

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 15 NOVEMBER 2012 AT 2.00PM

Present:-

Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
N Clarke	C J James	J C Spanswick	C Westwood
G W Davies	C Jones	G Thomas	R Williams
P A Davies	D R W Lewis	J H Tildesley	M Winter
D M Hughes			

Officers:

D Llewellyn	- Group Manager Development
D C Davies	- Development Control Manager
J Jenkins	- Team Leader (East)
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
G Jones	- Head of Democratic Services (Electronic Back-up)

87 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor P John	- Hospital appointment
Councillor B Jones	- Work Commitment
Councillor C E Rees	- Holiday
Councillor R Young	- Work Commitment

88 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 meeting of Committee by the Chairperson, be confirmed as Wednesday, 12 December 2012 (am).

89 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 18 October 2012, be approved as a true and accurate record.

90 LIST OF PUBLIC SPEAKERS

There were no public speakers.

91 DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor N Clarke	- P/12/537/FUL - Councillor Clarke declared a personal interest as a Member of Porthcawl Town
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Council but took no part in the consideration of planning matters.

- Councillor C Jones - P/12/698/RES - Councillor Jones declared a personal interest as a Member of Coity Higher Community Council but took no part in the consideration of planning matters.
- David Llewellyn,
Group Manager
Development - P/12/537/OUT – David Llewellyn declared a prejudicial interest in the application as the applicant's agent is a close friend of his and withdrew from the meeting during consideration of the application.

92 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 the Committee to consider modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

93 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:-

Code No. Proposal

P/12/345/FUL Greenmeadow Inn, Greenmeadow Terrace, Llangeinor, Bridgend
- Convert and extend public house to form two dwellings.

Subject to Condition 6 being amended as follows and the inclusion of the following additional Conditions 7, 8 and 9:-

6. The parking area as indicated on drawing P311 L002 Rev C shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(Policy H5 Bridgend Unitary Development Plan and Car Parking Guidelines)

7. The proposed means of access shall be laid out with a Northerly vision splay of 2.4m x 40m and a South Westerly vision splay of 2.4m x 43m before the development is brought into beneficial use and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(Policies H5 and T2 – Bridgend Unitary Development Plan)

8. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

(Policies H5 and T2 – Bridgend Unitary Development Plan)

9. The common turning facility as shown on drawing number P311 L_002 Rev C shall be provided before the development is brought into beneficial use and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(Policies H5 and T2 – Bridgend Unitary Development Plan)

P/12/86/OUT

Apple Acre, Coychurch, Bridgend - Erection of two detached dwellings.

Subject to the inclusion of additional condition 15 as follows:

15. The parking areas serving the 2 new plots shall be completed in permanent materials in accordance with drawing number ph/ce.001 Rev A before the respective dwelling is brought into beneficial use and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure adequate parking facilities are available to serve the development.

(Policy H5 Bridgend Unitary Development Plan and parking guidelines)

(Note: the Committee adjourned at 2.14pm due to a fire evacuation and re-convened at 2.24pm)

P/12/698/RES

Parcel R26 and R27 Parc Derwen, Reserved matters application for 93 units and associated road, landscape and parking.

94

TOWN AND COUNTRY PLANNING ACT 1990
DEVELOPMENT BY BRIDGEND COUNTY BOROUGH COUNCIL

- RESOLVED: (1) That for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, the Council carry out the following development.
- (2) That permission be granted subject to the condition contained in the report of the Corporate Director - Communities.

Code No.

Proposal

P/12/700/BCB

Land within Marlas Estate, North Cornelly, Bridgend - Form shared route for cyclists and pedestrians with access control measures and new steps with handrail.

Subject to Note B being amended to read as follows:

b) The applicant will be required to implement a temporary traffic and pedestrian management scheme along Heol Y Parc, Ffordd Yr Eglwys, Gibbons Way, Bron Y Wawr and across any existing pedestrian route which will be dissected by the proposed shared use route during the construction works to ensure highway and pedestrian safety is not adversely affected. The management scheme will need to be submitted to, and approved by, the Street Works Manager and Highway Network Manager.

95 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: That the following application be deferred to enable the applicant's agent to submit an amended car parking/amenity space layout and that delegated powers be granted to the Development Control Manager to determine the application following an assessment of the amended plans.

<u>Code No.</u>	<u>Proposal</u>
P/12/537/FUL	9, 11, 13 and 15 New Road, Station Hill, Porthcawl, Bridgend - Redevelopment of properties to provide 14 flats and 2 retail units.

96 APPEALS RECEIVED

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

97 APPEALS DECISIONS

The Group Manager Development referred to the previous meeting of this Committee wherein it was resolved that the Legal Officer be sent a copy of the Inspector's decision letter on appeal A/12/2177969 Change of use from restaurant to tanning centre including new shop front Windsor Buildings, 6 – 10 Queen Street, Bridgend in order that he may examine the reasons as to why the appeal was allowed, and upon his direction, to pursue an appropriate course of action in respect of the Local Planning Authority's concerns over the process that was followed which resulted in the Inspector's decision. Following discussions with the Legal Officer, the Group Manager Development wrote the letter attached to the report to the Chief Planning Inspector and a response was awaited which would be reported to the Committee when received.

RESOLVED: (1) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following appeal directed that the appeal be ALLOWED subject to the following conditions:-

- (i) The development hereby permitted shall begin not later than five years from the date of this decision.
- (ii) The stable block hereby approved shall not be used other than for purposes ancillary to the use of 2 Bryn Hyfryd.

<u>Code No.</u>	<u>Subject of Appeal</u>
A/12/2177506 (1695)	Two storey and single storey domestic extensions and detailed private stable block at 2 Bryn Hyfryd, Bryngarn Road, Rhiwceiliog, Pencoed.

- (2) That the Inspector appointed by the National Assembly for Wales to determine the following appeal directed that it be DISMISSED.

A/12/2178866 (1697) Storage of two static caravans and inclusion of land into curtilage on land adj 42 Taliesin Close, Pencoed.

98 PROPOSED CHANGES TO NON DOMESTIC PERMITTED DEVELOPMENT RIGHTS

The Development Control Manager reported that the Welsh Government had issued a consultation document on proposed changes to non-domestic permitted development rights (PDRs). The consultation proposed amendments and additions to the Town and Country Planning General Permitted Development Order (GPDO) in respect of industrial and warehouse development, educational institutions and hospitals, offices, shops and professional/financial services establishments.

He stated the consultation formed part of the Welsh Government's ongoing review of the planning application process which focuses on the role of planning in facilitating economic recovery whilst maintaining the Welsh Government's commitment to sustainable development. The review of the planning application process supported the Welsh Government's strategy for economic recovery, which placed an emphasis on the role the planning system has to play in supporting the growth of business. It proposed improvements to the operation of the planning system by reducing the number of minor, uncontentious planning applications. It also suggested that extending the PDRs for uncontentious planning applications would release resources to allow local planning authorities to concentrate on more complex applications and, if introduced for small and medium sized businesses, could help stimulate economic recovery or innovation.

The Development Control Manager reported that the implementation of the proposed changes would serve to reduce current regulation and costs on business by allowing minor extension and alterations of premises to be undertaken without the need to submit formal planning applications. At the same time any potential adverse impacts such as overlooking, overshadowing and effect on the character of an area would be controlled.

He summarised the proposed changes and outlined the recommended responses by the Committee to the consultation.

The Development Control Manager reported that the Authority was also being asked for any suggestions to further amend the Town and Country Planning General Permitted Development Order. The Welsh Government currently required Design and Access Statements for a wide range of planning applications. Some would become exempt because of the proposed changes to the GDPO, but many others, which are relatively minor, would still require planning permission. However, the requirement to ensure many applications be accompanied by a Design and Access Statement puts a burden on developers can cause delay and can make Local Planning Authorities appear unduly bureaucratic by having to insist on the submission of such statements. As the Government is looking to reduce the burden on developers with the proposed relaxations, it would be well advised to also review the types of application where Design and Access Statements are really essential.

The Development Control Manager requested that the comments of the Conservation and Design Section be incorporated into the response to the consultation in respect of Article 1 (5) land, that the response to question 1 (vii) be enlarged in relation to finishes and the response to questions 2,5,6,8 and 9 be enlarged to exclude permitted development rights where it impacts on the curtilage or setting of a listed building.

The Development Control Manager also reported that there would be significant changes to Part 1 of the Order in respect of development within the curtilage of a dwelling house next year.

RESOLVED: That the report be endorsed as the views of this Local Planning Authority which will be forwarded to the Welsh Government in response to their consultation document.

99 PROPOSED TIDAL LAGOON DEVELOPMENT IN SWANSEA BAY - ENVIRONMENTAL IMPACT ASSESSMENT SCOPING REPORT

The Group Manager Development reported that the Council had been consulted by the Planning Inspectorate Major Infrastructure Unit on the scope of a proposed Environmental Impact Assessment (EIA) to be submitted with an application for a tidal lagoon in Swansea Bay.

He reported that the development is a "major infrastructure project" and would be determined by the Planning Inspectorate. The Council had been consulted on the scope of the Environmental Statement as a bordering authority. This is the first phase in a comprehensive consultation which will culminate in the submission of an application. The Council would be further consulted at various times during the preparation of the Environmental Statement and public consultation process.

The Group Manager Development informed the Committee that the development is a renewable energy generation scheme with capacity to supply electricity to 100,000 homes. The main physical works were proposed to be located in Swansea Bay between Swansea Docks and the mouth of the River Neath. It will comprise of an outer wall or breakwater of rock around 9.5k in length, to impound a tidally driven area of water of approximately 9.3 square kilometres. The southernmost part of the site would be approximately 10km from the nearest part of the Council's area at Kenfig Burrows.

He stated that the majority of the physical impact of the development will be on the coastal areas of Swansea and Neath Port Talbot, however there may be some long distance views of the structure from the Kenfig Sands area and upland areas within Bridgend overlooking Swansea Bay. The Council would have a further opportunity to assess in more detail the impact on Bridgend once the Environment Statement is prepared. The list of environmental designations defined in the scoping report did not list the specific sites which will be considered as part of the Environmental Statement. The Group Manager Development stated that it would be beneficial if the sites could be defined in advance so that it reassured the consultees that specific designations have at least been thought about and the impacts considered.

The Group Manager Development informed the Committee that it may be appropriate for the Porthcawl Regeneration scheme to be listed in the consultative assessment of projects identified. The tidal lagoon could impact on the cummulation of sand/silt deposits in the Porthcawl area and have a subsequent effect on the sea defences proposed as part of the regeneration scheme. He suggested that it would be beneficial if this side could be looked at from the outset.

RESOLVED: That the Planning Inspectorate be informed of the issues identified and it be requested that they be taken into account during the preparation of the Environmental Statement.

100 TRAINING LOG

The Group Manager Development reported on an updated training log and on topics and speakers of training sessions yet to be arranged.

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

101 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

The Group Manager Development presented a report which sought approval to consult on an updated revision of the Affordable Housing Supplementary Planning Guidance (SPG).

He informed the Committee that the existing adopted Bridgend Unitary Development Plan (2001 - 2016) was supported by Supplementary Planning Guidance 13: Affordable Housing (2007) which set an affordable housing target based on the findings of a Local Housing Needs Assessment (2006). As part of the evidence base for the emerging LDP, the Council had prepared a Local Housing Market Assessment on an Affordable Housing Viability Study. The findings of these documents had been used in the preparation of the Deposit LDP and a revised draft Affordable Housing SPG prepared.

The Group Manager Development reported that the proposed changes to the Council's affordable housing policies and guidance reflect the latest available evidence taking full account of current economic conditions and its impact on development and its impact on development viability, the levels of affordable housing need in the County Borough and updated national policy guidance.

He reported that the Council would seek the following affordable housing market area targets where a local need is demonstrated and the Council will expect an appropriate element of 'affordable housing' to be provided on sites capable of accommodating five or more dwellings or exceeding 0.15 hectares in size:-

- 30% affordable housing in Porthcawl and Rural;
- 20% affordable housing in Bridgend, Pencoed and Hinterland
- 15% affordable housing in the Western settlements, Ogmore, Garw and Upper Llynfi valleys.

The Group Manager Development reported that the main purpose of the SPG is to provide advice to developers on the circumstances in which the Council will expect the provision of an element of affordable housing on proposed residential developments. The SPG, when adopted, would enable developers to take account at an early stage in the development process before land negotiations have taken place, of the levels of affordable housing that are needed in the County Borough and the mechanisms in place to aid its delivery. As the draft SPG is supplementary to the policies of the LDP, its adoption will follow the formal adoption of the LDP.

RESOLVED: That the Development Control Committee:-

- (1) Approved the Draft Supplementary Planning Guidance - Affordable Housing as the basis for public consultation.
- (2) Authorised officers to make appropriate arrangements for public consultation; and await a further report on the outcome of the consultation process.

The meeting closed at 3.45pm