

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,
BRIDGEND ON THURSDAY, 5 APRIL 2012 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
R D L Burns	C J James	G Thomas
M W Butcher	M Lewis	K J Watts
N Clarke	R Shepherd	C Westwood
E Dodd	J C Spanswick	H M Williams

Officers:

D Llewellyn	- Group Manager Development
D C Davies	- Development Control Manager
J Parsons	- Team Leader (West)
S Ingram	- Principal Planning Officer
C Flower	- Team Leader Technical Support
N Moore	- Team Leader Policy and Development
R Morgan	- Transportation Development Control Officer
B Davies	- Legal Officer
A Rees	- Senior Democratic Services Officer - Committees
K Stephens	- Democratic Services Assistant (Electronic Back-up)

712 APOLOGIES FOR ABSENCE

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

Councillor C E Hughes – Holiday
Councillor A Jones – Unwell
Councillor M Thomas – Mayoral Engagement
Councillor M Winter – Other Council Business

713 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, 25 April 2012 (am).

714 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 8 March 2012 be confirmed as a true and accurate record.

715 QR (QUICK RESPONSE) CODES ADDED TO CORRESPONDENCE RELATING TO NEW PLANNING APPLICATIONS

The Group Manager Development referred to minute number 710 of the Development Control Committee of 8 March 2012 wherein Members were

informed of the introduction of Quick Response (QR) codes to enable access to application details and the submission of comments electronically by Smartphone. He informed the Committee that not only was the Planning Department the first Local Planning Authority in Wales to introduce this new technology but was the first Local Planning Authority in the United Kingdom to do so. The introduction of this technology had been achieved due to the efforts of Craig Flower, Team Leader Technical Support in conjunction with the Department's software supplier, Ocella.

RESOLVED: That the Committee congratulated the staff on introducing this new technology.

716 LIST OF PUBLIC SPEAKERS

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

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
C Eades	P/12/128/FUL	Objector

717 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members:-

- Councillor G Thomas - P/12/128/FUL - Councillor Thomas declared a prejudicial interest as the applicants are known to him and withdrew from the meeting during consideration of the application.
- Councillor C J James - P/11/795/FUL - Councillor James declared a prejudicial interest as the applicants are known to him and withdrew from the meeting during consideration of the application.

718 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson confirmed that he had accepted the Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

719 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/11/795/FUL	Plot 242, 11 Clos y Golomen Caeau Gleision, Broadlands, Bridgend - Construct 1 No. dwelling - amended site

boundary, reposition bedroom window and reduce length of 2.4m fence.

Subject to the amendment of Condition 3 as follows:-

3. Within one month of the date of this consent a programme for the implementation of the landscaping scheme within the garden of No. 8 Bryn Henfaes, shown on Drawing No. L.03/C, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved programme and scheme.

Code No.

Proposal

P/12/128/FUL

3 Davis Avenue , Bryncethin, Bridgend - Erect 2 bedroom attached dwelling on land adj to 3 Davis Avenue.

Subject to the inclusion of additional Conditions 6, 7 and 8 and additional notes as follows:-

6. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, E and G of Part 1 to Schedule 2 of the Order shall be carried out within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenities.

(Policy EV45 - Bridgend Unitary Development Plan)

7. Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under Ene 1 - Dwelling Emission Rate, has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason: In the interests of sustainability.

(Policy U1 Bridgend Unitary Development Plan)

8. Prior to the occupation of the dwelling hereby permitted a Code for Sustainability Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum

Code for Sustainable Homes Level 3 and a minimum of 1 credits under Ene - Dwelling Emission Rate, has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2012.

Reason: In the interests of sustainability.

(Policy U1 Bridgend Unitary Development Plan)

Additional notes:-

Foul water and surface water discharges shall be drained separately from the site.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Services on 0800 917 2652.

720 TOWN AND COUNTRY PLANNING ACT 1990
HAZARDOUS SUBSTANCE CERTIFICATE

RESOLVED: That a Hazardous Substance Certificate be issued subject to the condition contained in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Proposal</u>
P/11/763/HAZ	Zone 2 Waterton Point, Brocastle Avenue, Bridgend - Storage of a maximum 199 tonnes of liquid petroleum gas used as a propellant for styling products.

721 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.

722 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following appeals directed that they be DISMISSED

<u>Code No.</u>	<u>Proposal</u>
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A/11/2162381(1673) Single storey two bedroom dwelling at Ty-Hedref, St Brides Road, Aberkenfig.

A/11/2162381 (1674) Three detached houses at rear of Maerdy Hotel, Coychurch Road, Pencoed.

A/11/2164115(1675) Remove Class D of condition 5 of consent P/10/392/FUL (Barn Conversion) to allow erection of porch at Parcau Isaf, Laleston, Bridgend.

(2) That it be noted that the Inspector appointed by the National Assembly for Wales to determine this Appeal directed that it be ALLOWED subject to the following conditions:-

(1) The development hereby permitted shall begin not later than five years from the date of this decision.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: The unreferenced location and block plans, and drawing numbers 1;2;3;4 & 5 all Rev B, received by the Council on 11 November 2011.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted, shall match those used in the existing building.

(4) The parking spaces shown on the approved block plan shall be completed in permanent materials and available for use prior to the occupation of the development hereby permitted, and thereafter shall be retained and used solely for parking.

A/11/2169035(1679) Two storey extension, single storey extension and loft conversion at: 71 Park Ave, Porthcawl.

723 OGMORE RESIDENTIAL CENTRE

The Group Manager Development advised that the Vale of Glamorgan Council issued a notice of refusal on an application submitted by this Council on the site of the former Ogmore Residential Centre, Hazelwood, Ogmore by Sea. The development proposed the demolition of the existing buildings and the redevelopment of the site for residential purposes.

He stated that a planning inquiry was held on 14 -16 February 2012 by an Inspector appointed by the Welsh Government at which the main issues under consideration were:-

- (a) The effect of vehicular traffic likely to be generated by the proposal on the living conditions of the occupiers of Somerset View with particular regard to vehicular movement and noise; and
- (b) Whether the proposal would result in the unacceptable loss of a community facility.

The Group Manager Development reported that the Inspector allowed the appeal and also made a partial award of costs against the Vale of Glamorgan Council. He stated that the main decision and costs decision was appended to the report for Members' information.

Members of the Committee congratulated the team of officers on the successful outcome of the Appeal. The Committee requested that it be provided with the papers put forward by the officers at the Appeal and that officers consider holding a future training workshop on the economic and financial considerations behind planning decisions at the training to be undertaken by Morag Ellis QC on 25 May 2012.

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

724 ATLANTIC ARRAY COMMUNITY INVESTMENT CONSULTATION

The Principal Planning Officer reported that the Council had recently been contacted by RWE Npower Renewables regarding the establishment of a community investment package associated with the proposed Atlantic Array offshore wind farm. He stated that the Committee had received a number of updates regarding the project and had been provided with a consultation paper and brochure which highlighted examples of projects elsewhere.

He stated that the Community Investment Package is seen as integral to the Atlantic Array project which aimed to support the development of a package that complemented existing activities and provide the best long term sustainable benefit for the regions surrounding the project.

The Principal Planning Officer reported that the County Borough had been identified as an area which lies within the 50km 'zone of theoretical visibility' of the project, it may be potentially eligible for the Community Investment Package. However, should the boundaries change, the County Borough, which is on the periphery of the 50km zone at present, could fall outside the eligibility area. The value of the package is also dependent on the final installed capacity and will only be available when the wind farm is fully operational, which is likely to be after 2016.

He stated that the consultation paper proposed a package of investment that could focus on such themes as increasing skills and employment opportunities, local/regional economic development and energy efficiency measures. He indicated that a community investment package could include support for project and activities, including opportunities for match funding relating to Economic Development; Employment and Skills and Energy Efficiency. Consultation had been undertaken to establish the Council's views on the community investment package. The Principal Planning Officer outlined the five specific questions on the consultation, together with the Council's response which was agreed with the Cabinet Member - Communities and issued under the delegated powers procedures.

The Principal Planning Officer stressed that the presence of a Community Investment Fund can not be used as a material planning consideration in any subsequent decision regarding the development of the offshore wind farm project. Community benefits should be considered as separate and different from those

actions and contributions from the developer which are necessary to make a proposed development acceptable in planning terms.

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

725 TRAINING LOG

The Group Manager Development reported on an update to the Training Log for Development Control Committee Members.

He also reported on the attendance figures for Development Control Committee Training/Workshop sessions by Members from 23 September 2010 to 8 March 2012.

RESOLVED: (1) That the report of the Corporate Director - Communities be noted.

(2) That the attendance figures for training/workshop sessions by Members of the Development Control Committee be passed to the Group Leaders.

The meeting closed at 3.25pm.