

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE  
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET,  
BRIDGEND ON THURSDAY, 7 FEBRUARY 2013 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

Councillors

N Clarke  
G W Davies  
P A Davies  
D M Hughes

Councillors

C J James  
P A John  
B Jones  
C Jones

Councillors

D R W Lewis  
J C Spanswick  
G Thomas  
C Westwood

Councillors

R 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  
B Davies - Legal Officer  
M A Galvin - Senior Democratic Services Officer - Committees  
J Monks - Democratic Services Officer (Electronic Back-up)

130 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Member for the reason so stated:

Councillor J H Tildesley - Other Council Business

131 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for site inspections (if any) arising from the meeting, or identified in advance of the next meeting of Committee by the Chairperson, was confirmed as Wednesday, 6 March 2013 (am).

132 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 10 January 2013, be approved as a true and accurate record.

133 LIST OF PUBLIC SPEAKERS

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

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Mr S Lake	P/12/728/FUL	Objector
Mr T Boast	P/12/728/FUL	Acting on behalf of the applicant

134 DECLARATIONS OF INTEREST

The following declarations of interest were made:-

- Councillor P N John - P/12/728/FUL - Councillor John declared a personal interest as a Member of Maesteg Town Council, who took no part in the consideration of planning matters and a prejudicial interest as he was known to one of the public speakers and other club officials. Councillor John left the meeting whilst the application was considered.
- Councillor G W Davies - P/12/728/FUL - Councillor Davies declared a personal interest as a Member of Maesteg Town Council, who took no part in the consideration of planning matters and a prejudicial interest as he had previously met with both the applicant and an objector to the application. Councillor Davies left the meeting whilst the application was being considered.
- Councillor D R W Lewis - P/12/424/OUT - Councillor Lewis declared a personal interest as he knew an objector to the application.

135 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.

The Chairperson suggested that the meeting stand adjourned for five minutes in order that Members could read the Amendment Sheet which was substantial. Following this he subsequently reconvened the meeting.

136 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/12/424/OUT	Rear 10 Pen-y-Fai Road, Aberkenfig, Bridgend – Proposed development of 2 No. garages to rear of 10/12 Pen-y-Fai Road.
P/12/728/FUL	<p>Nantffyfflon RFC Blosse Street, Nantffyfflon, Maesteg, Bridgend - Demolish clubhouse and construct new clubhouse and all weather facility and relocate main outdoor pitch.</p> <p>Subject to Conditions 3, 7, 13 and 31 of the report being amended as follows and to the inclusion of the under-mentioned Conditions 36, 37,38, 39, 40, 41 and 42. That the following Notes v, w, and x be added to the report:-</p> <p>3. Apart from an access to the diverted footpath as shown on Plan PL-11 there shall be no access to the site off Blosse Street.</p> <p>Reason:- In the interests of Highway safety.</p> <p>(Policy EV45 and RC1 (A) and (B) Bridgend Unitary Development Plan)</p> <p>7. Notwithstanding the submitted plans, no development shall commence until a scheme showing the proposed southern and south eastern site boundary structures abutting the adjacent maintained highway being set back behind the adopted highway extent, with the existing edge of the maintained lane demarcated in permanent materials, has been submitted to and agreed in writing by the Local Planning Authority. The boundary structures shall be located and implemented in accordance with the agreed details prior to the beneficial use of the proposed development.</p> <p>Reason: In the interests of highway safety.</p> <p>(Policy RC1 A and B – Bridgend Unitary Development Plan)</p> <p>13. Notwithstanding the submitted plans, no development shall commence until a scheme for the provision of 12 secure and covered cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The stands shall implemented before the development is brought into beneficial use and retained as such unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of promoting sustainable means of travel to/from the site.</p>

(Policy RC1 A and B - Bridgend Unitary Development Plan and SPG17)

31. No development shall commence on site until details of any extraction/ventilation system, flue, vents or roof based condensers to be installed on the club house or training barn have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include information on noise levels produced by each unit and any mitigation measures required to control noise levels. Development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity.

(Policy EV27 and EV30 Bridgend Unitary Development Plan)

36. Prior to each phase of development approved by this planning permission no development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i). A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii). The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

37. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

38. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports.

On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

39. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be

dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

40. Grouting of former mineral workings shall not be permitted other than with the express written consent of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

41. No development shall commence until a Method Statement detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved Method Statement.

Reason: To prevent the pollution of controlled waters.

(Policy EV17 Bridgend Unitary Development Plan)

42. The demolition of the existing rugby club shall not commence until a site waste management plan for the control, management, storage and disposal of demolition waste/excavated material has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure that all waste arising from the demolition works are adequately dealt with.

(Policy EV26 Bridgend Unitary Development Plan)

v) The details to be submitted to address Condition 40 shall include a water feature survey as outlined below:-

i) Identification of all water features both surface and groundwater (ponds, springs, ditches, culverts etc.) within a 300 metres radius of the site.

ii) The use made of any of these water features. This should include the construction details of wells and boreholes and details of the lithology into which they are installed;

iii) An indication of the flow regime in the spring or surface water feature, for example whether or not the water feature flows throughout the year or dries up during summer months;

iv) Accessibility to the spring/well;  
This information should be identified on a suitably scaled map (i.e. 1:10,000), tabulated and submitted to the Environment Agency. It would be useful for the developer to photograph each of the identified water features during the survey.

Based on the results of the survey the applicant must assess the likely impacts from the development on both quantity and quality of the surface water and groundwater. This should take into consideration both the preferred methods of construction and the assumed hydrogeology in the vicinity of the development.

The Environment Agency may require identified groundwater features to be monitored during the proposed workings and recommend that the survey be undertaken as soon as possible to enable the developer to carry out suitable baseline monitoring prior to the commencement of workings at the site.

w) The Method Statement required by Condition 41 shall identify as a minimum:

- storage facilities for all fuels, oils and chemicals
- construction compounds, car parks, offices etc.
- details of surface water drainage arrangements to be to intercept and treat contaminated surface water run-off
- details of measures to ensure no polluting discharge from haul roads/disturbed areas
- details of the nature, type and quantity of materials to be imported on to the site
- measures for dealing with any contaminated material (demolition waste or excavated waste)
- identification of any buried services, such as foul sewers, so that they are protected
- details of emergency contacts, for example the Environment Agency Pollution hotline 0800 807 060

The Method Statement should then be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.

x) The applicant is advised that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.

<u>Code No.</u>	<u>Proposal</u>				
P/12/854/FUL	<p>67 Bridgend Road, Aberkenfig, Bridgend – Change of use from hairdresser (Use Class A1) to Deli/Café (Use Class A3)</p> <p>Subject to condition 2 of the report being amended to read as follows:-</p> <p>2.The deli/cafe use hereby permitted shall not be open to customers outside the following times unless otherwise agreed in writing by the Local Planning Authority:-</p> <table><tbody><tr><td>Monday - Saturday</td><td>9am to 6pm</td></tr><tr><td>Sunday</td><td>10am to 4pm</td></tr></tbody></table> <p>Reason: In the interests of residential amenities.</p> <p>(Policy EV45/EV27 - Bridgend Unitary Development Plan)</p>	Monday - Saturday	9am to 6pm	Sunday	10am to 4pm
Monday - Saturday	9am to 6pm				
Sunday	10am to 4pm				

137 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION DEFERRED

RESOLVED: That the following application be deferred until such time as the required Notice under Article 10 is served on all the landowners and a corrected Certificated B is submitted:-

<u>Code No.</u>	<u>Proposal</u>
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P/12/808/FUL	4 Dan yr Eglwys, Bettws, Bridgend – 1 <sup>st</sup> floor flat roof ext. and side ext. to existing garage convert garage to gym/playroom and new garage.
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138 TOWN AND COUNTRY PLANNING ACT 1990  
DEVELOPMENT BY NEIGHBOURING AUTHORITY

RESOLVED: That having regard to the report of the Corporate Director - Communities, Rhondda Cynon Taff County Borough Council be informed that Bridgend County Borough Council has no objection to the following proposal:-

<u>Code No.</u>	<u>Proposal</u>
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P/12/367/OBS	Tynwydd and Maendy Farms, Gilfach Goch – Erection of 7 wind turbines (Blade tip height of 110m) and associated works.
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139 APPEALS RECEIVED

RECEIVED: That the two Appeals received since the last scheduled meeting of the Committee be noted.



140 APPEALS DECISIONS

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

Code No.                      Subject of Appeal

A/12/2183388(1702) Unauthorised boundary fence and brick wall: 5 Priory Avenue, Bridgend.

(2) That it be noted that the Inspector(s) appointed to the National Assembly for Wales to determine the following Appeals has directed they be DISMISSED.

Code No.                      Subject of Appeal

A/12/2184984(1704) Members and visitors' clubhouse with accommodation in the form of eight serviced rooms: Pyle and Kenfig Golf Club.

A/12/2186659(1706) Proposed 4 bedroom dwelling: 50-51 Angleton Green, Penyfai.

(3) That the Inspector appointed by the National Assembly for Wales to determine the undermentioned Appeal has directed the FOLLOWING:-

Code No.                      Subject of Appeal

A/12/2185180(1705) 2 No. Perimeter Fascia Signs 6 No, False Window Effect Vinyls and 10 No. Poster Signs: Bargain Booze Shop, Brewery Lane, Bridgend.

(a) Allowed in part and consent granted for two fascia signs subject to the standard conditions and subject to the special condition specified in the report of the Corporate Director – Communities.

(b) Dismissed in respect of the 6 No.false window effect vinyl's and 10 No. poster signs.

(4) That Committee agreed to receive the relevant Inspector's reports as an Appendix to future Appeal Decision reports.

141 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.

The meeting closed at 4.15pm.