

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND
ON THURSDAY, 31MAY 2012 AT 2.00PM

Present:
Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
N Clarke	P N John	J H Tildesley
G W Davies	B Jones	C Westwood
P A Davies	C Jones	R Williams
D M Hughes	C E Rees	M Winter
C J James	G Thomas	R E Young

Officers:

D Llewellyn	- Group Manager Development
D C Davies	- Development Control Manager
J Jenkins	- Team Leader (East)
J Parsons	- Team Leader (West)
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)

1 APOLOGIES FOR ABSENCE

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

Councillor D R W Lewis	- Attending a funeral
Councillor J C Spanswick	- Holiday

2 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, 27 June 2012 (am).

3 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 26 April 2012 be confirmed as a true and accurate record.

4 LIST OF PUBLIC SPEAKERS

The Group Manager 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>
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Community Councillor M Jones of Llangynwyd Lower Community Council	P/12/210/FUL	Objector
J Williams	P/12/257/OUT	Objector
R Hathaway	P/12/257/OUT	Applicant's Agent
Councillor M Thomas	P/12/219/OUT	Objector

5 DECLARATIONS OF INTEREST

The following declaration of interest was made:-

Councillor G W Davies - P/12/210/FUL - Councillor Davies declared a personal interest as he is known to the Members of Llangynwyd Lower Community Council who are objecting to the proposal and withdrew from the meeting during consideration of the application.

6 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.

7 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/12/170/FUL	15/16 High Street, Ogmor Vale, Bridgend – Change of use from A2 (Betting Shop) to A3 (Café)
P/12/126/FUL	2 Seaview, Heol Y Felin, Heol Y Cyw, Bridgend – Two storey, single storey sun lounge and single storey porch / WC extensions
P/12/210/FUL	Land r/o Oak Terrace, Coytrahen, Bridgend – Change of use of land to site storage container
P/12/257/OUT	2 Hillcrest, Pen-Y-Fai, Bridgend – Detached dormer bungalow with garage and access on to Hillcrest

Subject to the amendment of Conditions 1 and 3 as follows:-

1. The development hereby permitted shall be limited to the construction of a bungalow or dormer bungalow with any dormers orientated north / south.

3. The words 'at any time' being added after the word 'areas'.

P/12/219/OUT

Land Between Rose Cottage & Old Tavern, Llangeinor, Bridgend – Erection of 3 no. detached dwellings & access drive – re-sub of P/11/621/OUT

Subject to the inclusion of additional note (k) as follows:

The detailed plans should show the stone from the existing front boundary wall reused in a replacement structure on the frontage of the site behind the required vision splays.

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

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

Code No.

Proposal

P/12/291/RLX

Maesteg Charcoal Grill, 25 Commercial Street, Maesteg - Vary hours of opening to 09.00 - 24.00 hours Sunday - Thursday and 09.00 - 01.00 hours Friday and Saturday

9 APPEALS RECEIVED

RESOLVED: That the Appeals received since the last meeting of the Development Control Committee be noted.

10 APPEALS DECISIONS

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:

Code No.

Proposal

A/12/2171371(1682)

Retention of conversion and extension to former redundant agricultural building into tourist accommodation at: the stables Gilfach Orfydd, Blackmill.

11 ELECTRONIC NOTIFICATION OF DECISION NOTICES

The Development Control Manager reported that the Government was encouraging Local Planning Authorities to adopt e:government practices in the interests of efficiency. He stated that this Local Planning Authority had adopted numerous e:government practices to increase efficiency and make a considerable amount of planning information readily accessible to the public.

Article 32(1)(a) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 states that where an application is made using electronic communications the applicant is taken to have agreed to the use of such communications by the Authority for the purposes of the application.

The Development Control Manager reported that one area where e:government is used by this Council is through the receipt of planning applications electronically through the Planning Portal. The number of applications submitted through the Portal had increased from 20% to 30%, with the last available figures for February 2012 showing a submission level of just below 50%.

The Development Control Manager reported on a proposal to reduce officer time in printing paper decision notices and plans and to save on postage with applicants/agents being advised of decisions electronically, where they had provided an e:mail address. The decision notice and determined plans would be available for inspection and downloading online.

RESOLVED: That the report of the Corporate Director - Communities to further extend e:government practices be endorsed.

12 SITE VISIT PANEL

The Group Manager Development reported on a proposal to approve the membership of the Site Visit Panel which comprised three Members, the Chair and Vice-Chair of the Development Control Committee and one other Member. In addition a reserve Member would need to be appointed.

The Group Manager Development outlined to the Committee the protocol for site inspections, which were essentially fact finding exercises. Site visits were not part of the formal Committee meeting, with public rights of attendance not applying. Their purpose was for officers to point out relevant features of sites and to enable questions to be asked on site for clarification. Discussions on applications would only take place at the subsequent Committee meeting.

RESOLVED: That Councillor C E Rees be nominated the third Member of the Site Visit Panel and Councillor R Williams be nominated as the reserve Member on the Site Visit Panel.

13 TRAINING LOG

The Group Manager Development reported on the following training sessions to be arranged for Members of the Committees:

<u>Subject</u>	<u>Facilitator</u>
Design	Design Commission for Wales
Flooding	Environment Agency
Biodiversity	Countryside Council for Wales
Archaeology	Glamorgan Gwent Archaeological Trust
Review of Decisions (Visit to SA1)	Swansea Council Planning Department
Economic Development	Ray Pearce (BCBC Regeneration Team)
Conservation & Listed Buildings	Claire Hamm (BCBC Regeneration Team)
Building Control Functions	Brian Wallace (BCBC Building Control Manager)
Planning Out Crime	South Wales Police
Highway Safety	Nigel Moore (BCBC Highways Department)
Planning Inspectorate (P.I.)	Richard Poppleton (P. I. Director of Wales)

Results of Green Neighbourhood
Network

AECOM Consultants

RESOLVED: That the Training Log be noted.

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

The Assistant Chief Executive Legal and Regulatory Services submitted a report requesting nominations to be appointed to the Rights of Way Sub-Committee. He stated that the Chairperson and Vice-Chairperson of the Development Control Committee would fulfil the same role for the Rights of Way Sub-Committee.

RESOLVED: That the following Members be appointed to the Rights of Way Sub-Committee:-

Councillors

H M Williams (Chairperson)
G Thomas (Vice-Chairperson)
C E Rees
R Williams
B Jones
J H Tildesley

The meeting closed at 3.58pm.