

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 7 APRIL 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
E Dodd
C E Hughes
C J James

Councillors

M Lewis
R Shepherd
G Thomas
M Thomas

Councillors

K J Watts
C Westwood
M Wilkins

Councillors

H M Williams
M Winter
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
B Davies - Legal Officer
A Jones - Manager Regeneration Projects and Built Environment
M Harris - Principal Regeneration Officer
A Rees - Senior Democratic Services Officer - Committees
J Monks - Democratic Services Officer - Committees (Electronic Back-up)

513 APOLOGIES FOR ABSENCE

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

Councillor N Clarke - Holiday
Councillor A Jones - Family commitments

514 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for 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 11 May 2011.

515 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting of the Development Control Committee on 10 March 2011, be confirmed as a true and accurate record.

516 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers 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>
H Griffiths	P/11/113/FUL	Objector to the application
T Patel	P/11/113/FUL	Applicant

517 DECLARATIONS OF INTEREST

RESOLVED: That the following Members declared interests in the undermentioned items for the reasons so stated:-

- | | |
|------------------------|--|
| Councillor R Shepherd | - P/11/113/FUL - Councillor Shepherd declared a personal and prejudicial interest as he had acted as an agenda in this application - Councillor Shepherd withdrew from the meeting whilst the application was being considered. |
| Councillor M Gregory | - P/11/67/FUL - Councillor Gregory declared a personal interest as a Member of Pencoed Town Council but took no part in the consideration of planning applications. |
| Councillor M C Wilkins | - P/10/870/FUL - Councillor Wilkins declared a prejudicial interest and withdrew from the meeting whilst the application was considered. P/11/76/FUL, P/11/67/FUL, P/11/12/FUL, P/11/93/OUT and P/11/31/FUL - Councillor Wilkins declared a prejudicial interest as the applicants are known to her and withdrew from the meeting whilst the applications were considered. |
| Councillor R D L Burns | - P/11/31/OUT and P/10/870/FUL - Councillor Burns declared a personal interest as a member of Bridgend Town council but took no part in the consideration of planning applications. |
| Councillor M Lewis | - P/10/870/FUL - Councillor Lewis declared a personal interest as a member of Bridgend Town Council but took no part in the consideration of planning applications. |
| Councillor E Dodd | - P/10/789/FUL - Councillor Dodd declared a personal interest as a member of Coity Higher Community Council but took no part in the consideration of planning application. |

518 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.

519 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/11/113/FUL Blandy Stores 1 Blandy Terrace, Ogmores Vale, Bridgend - Single storey extension to front of existing shop premises.

Subject to the inclusion of the following:-

A Panel Site Inspection took place on 6 April 2011 comprising the Chairman, Vice Chairman and reserve Member with the objector and applicant. Members considered that the Officer's report accurately reflected site conditions and the nature of the development. Officers were requested to investigate whether the applicant would be prepared to amend the scheme to set the proposed extension a little in from the boundary with the neighbouring property, 2 Blandy Terrace, Ogmores Vale.

Following the inspection by the Site Visit Panel and the approach by officers the applicant has agreed to amend the scheme. Revised plans have been submitted which show the proposed extension set approximately 250mm away from the common boundary with the neighbouring property, No.2 Blandy Terrace, Ogmores Vale. It is considered that this revised arrangement will further reduce the impact on this neighbour.

P/10/870/FUL 2 - 4 Wyndham Street, Bridgend - Proposed refurbishment, extension and new floor.

The Group Manager Development reported on further observations received from the Conservation and Design Team on the elevational drawings submitted by the applicant in his attempt to demonstrate the impact of its scale and affect on adjacent buildings. These drawings were not submitted as part of the original application.

The following further observations were made by the Conservation and Design Team.

In relation to the Wyndham Street elevation, the latest submission now adequately illustrates that the scale of the proposal in terms of its height is compatible with adjacent buildings, including Ruhamah Chapel and the Wyndham Arms. It also reflects the height of the historic building that originally occupied the site. On that basis, the Conservation and Design Team is satisfied that the harm to the adjacent buildings and to the conservation area is limited.

With regard to the elevation fronting Elder Street and Elder Yard area, the proposal still creates an overbearing presence about which the Conservation and Design Team still have reservations. The reservations mainly relate to the structural incorporating the brise soleil and it is therefore recommended that the treatment of this element of the proposal be addressed through an appropriate condition that allows for further discussion and agreement.

On the basis of the above comments being incorporated into an appropriate condition, the Conservation and Design Team confirmed the removal of the objection to this proposal.

Subject to the inclusion of additional conditions 5 and 6 as follows:-

5. Notwithstanding the submitted plans, no development shall commence until details of the Brise Soleil on the south eastern (rear) elevation have been submitted to and agreed by the Local Planning Authority. The Brise Soleil shall be completed in accordance with the agreed details.

Reason: In the interests of the protection of the conservation area.

(Policies EV38 and EV45 Bridgend Unitary Development Plan)

6. Notwithstanding the specification submitted by the applicant's agent, no development shall take place until the details of the colour of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed colour is appropriate for use on the development so as to enhance and protect the visual amenity of the area.

(Policies EV38 and EV45 Bridgend Unitary Development Plan)

- | | |
|-------------|--|
| P/11/76/FUL | Rear of 11 The Retreat, Porthcawl, Bridgend - Four bedroom dwelling house with integral garage. |
| P/11/57/BCB | Land off High Street, Maesteg, Bridgend - Placing of restored coal dram at the entrance to village of Nantyyffyllon. |
| P/11/67/FUL | 13 Felindre Avenue, Pencoed, Bridgend - Inclusion of land into curtilage of property and erect 2.4m high palisade fence. |

- P/11/12/FUL Former St Johns Colliery, Maesteg, Bridgend - Drill and test the insitu namurian shal and associated strata.
- P/11/93/OUT 13 The Retreat, Porthcawl, Bridgend - Residential dwelling in grounds of Russet House (outline).
- P/11/31/OUT 102 Tremains Court, Brackla, Bridgend - New house - re-sub of P/10/663/OUT.

Subject to the addition of the following notes g, h and i:-

- g. Contractors should be made aware that there is a small chance of encountering bat roosts unexpectedly during the development work. In the unlikely event of bats being found to be present on site, work should stop immediately and advice sought from the Contryside Council for Wales, (CCW) (tel. 02920 772400).
- h. In addition there are a number of guidance documents available on how to protect trees during construction including the BCBC Trees and development SPG 07 and the British Standard BS5837: 'Trees in relation to construction' BSI (2005). Provides detailed guidance on measures for the protection of trees during the construction process such as types of protection and minimum distance of protective fencing around trees and prevention of damage to roots.
- i The developer is advised to consider the provision of bat boxes in the gables of both the existing and new dwelling.

520 TOWN AND COUNTRY PLANNING ACT 1990
SECTION 106 AGREEMENT

RESOLVED: (1) That the applicant confirm in writing his willingness to provide a Section 106 Unilateral Undertaking under Section 106 to:-

In order to assist in homelessness prevention develop a protocol:-

To assess prisoners longer term housing needs;

Clarify the accommodation available upon release including the sustainability, tenure and permanence of such accommodation;

Provide evidence of such investigation to the Housing Service in a manner prescribed by the Local Housing Authority 28 days prior to discharge.

- (2) The Corporate Director - Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has provided the

aforementioned Section 106 Unilateral Undertaking, and subject to the conditions contained in the report of the Corporate Director - Communities.

Code No.

Proposal

P/10/789/FUL

HMP and YOI Parc, Heol Hopcyn John, Coity, Bridgend - New 255 cell block, 2 storey - workshop/gatehouse/visitor centre, car park and perimeter wall and sports pitch.

521 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.

522 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:-

Code No.

Subject of Appeal

A/10/2136336 (1643) Vary condition of 99/937 for opening hours to be 7.00am to 04.00am Thursday to Sunday inclusive at: 39 Wyndham Street, Bridgend.

A/10/2141707 (1650) Change the use from office/shop to Indian Takeaway at 1A Coegnant Road, Maesteg

523 ANNUAL REVIEW OF DECISIONS

The Development Control Manager reported that the Committee undertook an annual review of implemented planning decisions as part of its training process.

He stated that development had commenced at Parc Derwen and in view of recent developments at the Princess of Wales Hospital and a new comprehensive school at Brackla, it may be appropriate to focus on this area in the new review. As the visit would be to a school due to open in September it would be advisable to arrange the visit to all three sites in August as opposed to the normal schedule of September.

When construction is underway on the Porthawl Regeneration Development it would be beneficial for the Committee to review that development and other developments in Porthcawl at that time.

RESOLVED:

That the Development Control Committee undertake site inspections to the Archbishop McGrath School, Brackla, the residential development at Parc Derwen and recent developments at the Princess of Wales Hospital as part of the annual review of implemented planning decisions this August and a visit to a development at Court Road be considered as a possible fourth site to be visited.

524 WELSH ASSEMBLY GOVERNMENT CONSULTATION DOCUMENT - REVIEW OF DIRECTIONS REQUIRING PLANNING APPLICATIONS TO BE REFERRED TO THE WELSH MINISTERS

The Development Control Manager reported that the Welsh Assembly Government had consulted on proposed changes to the existing system of directions that require local planning authorities to refer certain planning applications to the Welsh Ministers before making a decision, if they are minded to approve the applications. The Welsh Ministers consider the planning application against certain criteria and decide whether to intervene by means of a call in or other direction, or leave jurisdiction to determine the application with the local planning authority. This process is known as 'call in'.

He reported that WAG wished to reduce the number of planning applications which are required to be referred to the Welsh Minister unnecessarily to consider call in, removing a burden from local planning authorities who are best placed to decide planning applications in the light of local circumstances. This will enable a more timely determination of these applications. In doing so, WAG aimed to improve the quality and speed in development management and increase certainty and predictability for users of the planning system.

He stated that in the last five years there had only been one application in Bridgend which had been called in by the Welsh Ministers with eight call in requests received and four departure direction notifications.

The WAG is also minded to introduce a new requirement to identify those applications that have either been approved or refused contrary to the planning officer's recommendation. This will be taken forward as part of the review of development control returns. It was further proposed that a new direction require local planning authorities to refer applications to the Welsh Ministers before granting planning permission for certain types of development. This development will be called 'Notification Development' and comprises three forms of development, namely: Flood Risk Area Development; Departure Development and Aggregates Extraction from Areas of Acknowledged Landscape Importance.

He reported that WAG had identified a number of questions and he outlined suggested responses which would constitute this Local Planning Authority's response to the consultation.

RESOLVED: That the report be forwarded to the Welsh Assembly Government as the Development Control Committee's views on the consultation document.

525 TRAINING LOG

The Group Manager Development informed the Committee of a proposal to include in the summons notifying Members of Full Development Control Committee site inspections the protocol relating to site visits which gave details of the format and conduct at the site visit and officer advice be given at the site visit.

RESOLVED: That the report of the Corporate Director - Communities on the Training Log be noted and the site visit protocol form part of the summons for Full Development Control Committee site inspections.

526 PARKING STANDARDS

The Policy and Development Team Leader presented a report which sought to secure permission to commence a public consultation exercise on the Council's parking standards thereby satisfying the requirement to collaborate with interested organisations with a view ultimately to securing the status of Supplementary Planning Guidance.

He reported that the Parking Standards had been produced due to the continued reliance on the private car creating significant traffic, environmental and health concerns which must be addressed. The draft Parking Standards sought to limit parking opportunities, primarily at places of destinations and encourage, via travel plans, greater use of alternative modes of transport such as walking, cycling and public transport. The standards recognise the desire to own cars and sought to secure appropriate levels of parking for new residential developments.

The Policy and Development Team Leader outlined the current situation and the role of the draft Supplementary Planning Guidance on the Council's Parking Standards which had been produced as a result of the policy guidance in Planning Policy Wales (2010). The Parking Standards had been derived from the overarching document produced by CSS Wales and had been endorsed by Sewta, the regional transport consortium in consultation with the other three regional transport consortia in Wales. The draft guidance supplemented a number of policies of the adopted Bridgend Unitary Development Plan, which are intended to guide developers, residents and those who may have an interest in a land-use proposal for which the Council may seek to determine the level of parking provision associated with types of developments and various locations.

In summary the draft Supplementary Planning Guidance provides:

- the Council's policy and practice relating to car parking provision in new developments;
- national and local planning policy relating to car parking;
- guidance notes explaining the criteria by which levels of parking will be calculated and determined;
- details relating to the means of calculating the sustainability profile of a site which helps to determine the level of discount that may be applied based upon a site's proximity and ease of access to local amenities, public transport facilities and walking and cycle routes;
- a map of the county borough demarcated into zones based on land-use and transport (accessibility) characteristics.

It would also enable developers to be aware, at an early stage in the development process, the levels of car parking needed and measures required to ameliorate the impact of car use.

RESOLVED: That the Development Control Committee:

- (1) approved draft Supplementary Planning Guidance on Bridgend County Borough Council Parking Standards as the basis for public consultation;
- (2) authorised officers to make appropriate arrangements for public consultation; and await a further report on the outcome of the consultation process.

527 BRIDGEND TOWN CENTRE MASTERPLAN

The Group Manager Development introduced a report which provided an update on progress on the production of a Masterplan for Bridgend Town Centre and surrounding area and sought approval of the draft document for the purpose of undertaking a public consultation exercise with a view to adopting the final document as Supplementary Planning (SPG) to the Bridgend Unitary Development Plan (UDP). The draft Masterplan had been reported to Cabinet on 8 March 2011 which had resolved to endorse the document and its associated technical appendices.

He reported that a draft Masterplan had been produced which set out a framework to guide investment and development in the town centre over the next ten years. The development strategy proposed in the Masterplan was based on retail led regeneration. The evidence base suggested that there is potential to claw back retail expenditure by improving the town centre's retail offer and the Masterplan suggests how this additional retail provision should be accommodated. It included a vision to ensure that Bridgend town centre expands its retail offer and fulfils its potential as a thriving, vibrant and accessible market town. The vision was supported by the following strategic objectives namely:-

- develop the retail destination;
- maximise the riverfront;
- improve the gateways;
- enhance the quality environment and historic character;
- strengthen the core;
- create a vibrant and accessible visitor destination.

Officers reported that critical areas had been identified in the Masterplan which the Council will need to drive forward including improving accessibility, the quality of the public realm and the profile and image of the town centre. The £9m Bridgend Town Centre Convergence Project will help tackle these, instil confidence amongst businesses in the town centre and lever in further private sector investment to upgrade key buildings.

The Group Manager Development reported that in planning terms the draft Masterplan had highlighted the importance of the policy in preventing retail development coming forward that could be seen as prejudicing the vitality and attractiveness of the core retail area of the town centre. The document proposed that the LDP should make it clear that new, out of town retail outlets that would contain high street retail uses will not be supported, reaffirming the importance of the sequential approach (town centre first) and consideration of impact of such developments on the town centre, as promoted by Planning Policy Wales (2010) and existing policies in the UDP. The draft plan also advocated that policy should promote the town centre as a focus for employment and leisure growth as well as encourage further residential provision.

The key measures and outcomes of the successful delivery of the Masterplan were outlined. The draft Masterplan is supported by a series of technical appendices, which comprise a Policy Review and Health Check, Market Review, Design Principles and Urban Form and Access and Movement. To satisfy the statutory requirements of the Supplementary Planning Guidance process, public consultation would be carried out over a six week period during May and June, during which the document and its technical appendices would be made at a number of locations that the public would be notified of in advance. There would

be opportunities for the submission of comments which will form part of the consultation and reported back to this Committee for consideration before a decision is made on its adoption.

RESOLVED: That the Development Control Committee endorse the draft Bridgend Masterplan and its technical appendices attached as Appendices 1 and 2, as the basis for further public consultation, with a view to adoption of the final document as Supplementary Planning Guidance to the Bridgend Unitary Development Plan.

The meeting closed at 3.41pm.