

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 2 JUNE 2011 AT 2.00PM

Present:

Councillor H M Williams - Vice-Chairperson

Councillors

R D L Burns
M W Butcher
N Clarke
E Dodd

Councillors

C E Hughes
C J James
A Jones
M Lewis

Councillors

R Shepherd
J C Spanswick
K J Watts

Councillors

C Westwood
R E Young

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 - Principal Solicitor
T Body - Solicitor
G P Jones - Democratic Services Manager (Electronic Back-up)
M A Galvin - Senior Democratic Services Officer - Committees

528 VICE-CHAIRPERSON'S ANNOUNCEMENT

The Vice-Chairperson extended on behalf of the Committee best wishes to Mr Brett Davies who had now left hospital and was recuperating at home after his recent illness.

529 APOLOGIES FOR ABSENCE

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

Councillor M Gregory - Holiday
Councillor M Thomas - Holiday
Councillor M Winter - Unwell
Councillor G Thomas - Unwell

530 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 Committee by the Chairperson, be held on Wednesday 29 June 2011(am).

531 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of a meeting of the Development Control Committee on 12 May 2011, be confirmed as a true and accurate, subject to Minute 536 (1) planning application P/11/226/RLX, being amended from an application for refusal to the application being deferred, in accordance with paragraph 11.4 of the Code of Practice.

532 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 applications being considered at today's meeting.

| <u>Name</u> | <u>Planning Application Number</u> | <u>Reason for Speaking</u> |
|-----------------------|------------------------------------|----------------------------|
| Mr Colin Ball | P/11/225/FUL | Objector |
| Councillor E M Hughes | P/11/226/RLX | Objector |
| I Parry | P/11/172/FUL | Objector |

533 DECLARATIONS OF INTEREST

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

- Councillor R D L Burns - P/11/226/RLX - Councillor Burns declared a personal interest as a member of Bridgend Town Council but who takes no part in the consideration of planning applications.
- Councillor M Butcher - P/11/243/FUL - Councillor Butcher declared a personal and prejudicial interest as she knew the applicant. Councillor Butcher left the meeting whilst the application was being considered.
- Councillor N Clarke - P/11/224/FUL and P/11/243/FUL - Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council but who takes no part in the consideration of planning applications.
- Councillor C J James - P/11/243/FUL - Councillor James declared a personal and prejudicial interest as the applicant's son lived next door to him. Councillor James left the meeting whilst the application was being considered.
- Councillor M Lewis - P/11/226/RLX - Councillor Lewis declared a personal interest as a member of Bridgend Town Council but who takes no part in the consideration of planning applications.
- Councillor C Westwood - P/11/226/RLX - Councillor Westwood declared a prejudicial interest due to her being a Member of the Licensing Sub-Committee that considered an application for variation of opening hours at the premises. Councillor Westwood left the meeting whilst the application was being considered.

534 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.

535 NOMINATION AND APPOINTMENT TO THE RIGHTS OF WAY SUB-COMMITTEE

The Assistant Chief Executive - Legal and Regulatory Services submitted a report, the purpose of which, was for the Development Control Committee to nominate and appoint Members to its Rights of Way Sub-Committee.

RESOLVED: That the following Members comprise the composition of the Rights of Way Sub-Committee:-

Councillor M Gregory
Councillor H Williams
Councillor R Shepherd
Councillor E Dodd
Councillor M Lewis
Councillor N Clarke

536 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED

RESOLVED: That the following application be granted:-

| <u>Code No.</u> | <u>Proposal</u> |
|-----------------|---|
| P/11/224/FUL | 12 Mary Street, Porthcawl, Bridgend - C/U from 1 no. dwelling to 3 No. flats and first floor extension over existing rear ground floor extension. |

537 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/11/74/FUL | Grove House, Heol y Cyw, Bridgend - Change of use of existing dwelling to care home (Use Class C2). |

Subject to the inclusion of the additional advisory note e:-

- e. The developer should provide a travel pack containing information for employees and visitors promoting the use of sustainable travel (public transport, walking and

cycling) to and from the site as identified in correspondence and in accordance with Planning Policy (Wales).

P/11/172/FUL

G E Carpentry Services Ltd, Forge Industrial Estate, Maesteg, Bridgend - Installation of wood burner and chimney reaching a total height of 12.5 metres.

Subject to the following words being inserted at the beginning of Conditions 2 - 5 of the report inclusive, "The site operator shall ensure".

P/11/225/FUL

Former stormy down aerodrome (North Western Portion) Stormy Down, Bridgend - C/U for temp storage of soil and aggregates generated within site (pending re-use in building) and improvement works.

(NB. That it be noted that this is a Temporary Consent application).

Subject to Condition 1 of the report being amended to as follows:-

"The use hereby permitted shall be discontinued on or before 31 December 2012, by which time all remaining material shall be removed from this site to appropriate areas within the Stormy Down airfield site as defined within the blue line indicated on the site location plan received on 31 March 2011".

P/11/243/FUL

Blue Seas Guest House, 72 Beach Road, Porthcawl, Bridgend - Two storey extension to rear, mansard roof with loft conversion, balcony to rear, kitchen extension to front.

NB: Insert the words "The following are advisory notes not conditions" after the three Conditions contained in the report.

538

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS BY BRIDGEND COUNTY BOROUGH COUNCIL

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

Code No.

Proposal

P/11/192/BCB

Hyfrydol Resource Centre, Cemetery Road, Maesteg, Bridgend - Change of use from B1 to C3 (Offices to residential dwelling) and change of use of public open space.

(2) That permission be deemed to be granted for the above application, subject to the Condition contained the report of the Corporate Director - Communities.

539 TOWN AND COUNTRY PLANNING ACT 1990
PLENARY POWER APPLICATION

RESOLVED: That the following application be granted, and plenary power be given to the Corporate Director - Communities to issue a decision notice after the 3 June 2011, if no adverse representations are received, subject to the Conditions contained within her report:-

Code No.

Proposal

P/11/309/FUL

12 Heol Cambrensis, Pyle, Bridgend - Change of use of the ground floor dining room to a hair salon (part of domestic dwelling).

Subject to Condition 3 of the report being deleted, and the following Note f added:-

- f. The developer is advised that the site lies within a C2 Flood Risk zone, the developer should install flood-proofing measures as part of the development. For further information, please see ODPM publication 'Preparing for Floods; Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties'. This may be viewed on the Planning Portal Website: www.planningportal.gov.uk

540 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS REFUSED

RESOLVED: That the following application be refused for the reason detailed thereunder:-

Code No.

Proposal

P/11/226/RLX

Dominos Pizza, Tremains Road, Bridgend - Extension of opening hours to accord with premises licence. (plus Appendices A, B and C).

Reason: "The Local Planning Authority considers that the extended and additional operational hours (between 01.00 hrs and 03.00 hrs) will adversely affect residential amenities that can reasonably be expected to be enjoyed by the occupier of residential properties in close proximity to the site by virtue of noise and disturbance during the early morning hours proposed for seven days of the week."

541 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.

542 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the Welsh Government to determine the following Appeals, has directed they be DISMISSED:-

Code No. Subject of Appeal

C/10/2132573 (1638) Unauthorised Containers at: Land at Moor Lane, Porthcawl
- Public Inquiry

A/11/2148367 (1657) New vehicular access onto Coity Road at: 20 Pendre,
Bridgend - Householder appeal pilot.

543 MAKING INFORMATION FROM PLANNING APPLICATION DATABASE AVAILABLE ON THE WEB

RESOLVED: That having regard to the report of the Corporate Director - Communities, and for the reasons contained therein, the current arrangements for identifying those persons who have made representations in respect of planning applications be identified by name and address, except for those cases where a large number of objections have been received, and that in cases where an objector wishes to remain anonymous (so that they are not identified on the Committee report that is published on the web) then their representations be omitted from the Committee report and they not then be eligible for public speaking arrangements on planning applications. In addition, if an objector wishes to remain anonymous that they be directed to contact their local member to make representations on their behalf.

544 COMPOSITION OF THE SITE VISIT PANEL

RESOLVED: That the Committee agreed that the composition of the Development Control Committee Site Visit Panel, be as follows:-

Councillor M Gregory - Chairperson
Councillor H M Williams - Vice-Chairperson
Councillor R Shepherd - Third Member
Councillor M Thomas - Reserve Member

545 TRAINING LOG

RESOLVED: That the Committee noted the following up and coming Member training events:-

| <u>Facilitator</u> | <u>Subject</u> | <u>Date</u> | <u>Time</u> |
|--------------------|----------------------|--------------|-------------|
| South Wales Police | "Planning Out Crime" | 30 June 2011 | 12.15pm |

| | | | |
|--|---|------------------|---------|
| Conservation & Design Team - Regeneration and Development | "Townscape Heritage" | 28 July 2011 | 12.15pm |
| Development Department | "Annual review of implemented planning Decisions" | 4 August 2011 | 9.00am |
| Public Protection Department | "Public Protection Input to the determination of planning applications" | 17 November 2011 | 12.15pm |

The meeting closed at 4.45pm.