

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN
THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 30 JUNE 2011 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
N Clarke
E Dodd
C E Hughes

Councillors

A Jones
M Lewis
R Shepherd
J C Spanswick

Councillors

G Thomas
M Thomas
C Westwood

Councillors

H M Williams
M Winter
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

551 APOLOGIES FOR ABSENCE

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

Councillor C J James - Other Council business
Councillor K Watts - Hospital appointment

552 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 27 July 2011(am).

553 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of a meeting of the Development Control Committee on 2 June 2011, be confirmed as a true and accurate record.

554 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>
Councillor E M Hughes	P/11/281/FUL	Ward Member
M Griffiths	P/11/281/FUL	Applicant
C Lavis	P/11/125/FUL	Objector
C Davies	P/11/353/OUT	Objector
A Mawby	P/11/353/OUT	Applicant

555 DECLARATIONS OF INTEREST

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

- Councillor M Gregory - P/11/271/FUL and P/11/381/RLX - Councillor Gregory declared a personal interest as a member of Pencoed Town Council, but takes no part in the consideration of planning applications.
- Councillor R D L Burns - P/11/281/FUL - Councillor Burns declared a personal interest as a member of Bridgend Town Council but who takes no part in the consideration of planning applications, and due to the fact that he lives one street away from the application site. P/11/353/OUT - Councillor Burns declared a prejudicial interest as he knew the applicant and public speaker and had previous involvement with KPC Youth in his former role as a member of the Cabinet. Councillor Burns left the meeting whilst this item was being considered.
- Councillor M Lewis - P/11/281/FUL - 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/11/187/FUL - Councillor Westwood declared a personal interest due to a family member having made representations to the application. Councillor Westwood left the meeting whilst the application was being considered.
- Councillor M Thomas - P/11/187/FUL - Councillor Thomas declared a personal interest as a member of Garw Valley Community Council, but takes no part on the consideration of planning applications.
- Mr J Parsons - P/11/353/OUT - Mr Parsons declared a personal interest as he was acquainted with the public speaker who was an objector to the application.

556 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.

557 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/11/75/FUL	Garage and Premises, Fenton Place, Pontycymmer, Bridgend - Erect timber clad, steel sheet panel fencing across frontage.
P/11/125/FUL	Plot Adj 19 Bettws Road, Brynmenyn, Bridgend - New dwelling and garage (rebuild).
P/11/187/FUL	Plot 1A Ffaldau Industrial Estate, Victoria Street, Pontycymmer, Bridgend - Retain exploratory borehole, erect containerised units, associated plan and equipment and ancillary operations.
P/11/271/FUL	12 Gerddi Ty Bryn, Pencoed, Bridgend - Retention of timber enclosure to raised terrace at rear of property.
P/11/281/FUL	79 Merthyr Mawr Road, Bridgend - Change of use from single dwelling to two self contained apartments with car parking for 4 cars, subject to Condition 1 of the report being amended to read as follows, and the inclusion of the undermentioned Condition 5 and Note (f).

1. Notwithstanding the parking details shown on Drawing AD101 a car parking scheme for 4 car parking spaces shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing on site. The agreed scheme shall be implemented prior to either approved flat being brought into beneficial use.

Reason: In the interests of highway safety.

(Policies H5 and EV45 of the Bridgend Unitary Development Plan)

5. Prior to any development commencing details of a screen fence 1.8m high along the north eastern site boundary from the southern edge of the side porch entrance to the first floor apartment to the front of the building shall be submitted to and agreed in writing with the Local Planning Authority. The agreed fence shall be erected before the first floor apartment is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of privacy.

(Policy EV45 – Bridgend Unitary Development Plan)

Note f.

The car parking scheme to address Condition 1 shall site the car parking spaces for each flat on either side of an entrance path to serve the proposed flats. The scheme should also include a planting strip to divide the separated parking areas.

P/11/353/OUT

KPC Youth off Pyle Inn Way, Pyle, Bridgend - Replace temporary building with permanent 2 storey building and erect single storey workshop for youth training.

Subject to the inclusion of the following Conditions 3 - 7 and Notes d - g:-

3. No development shall commence on site until a scheme for the provision of a compound and car park for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to commencement of works on site and maintained for the duration of the construction works.

Reason: In the interests of highway safety.
(Policy SC1 – Bridgend Unitary Development Plan)

4. No development shall commence until a scheme for the provision of temporary traffic and pedestrian management along the rear lane between the site access and Pyle Inn Way during the construction works has been submitted to and agreed in writing by the Local Planning Authority and implemented before and during such works.

Reason: In the interests of highway safety.
(Policy SC1 – Bridgend Unitary Development Plan)

5. The site access shall be widened to not less than 4.5 metres for the first 10 metres (measured from the nearside edge of the lane) in permanent materials prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.
(Policy SC1 – Bridgend Unitary Development Plan)

6. No more than 10 people shall be taught within the detached workshop at any given time.

Reason: To protect the safety and free flow of traffic along the rear lane serving the site.
(Policy SC1 – Bridgend Unitary Development Plan)

7. The proposed parking facilities shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the

approved layout prior to the development being brought into beneficial use and retained thereafter unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety.
(Policy SC1 – Bridgend Unitary Development Plan)

Notes:

d. The applicant is advised to contact the Head Teacher of Pyle Primary School in order to make the school aware of the additional construction traffic movements along the rear lane.

e. The permanent materials referred to in condition number 4 shall be either concrete, tarmacadam or brick paviments. Compacted chippings would not be acceptable.

f. The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the additional parking spaces and internal access roads. As a result of the above, impermeable surfacing such as concrete or tarmacadam extending across the full width of the additional parking spaces and internal access roads should not be considered as a first option.

g. Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under section 163 of the Highways Act 1980.

558 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR RELAXATION OF CONDITION(S)

RESOLVED: That the following application be granted, subject to the Condition contained in the report of the Corporate Director - Communities.

<u>Code No.</u>	<u>Proposal</u>
P/11/381/RLX	1 Penybont Road, Pencoed, Bridgend - Relaxation of condition of consent 89/0751 to permit opening hours until 12.30am.

559 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.

560 APPEALS DETERMINED

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

A/10/2142269 (1651) 4 car garage and ancillary bedroom accommodation at : Longacre Court Colman.

A/11/2146312 (1654) Conversion and alteration of garage/exercise/storage area to dwelling with new cartilage and access at : Bryn Sarn, Sarn, Bridgend.

(2) That it be noted that the Inspector appointed by the Welsh Government to determine the following Appeal, has directed it be ALLOWED, subject to the Conditions contained in the report.

A/10/2142695 (1652) Extension to Manor Farm Cottage, covered walkway from house to barn and re-alignment of driveway at : Manor Farm Cottage, Porthcawl.

(3) That it be noted that the following Appeal has been WITHDRAWN and the enquiry details cancelled.

C/11/2150262 (1658) Unauthorised fencing/enclosure at : 5 Priory Avenue, Bridgend.

561 REVIEW OF ELECTRONIC CONSULTATION ON PLANNING APPLICATIONS WITH COMMUNITY/TOWN COUNCILS

The Corporate Director - Communities submitted a report, that reminded Members that approximately 12 months ago a number of Community/Town Councils agreed to accept consultations regarding planning applications electronically, subject to the proviso that such arrangement would be reviewed after a 12 monthly period.

The Head of Development Control advised that feedback from Town and Community Councils was generally positive in respect of the above, though some of the smaller Community Councils had expressed some concern over a lack of financial support for the provision of I.T. related equipment.

In view of this, Members asked Officers to pursue with the I.T. Department the possibility of any Town /Community Councils receiving equipment to assist them in continuing with the consultation process in this way as outlined in the report.

Officers confirmed that they would pursue such a course of action.

RESOLVED: That the current arrangements for consulting Community/Town Councils on planning applications, whether via electronically or in paper format be maintained, and where such Councils wish to move to electronic consultations, the Development Control Department provide officer assistance to help the migration process.

562 SITE VISITS REPORT

The Corporate Director - Communities submitted a report, that outlined data regarding the number of Full Committee and Site Visit Panel site visits for the period 1 April 2010 - 31 March 2011.

Members enquired if further information could be included in future such reports, outlining associated issues, for example the costs associated with site visits undertaken by Members. Officers agreed that such further information could be provided.

RESOLVED:

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

563 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities outlining the future training programme for Members of the Committee, be noted.

The meeting closed at 3.10pm