropriate size and standard to serve the employment area as defined on the Brynmenyn Mixed Use Scheme Proposed Masterplan 4313/SK101 12.01.2001 prior to any works commencing on any phase of the proposed housing.
 - (ii) Provide a financial contribution of £277,321 toward the provision of additional school places in the primary school serving the development.
 - (iii) 20% of the housing shall be affordable (as defined in Technical Advice Note 2: Planning and Affordable Housing June 2006) and delivered in accordance with a timetable to be agreed by the Local Planning Authority.
 - (iv) Undertake traffic speed surveys on Route A4065 on the approaches to the improved site access within 6 months of completion of the revised access arrangements and, if required, to undertake a scheme of remedial measures, which shall be approved by the Local Planning Authority, to ensure appropriate mean speeds of 30mph or less.
 - (v) Undertake a Stage 3 Road Safety Audit and, if required, to undertake a scheme of remedial measures, which shall be approved by the Local Planning Authority.
 - (vi) Agree and implement a routing agreement to ensure that any HGV and construction traffic accessing / egressing from the site shall not use the A4065 West of the site.
 - (vii) To transfer land, as indicated on submitted drawing IMA-08-049-031, for the future implementation of a sustainable link to the adjacent Community Route, and provide the Council with an indemnity in respect of any land contamination in or on that land.

Subject to the Conditions in the report, including the standard Conditions.

The policy referred to in the reasons referred to the reasons attached to Conditions 10, 11 and 17 should be changed to EV20 of the Bridgend Unitary Development Plan.

425 TOWN AND COUNTRY PLANNING ACT 1990
ADVERTISEMENT CONSENT APPLICATION

RESOLVED: That in relation to the following application, Advertisement Consent be granted for a period of five years, subject to the conditions contained in the report of the Corporate Director - Communities in addition to the Standard Conditions:-

<u>Code No.</u>	<u>Proposal</u>
A/10/25/ADV	38/40 Nolton Street, (1st and 2 nd Floor) Bridgend - Advert signs (Swinging sign and plaque).

426 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.

427 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following Appeal, has directed that it be DISMISSED:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/10/2129420 (1633)	Res. Development of 32 dwellings and associated works and community centre at: Land adj Cwm Ogwr Fach and Ebenezer Court, Blackmill.
(2)	An application was made to the Welsh Assembly for an award of costs in relation to the Appeal being withdrawn by Tesco Stores Ltd, and that application was ALLOWED.

<u>Code No.</u>	<u>Subject of Appeal</u>
A/08/2091170 (1590)	Demolish existing buildings and erect A1 retail foodstore with associated car parking, access. Servicing and landscaping at: Former Bayswater Tubes Site, Heol y Geifr, Pencoed.

428 ARRANGEMENTS FOR PRE- PLANNING APPLICATIONS ADVICE

An electronic vote was undertaken in respect of the above report, following which, it was

RESOLVED: That the Development Control Committee recommends that Cabinet endorses both Option 3 outlined in the report of the Corporate Director - Communities, as well as the charging arrangements detailed in Appendix 'A' to the report, and publicises this to local agents for introduction on 1 April 2011, and that the Corporate Director - Communities reviews the charges twelve months after their introduction, and then provides an updated report for the Development Control Committee and Cabinet, on the operation of this arrangement.

429 DELEGATION OF PLANNING APPLICATIONS

The Corporate Director - Communities submitted a report on a review the Committee requested in relation to Delegated Power arrangements with regard to the determination of the planning applications.

Attached at Appendix 'C' was a copy of the relevant criteria agreed in relation to processing Delegated Powers by this method.

Appendix 'D' to the report, included a breakdown of the type of applications reported to the Development Control Committee and the reasons for referral to Committee.

RESOLVED: That the Committee agreed to endorse the report and to refer it to Council for consideration.

430 TRAINING LOG

The Corporate Director - Communities submitted a report that detailed the up and coming Training Workshops for 2010/11.

In relation to an issue discussed earlier in the agenda, Members agreed that Members of the Committee also visit the CCTV Unit in Bryncethin Depot and that this visit be included as part of a morning undertaking Committee Site Inspections.

RESOLVED: That the report be noted, and that Officers arrange for Committee Members to visit the CCTV Unit in Bryncethin at a future date to be agreed.

431 DEVELOPMENT CONTROL, APPEAL AND ENFORCEMENT QUARTERLY STATISTICS

RESOLVED: That the report of statistical information for the above for the period 1 July 2010 - 30 September 2010 be noted, with it further noted that the percentage of applications processed within 8 weeks was still being maintained above 80%, and therefore exceeding current National Performance Indicator levels.

432 SECTION 106 AGREEMENT STATISTICS

The Corporate Director - Communities presented a report (and attached Appendix) that described progress on concluded Section 106 Agreements.

The report covered Agreements that:-

- (a) Require improvements for public open space/play areas;
- (b) Require contributions for highway improvement;
- (c) Require contributions for educational improvements;
- (d) Require affordable housing provision and
- (e) Other areas

The report also reminded Members that the Local Planning Authority had resolved to grant planning permission on several applications subject to Section 106 Agreements being entered into, and once these Agreements had been signed the requirements will then be incorporated within this report.

RESOLVED: That the report be noted.

433 APPEAL AND ENFORCEMENT STATISTICS

RESOLVED: That the report of the Corporate Director - Communities in respect of Appeal and Enforcement Statistics, including unauthorised developments for the period 1 July - 30 September 2010, be noted.

Subject to the reasons for delay in processing P/10/20/OUT on page 8 of the report being noted as follows:-

Assessment of Traffic Impact Assessment, (as amended) and the submission of a Stage One Safety Audit; assessment of development on great crested newts and the need for additional information in connection with flood modelling; and considerations to the affect of the development on the habitat of suspected protected species, namely bats and great crested newts.

The meeting closed at 3.45pm.