

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,
BRIDGEND ON THURSDAY, 12 JANUARY 2012 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

Councillors

R D L Burns
M W Butcher
N Clarke
E Dodd
C E Hughes

Councillors

C J James
A Jones
M Lewis
R Shepherd

Councillors

J C Spanswick
G Thomas
M Thomas
K J Watts

Councillors

C Westwood
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
P Stanton - Service Manager - Environmental Health
H Williams - Senior Environmental Health Officer
B Davies - Legal Officer
M Galvin - Senior Democratic Services Officer - Committees
A Rees - Senior Democratic Services Assistant (Electronic Back-up)

662 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K Watts who was on holiday.

663 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 confirmed as Wednesday, 8 February 2012 (am).

664 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee dated 15 December 2011 be confirmed as a true and accurate record.

665 LIST OF PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present the names of the public speakers to address the following application being considered at the meeting:-

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Councillor D Unwin	P/11/900/FUL	Ward Member
M Jones	P/11/21/FUL	Objector (to the application)
Dr J H Looney	P/11/21/FUL	Applicant

666 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members and Officers:-

- Councillor M C Gregory - Councillor Gregory declared a personal interest in application P/10/791/FUL as a Member of Pencoed Town Council but who takes no part in the consideration of planning matters.
- Councillor R D L Burns - Councillor Burns declared a personal interest in planning application P/11/900/FUL as a Member of Bridgend Town Council but who takes no part in the consideration of planning matters, and leaves the room when they are debated.
- Councillor M Lewis - Councillor M Lewis declared a personal interest in planning application P/11/900/FUL as a Member of Bridgend Town Council but who takes no part in the consideration of planning matters.
- Councillor N Clarke - Councillor Clarke declared a personal interest in planning application P/11/790/FUL as a member of Porthcawl Town Council but who takes no part in the consideration of planning applications.
- Councillor C Westwood - Councillor Westwood declared a personal and prejudicial interest in planning application P/11/21/FUL as she was a close friend of an objector to the application. Councillor Westwood left the meeting whilst the application was discussed.

667 CHAIRPERSON'S ANNOUNCEMENT

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

668 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: That the following applications be granted, subject to the conditions outlined in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Proposal</u>
P/11/790/FUL	Sports ground locks lane, Porthcawl - Replace clubhouse/pavilion/changing accommodation (revision of application P/07/131/FUL).
P/11/900/FUL	Car Park Pay Office, Brewery Lane, Bridgend -Change of use to be used as a shop (temporary grant).

Subject to Condition 1 of the report being amended by replacing the date 31 December 2016 with 31 December 2013; to Note e of the report being amended as follows, and to the additional Note f and g.

- (e) The proposed development is located within 7m of the main River Ogmore and Environment Agency Wales' Flood Alleviation Scheme. Under the provisions of the Water Resources Act, formal consent is required from Environment Agency Wales for any works within 7m of a main river. Such consents cannot be issued retrospectively and must be applied for prior to commencement of works to ensure the integrity of the flood defence. Further information and advice can be obtained by contacting Barry Cox, Flood Risk Management Officer on 01792 325597.
- (f) The Authority has a Service Level Agreement with the South East Wales Biodiversity Records Centre, and that organisation has advised us that there are records of bats within the area of your application. All bats are protected by law, and where there is a likelihood that a bat roost may be present a survey should be carried out and evidence of bat occupation or their absence should be established.

If the roof-space or loft of a building is identified as a 'bat roost' within the meaning of the Wildlife and Countryside Act and the Conservation (National Habitats, and c.) Regulations 1994, it is essential that before any development takes place there should be a full investigation for bats by an appropriately qualified and licensed person to determine the site's significance. Depending on the results of that investigation, an implementation of a planning permission may be dependent on the issue of a development licence by the National Assembly for Wales. Suitably qualified ecological consultants can be found by, in the first instance, telephoning the Countryside Council for Wales (02920 772400) Advice is also available from the Authority's Ecology/Biodiversity Team (telephone 01656 643667 or 643170).

- (g) The applicant is advised that any Japanese knotweed and associated soil that has to be removed from site needs to be disposed of to a properly licensed site.

669 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: That the following planning application be deferred, until such time a photo montage of the development is received, due to this being of major prominence in the middle of a town centre.

Code No.

Proposal

P/10/791/FUL

Jnct of Coychurch Road and Heol y Groes, Pencoed - Development of 2 No. Retail Units, 5 Town Houses, 8 Apartments and Parking.

670 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR SECTION 106 AGREEMENT

RESOLVED: (A) That having regard to the following application, the applicant be requested to enter into a Section 106 Agreement to:-

- (i) Contribute a sum of £23,340.09 (index linked from March 2011) as a contribution to highway improvements in Coytrahen and Tondy prior to the commencement of any work on the site.
- (ii) Restrict the output of power from the biomass plant to 10MW and restrict lorry movements of fuel to no more than 26 in each direction per day until the rail link to the site is fully operational. .
- (iii) Only use a Class 66 type locomotive, or one with an equivalent or lower operational noise level, to deliver biomass fuel to the site or remove waste ash from the site.

Code No.

Proposal

P/11/21/FUL

Llynfi Biomass Power, Nr. Llangynwyd, Maesteg - Site to be redeveloped into a biomass power station of 25mw electric output.

- (B) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in the report of the Corporate Director – Communities, and

Subject to the following amendment/addition:-

Condition 3 of the report being amended to that as follows:-

3. Notwithstanding the submitted information no development shall commence on site until details of the rail unloading facility, including any enclosures or building to be erected, have been submitted to and approved in writing by the Local Planning Authority. Fuel should not be brought in by rail until the rail unloading facility, enclosures or buildings have been constructed as approved and are available for use.

Reason: In the interests of residential and visual amenities.

(Policies EV28, EV29 and EV45 Bridgend Unitary Development Plan)

Inclusion of the additional Condition 37:-

37. All vehicles conveying biomass fuel or waste materials entering or leaving the site shall have their load areas covered by a suitable form of sheeting.

Reason: In the interests of highway safety and the prevention of dust pollution (Policy EV30 of the Bridgend Unitary Development Plan).

671 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.

672 APPEALS DECISION

RESOLVED: 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/11/2158870(1672)	Erection of new retaining wall steps and porch at : 8 Lower Church Street, Pontycymmer.
--------------------	---

673 APPEAL DECISION IN RESPECT OF 7 WIND TURBINES, ACCESS TRACKS AND MASTS AS PART OF THE FFORCH NEST WIND FARM

RESOLVED: That the report of the Corporate Director - Communities outlining reasons as to why the Inspector appointed by the Welsh Government gave a decision to allow an Appeal made by the applicant against decision of refusal of the applicant by the Planning Committee of Rhondda Cynon Taf County Borough Council, be noted

674 CRIME PREVENTION DESIGN ADVISORS

RESOLVED: That the report of the Corporate Director - Communities advising Committee that Mr Gwyn Batten of the South Wales Police was no longer in the role of the Crime Prevention Design Advisor for this area be noted. The Committee agreed to send a letter of appreciation to Mr Batten for the service he has provided to Development Control in the past.

675 TRAINING LOG

The Group Manager Development reported on an updated Training Log for Development Control Committee Members. He requested that Members of the Committee give consideration to future training topics.

RESOLVED: That the report of the Corporate Director - Communities outlining future training sessions for the Committee as stated below, be noted:-

<u>Subject</u>	<u>Date/time</u>
Green Neighbourhood Networks	- 9 Feb 2012 - 12.15pm
Community Infrastructure Levy (CIL)	- 8 March 2012 - 12.15pm
Essential Member Training for the new Development Control Committee	- 25 May 2012 - 9.00am

The meeting closed at 4.34pm.