

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 13 JANUARY 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
N Clarke
C E Hughes

Councillors

A Jones
R Shepherd
M Thomas

Councillors

K J Watts
C Westwood
M C Wilkins

Councillors

H M Williams
M Winter
R E Young

Officers:

D C Davies - Development Control Manager
J Parsons - Team Leader (West)
N Moore - Transportation Development Control Manager
A Carey - Transportation Development Control Officer
B Davies - Legal Officer
G Denning - Principal Section 106 Officer
C Flower - Team Leader -Technical Support
A Rees - Senior Democratic Services Officer - Committees
G Jones - Democratic Services Manager - Electronic Back-up

470 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members/Officers for the reasons so stated:-

Councillor C J James - Recuperating from operation
Councillor G Thomas - Work commitments
Councillor P J White - Recuperating from operation
D Llewellyn - Group Manager - Holiday
Development

471 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date of any site inspections (if any) arising from today's meeting, or identified in advance of the next Committee by the Chairperson, be held on Wednesday 9 February 2011(am).

472 MINUTES OF PREVIOUS MEETING

RESOLVED: (1) That the minutes of the meeting of the Development Control Committee on 16 December 2010, be confirmed as a true and accurate record.

(2) That in accordance with minute number 458 of the Committee on 16 December 2010 that the letter to all Town and Community Councils to remind them of their obligation in relation to commenting upon planning applications be brought to the attention of their full Council meetings.

473 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the name of the public speaker listed to address the following application being considered at today's meeting.

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Councillor J C Spanswick	P/10/861/RLX	Objector

474 DECLARATIONS OF INTEREST

RESOLVED: The following Member declared an interest in the undermentioned item for the reason so stated:-

Councillor M C Wilkins	- P/10/665/OUT - Councillor Wilkins declared a prejudicial interest as the applicant is known to her. Councillor Wilkins withdrew from the meeting whilst the application was considered.
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475 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson announced that he had accepted the Development Control Committee's 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.

476 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:-

<u>Code No.</u>	<u>Proposal</u>
P/10/861/RLX	57 Cae Brackla, Brackla, Bridgend - Relaxation of Condition 1 of consent 08/620 for conversion of integral garage to hairdressing salon;

Subject to the following amendment to Condition 2:-

Condition 2 line 1 should read, defined in "grey" on the block plan, not "red".

P/10/869/FUL	Land at Wordsworth Avenue and Shakespeare Avenue, Bridgend - Erection of 3 items of teenager play equipment on an open space.
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(2) That the Corporate Director Communities be given delegated powers to issue a decision notice subject to the conditions attached to the report once the Coal Authority confirms they have no objections.

<u>Code No.</u>	<u>Proposal</u>
P/10/665/OUT	<p>Land rear of 143-148 Cwrt Coed Parc, Masesteg, Bridgend - Outline application to erect 1 No. two storey dwelling with garage;</p> <p>Subject to the inclusion of additional condition 4 as follows:-</p> <p>4. The dwelling hereby approved shall not be occupied until the footway along the western boundary of the site and the section linking the site with the main estate road has been surfaced in permanent materials.</p> <p>Reason: In the interests of highway safety.</p> <p>Policy - H5 Bridgend Unitary Development Plan</p> <p>Subject to the inclusion of additional note j as follows:-</p> <p>Note</p> <p>(j) The permanent materials referred to in condition 4 shall be either tarmacadam or brick paviments.</p>

477 APPEALS RECEIVED

RESOLVED: That the Appeal received since the last meeting of the Development Control Committee, as outlined in the report of the Corporate Director - Communities, be noted.

478 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 ALLOWED, subject to the conditions contained in the report:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/10/2134408 (1641)	Outline application for a bungalow at building plot rear at 22 Dan y Coed, Blackmill.
(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>
A/10/2139090 (1647)	Extend existing roof line, dormer extensions and garage conversion at 11 Mountain View, North Cornelly.
A/10/2139433 (1648)	Two storey side extension and ground floor lean-to at rear of 8 Bryntirion Hill, Bridgend.

479 ISLAND FARM, BRIDGEND

The Development Control Manager reported that a provisional date of 24 February 2011 had been proposed to present planning application P/08/1114/OUT to the Development Control Committee for consideration. He stated that the Committee site visit had been arranged for 17 February 2011 with Members leaving from outside the Civic Offices at 9.50am.

He reported that the proposal is in outline with all matters reserved for subsequent approval. The application proposed a mixed sport, leisure, commercial, office development and access arrangements on land at Island Farm, Bridgend. The development area extended to approximately 52 hectares. A dedicated service access is also proposed, off the new access road from the A48, in order to maintain and manager Hut 9 (Grade II listed building).

The Development Control Manager referred to the amended public speaking arrangements for extraordinary applications which had been approved by the Committee on 7 May 2009. It was prepared to allow additional speaking time for local residents opposing the development (seven had registered a request to speak at the Committee) and for the applicants to respond. It was also suggested that the objectors be given a total of ten minutes to address the Committee, the applicant be given ten minutes to speak and Bridgend Town Council and Merthyr Mawr Community Council each be given three minutes to speak, before the application is debated by Committee. These arrangements accord with the decision of the Committee on public speaking arrangements for extraordinary applications. He reported that an e-mail had been received from Merthyr Mawr Community Council expressing the opinion that ten minutes for seven objectors might be difficult to organise. The Development Control Manager proposed that the public speakers would be contacted suggesting that they co-ordinate their objections. The e-mail also made comments regarding the omission of the "wildlife area" and the availability on the planning web-site or consultation and supporting documents. He stated that Merthyr Mawr Community Council had been advised that all aspects of the development will be fully reported when the application is presented to Committee and that further representations from consultees such as the Highway Authority will be placed on the web-site.

The Development Control Manager also reported on proposals for attendance at the site visit, namely, that two objectors, the applicants or their agents and a representative of Bridgend Town Council and Merthyr Mawr Community Council be allowed to attend.

He outlined the Development Control Committee protocol in relation to the site visit. He stated that the local Members not on the Committee could address the Committee if they give notice and are invited to the site inspection.

Concern was expressed by the Committee as it appeared that reference to the Celtic Crusaders Rugby League team had been withdrawn from the scheme.

- RESOLVED:
- (1) That a special meeting of the Development Control Committee be held on 24 February 2011 to consider application P/08/1114/OUT.
 - (2) That a Committee Site Inspection for application P/08/1114/OUT be undertaken and accessed by bus, with two objectors, a representative of Merthyr Mawr Community

Council and Bridgend Town Council and the applicants or their agent being allowed to attend.

- (3) That public speaking arrangements for application P/08/1114/OUT be as follows:-
- (i) Local Members, not on the Committee, be allowed three minutes to address the Development Control Committee immediately prior to this application being considered by Committee.
 - (ii) An objector or objectors to the proposal be allowed a total of ten minutes to address the Development Control Committee immediately prior to this application being considered by Committee and that the objectors be advised to co-ordinate their presentation to Committee.
 - (iii) A representative of Bridgend Town and one from Merthyr Mawr Community be allowed three minutes each to address the Committee immediately prior to this application being considered.
 - (iv) The applicants or their agents be allowed a total of ten minutes to address the Committee immediately prior to the application being considered by Committee.

After the Public speakers had addressed Committee, Members will then consider the application with no further contributions from public speakers.

- (4) The applicant be contacted to establish whether they had withdrawn reference to the Celtic Crusaders Rugby League team as part of the scheme.

480 BT OPENREACH COMMUNICATION BOXES

The Development Control Manager reported that a number of local residents had contacted the Council in relation to large communication boxes being erected on residential roads in the Bridgend area. The boxes are approximately 1.5m in height and had been placed in a number of different locations around Bridgend.

He stated that the Development Department had no jurisdiction over the boxes as in planning items, they are permitted development under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and no planning permission is required. The Government did not require developers to consult neighbouring properties for development permitted under the Order, but had been advised to do so. BT did however exceed their duties under the legislation in advising the Local Planning Authority of their intentions.

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

- (2) That the Transportation Development Control Manager write to all Members to advise on the location and the communication boxes.
- (3) That the Development Control Manager write to the Welsh Assembly Government requesting that it reassess the permitted development arrangements for statutory undertakers and in particular introduce a requirement to notify local residents of the undertakers proposed developments.

481 T258 - BRIDGEND COUNTY BOROUGH COUNCIL TREE PRESERVATION ORDER (NO.1 2010) LAND AT BRYN SARN, FRONTING HIGHFIELD PLACE, SARN

The Development Control Manager reported that an application (P/10/632/FUL) to convert an existing detached garage into a new dwelling at Bryn Sarn, Sarn was submitted on 13 August 2010. It was noted during the site inspection that there is a row of Beech trees along the application site boundary with Highfield Place, Sarn.

He stated that the Design and Access statement which accompanied the submission confirmed that the proposal required the removal or part of line of Beech trees fronting the site to provide the new vehicular access. The conversion work included the construction of a porch to be attached to the south eastern elevation of the building facing Highfield Place together with the insertion of the ground floor windows to same proposed living room within the new dwelling. It was considered that due to the proximity of the building to the existing row of Beech trees that this would have been likely to result in their complete removal in order to facilitate the conversion of the building to residential use in the interests of the amenity or future occupiers should planning permission have been guaranteed.

He also reported that consent was guaranteed in March 2009 to fell and remove a row of multi-stemmed Cypress trees which were located in a single row between the garage building and a row of Beech trees adjacent to Highfield Place, Sarn. Part of the justification for allowing this was to allow the adjacent Beech trees to thicken and become a denser screen between Highfield Place and the garage building.

He reported that the proposed development the subject of application P/10/6342/FUL represented a threat to the retention of this row of Beech trees which provides significant public amenity to the street scene of Highfield Place. To avoid this threat to the Beech trees, it was considered necessary to protect the trees with a Tree Preservation Order.

An emergency Tree Preservation Order was created to protect the line of Beech trees along the boundary of Bryn Sarn adjoining Highfield Place, with the owner of the land formally notified and adjoining properties advised accordingly. No objections were received following a period for the submission of objections or comments. The Order came into force on a temporary basis on 7 October 2010 and remained in force for six months. During this time, the Authority must determine whether the Order should be given permanent status. Whilst the Corporate Director - Communities was delegated powers to make orders permanent, this matter was being reported to the Committee in view of the relative infrequency of the creation of new Tree Preservation Orders.

He reported that the Ward Member for Sarn supported the Officer's recommendation that the Emergency Tree Preservation Order is confirmed as a permanent Tree Preservation Order.

RESOLVED: That the making of the Emergency Tree Preservation Order in respect of the line of Beech trees along the boundary of Bryn Sarn adjoining Highfield Place, Sarn be endorsed and that a permanent Tree Preservation Order be confirmed.

482 TRAINING LOG

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

483 DEVELOPMENT CONTROL, APPEAL AND ENFORCEMENT QUARTERLY STATISTICS

- RESOLVED: (1) That the report containing statistical information for the period 1 October - 31 December 2010 which included Section 106 Agreements, Appeal and Enforcement Statistics be noted.
- (2) That it be noted that the Committee will receive quarterly reports on Section 106 Agreements to include statistical returns and outstanding or changed circumstances.
- (3) That the Section 106 Officer report to all Members of the Committee in writing on the matters raised in respect of Section 106 Agreements.

The meeting closed at 3.12pm.