

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,
BRIDGEND ON THURSDAY, 26 APRIL 2012 AT 2.00PM

Present:

Councillor M Gregory - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
R D L Burns	M Lewis	H M Williams
N Clarke	J C Spanswick	M Winter
E Dodd	G Thomas	R E Young
C E Hughes	C Westwood	
A Jones	K Watts	

Officers:

D Llewellyn	- Group Manager Development
D C Davies	- Development Control Manager
J Jenkins	- Team Leader (East)
J Earp	- Technical Support Assistant
N Moore	- Team Leader Policy and Development
R Morgan	- Transportation Development Control Officer
B Wallace	- Building Control Manager
B Davies	- Legal Officer
M A Galvin	- Senior Democratic Services Officer - Committees
K Stephens	- Democratic Services Assistant (Electronic Back-up)
J Monks	- Democratic Services Officer – Committees (Public speakers)

726 APOLOGIES FOR ABSENCE

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

Councillor M W Butcher	- Other Council business
Councillor C J James	- Foot problem
Councillor R Shepherd	- Holiday
Councillor M Thomas	- Mayoral business

727 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 Tuesday, 29 May 2012 (am).

728 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 5 April 2012 be confirmed as a true and accurate record.

729 LIST OF PUBLIC SPEAKERS

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

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
S F Lewis	P/12/46/RLX	Objector
A Mitchell	P/12/46/RLX	Applicant's Agent

730 DECLARATIONS OF INTEREST

The following declarations of interest were made by Members:-

- Councillor M Gregory - P/12/46/RLX - Councillor Gregory declared a personal interest as Member of Pencoed Town Council but who takes no part in the consideration of planning applications.

731 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.

732 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS FOR RELAXATION OF CONDITION(S)

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

<u>Code No.</u>	<u>Proposal</u>
P/12/46/RLX	Land at Minffrwd Road, Pencoed, Bridgend - Relax standard condition of P/06/292/FUL to permit the period of approval for further 5 years.

Subject to the amendment of Condition 1 of the report, as follows:-

"The development hereby permitted shall be begun on a date which is not later than **two** years from the date of this permission."

733 APPEALS RECEIVED

RESOLVED: That the Appeal received since the last meeting of the Development Control Committee, as outlined in the report of the Corporate Director - Communities be noted.

734 COMPLAINTS RECEIVED ABOUT THE PLANNING SERVICE 2011 - 2012

The Corporate Director - Communities submitted a report, which advised that during 2011/12 fifteen formal complaints about the actions of the Local Planning Authority were received, the same number received during the previous twelve month period in 2010/11.

Brief details of these complaints were shown in bullet point format within the report, as were the areas of the County Borough they originated from.

The report also highlighted that the Development Control Committee dealt with over 1000 applications, 1100 preliminary enquires, 460 enforcement complaints and dispatched over 8,600 neighbour notification letters during 2011/12. This evidenced that the number of complaints received, formed a small fraction of the work of the Section.

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

735 UNAUTHORISED BARN CONVERSION AND EXTENSION - GILFACH ORFYDD FARM, DIMBATH LANE, BLACKMILL

The Corporate Director - Communities submitted a report, advising that a complaint regarding the above property had been received, and following an investigation being conducted, it had been identified that several breaches of planning control had occurred in respect of the development.

The development had been the subject of two retrospective planning applications, both of which had been refused.

The report then advised that after the applications were refused an Enforcement Notice was served on the property owners, requiring the demolition of the extension and the cessation of the use for residential purposes within 6 months of the Notice taking effect, i.e. 8 June 2010.

Two appeals were subsequently submitted and considered at the same Hearing, and the decision regarding these was to uphold the local authority's decision regarding the refusal of the application and the serving of the Enforcement Notice. The Inspector did agree however, to relax the time of compliance to twelve months, which ended on 2 November 2011.

The report then advised that following an inspection of the site by Officers, it was confirmed that the owners had subsequently failed to comply with the Enforcement Notice which amounted to an offence, that the Council pursued through the Courts.

The owners pleaded guilty to the offence at Bridgend Magistrates Court on 2 April 2012, and they were each fined £650; a £15 surcharge and £150 costs, totalling in all £1,630.

Should the requirements of the Notice not be complied with when the site is inspected next month, and the demolition works not be carried out, the Development Control Manager confirmed that further legal proceedings against the owners would be pursued.

RESOLVED: That the report be noted and a further report on the future outcomes of this matter be awaited in due course.

736 DEVELOPMENT CONTROL COMMITTEE DECISIONS

The Corporate Director - Communities submitted a report, that advised of a breakdown of decisions made by the current Development Control Committee since it was established in January 2009.

The total number of applications reported were 392, with the number of decisions made contrary to the Officer recommendations totalling seven, (i.e. 1.79%).

The report further advised that six of these seven decisions were appealed against by the applicant, and the decisions regarding these Appeals were detailed in the report.

RESOLVED: That the report be noted.

737 REPORT ON DEVELOPMENT CONTROL COMMITTEE SITE VISITS BETWEEN 1 APRIL 2011 - 31 MARCH 2012

The Corporate Director - Committees reported upon the above, and confirmed that within the period outlined, there had been 18 Panel Site Visits and 14 Committee Site Visits as detailed in the report.

The report also outlined associated information such as the cost in terms of Officer time when attending these meetings and other relevant information.

The report amendment sheet advised of the costs associated with travelling to Member Site Visits. Total costs equated to £86.25 for each application site inspected by the Panel or Committee. 102 applications were reported to Committee in 2011/12 and approximately one third were the subject of Site Panel and/or Committee Site visits.

Following the report regarding the LABC Building Excellence Awards submitted to the Development Committee meeting on 9 February 2012, the amendment sheet confirmed that the Bridgend Winner of Best Education Building – the New Secondary School, Archbishop McGrath Catholic High School, Brackla, had now gone on to win the South Wales Building Excellence Awards in two categories, i.e.

1. Best Education Building.
2. Best Sustainable Project - Commercial.

This beat off stiff competition from sixteen other Authorities in South Wales.

RESOLVED: That the report be noted.

738 ANNUAL REVIEW OF DECISIONS

The Corporate Director - Communities submitted a report that confirmed information in respect of an annual review of implemented planning decisions undertaken as part of the training process for Members, in areas outlined in the first paragraph of the report.

The report then confirmed that plans had been made for Committee to review the Porthcawl Regeneration Development proposals, when construction was underway on this, and other related developments in Porthcawl.

As the regeneration proposals were not yet fully up and running, the report asked if Members wished to visit the SA1 development in Swansea, which may help inform decisions on future planning applications within the Porthcawl Regeneration Area.

RESOLVED: That the Corporate Director - Communities arrange with Swansea City Council Planning Committee, for Members to visit the SA1 development this coming summer.

739 ANNUAL STATISTICAL REPORT - PERIOD 1 APRIL - 31 MARCH 2012

The Corporate Director - Communities submitted a report, on applications processed during the above period, that also included Appeals Statistics, Building Control Statistics, and Enforcement Statistics.

The Development Control Manager advised that there was an increase in the total number of applications processed this year compared to last year, and that the Department had taken time out to negotiate certain enhancements to applications determined, which reflected the extent of further work undertaken by Officers in adding value to the determination process.

In terms of applications determined within a eight week period in accordance with national performance indicators, the Development Control Manager was pleased to advise Committee that these reflected that performance continued to exceed the targets set by the Welsh Assembly Government, and that in the last four quarters, Bridgend had been third on three occasions and first on another in terms of level of performance out of all Welsh Authorities, in the speed of processing applications.

In relation to Appeals processed, the Development Control Manager confirmed that Bridgend's level had been 80%, whereby the all Wales average was 65%.

The Building Control Manager then gave a résumé of Building Control statistics for the last financial year.

He referred Members to that part of the report which confirmed that applicants were requested to complete a customer satisfaction questionnaire which covered the administration of Building Control and site inspections. The feedback from this he confirmed, reflected that 82% had been very satisfied, 14% fairly satisfied, 3% neither satisfied or dissatisfied and only 1% dissatisfied.

The Development Control Manager advised that in terms of enforcement cases, 472 complaints had been processed by the department compared to 412 last year. The number of resolved cases amounted to 533 (487 last year), which reflected that the backlog of cases that previously built up when there were staff shortages within the Section were now being processed. The target of 80% being processed within a 12 week period was improving, as a result of there now being a full compliment of Enforcement Officers, with an increase in this figure to 72% compared to 69% last year.

He concluded on the report by advising that fee income generated for retrospective applications processed was £12,961.

RESOLVED: That the report on statistical information relating to Unauthorised Developments and Enforcement Procedures during 2011/12, be noted.

740 TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities advising of the following up and coming training session for Members in the new term of office be noted:-

<u>Facilitator</u>	<u>Subject</u>	<u>Time</u>
Morag Ellis QC	Essential Member training for the new Development Control Committee.	25 May 2012 9.00am – 5.00pm

741 DEVELOPMENT CONTROL, APPEAL, ENFORCEMENT AND BUILDING CONTROL QUARTERLY STATISTICS

The Corporate Director - Communities submitted a report in relation to the above.

The Development Control Manager advised that the Development Control Department in the last quarter had processed 85% of planning applications within an eight week period compared to 84% last quarter. The target set by the Welsh Government was 80%.

In terms of defending Appeals, the Development Control Manager advised that out of eight appeals made in the last quarter, the Local Authority had successfully defended five of these.

The Development Control Manager also pointed out to Members, that the performance of the Enforcement Section had shown some significant improvement, since the Section had been strengthened from a staffing perspective after a lengthy period of being short staffed.

Members commended the Development Control Department staff for their overall performance during both the last year and the last quarter in terms of processing planning and development issues, which was of an extremely high standard based on an all Wales basis.

RESOLVED: That the report on statistical information relating to Unauthorised Developments and Enforcements Procedures be noted.

742 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson took the opportunity, as this was the last meeting of the Committee, to thank Members and Officers for their invaluable contributions since he had been Chairperson. He added that it was extremely pleasing that the statistical information shared with the Committee today had reflected that the Council were one of the leading planning authorities in Wales.

The meeting closed at *****