

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
THURSDAY, 14 NOVEMBER 2013 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
G W Davies MBE	R C Jones	C E Smith	M Thomas
P A Davies	D G Owen	J C Spanswick	J H Tildesley MBE
D M Hughes	C E Rees	G Thomas	R Williams

Officers:

D Llewellyn	-	Group Manager Development
J Parsons	-	Development & Building Control Manager
J Jenkins	-	Team Leader
C Flower	-	Team Leader Technical Support
A Carey	-	Transportation and Development Officer
N Lloyd	-	Policy Team Leader - Development
R Morgan	-	Transportation and Development Officer
B Davies	-	Legal Officer
M A Galvin	-	Senior Democratic Services Officer - Committees
J Monks	-	Democratic Services Officer - Committees (Electronic Back-up)

291 APOLOGIES FOR ABSENCE

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

Councillor B Jones	-	Work Commitments
Councillor M Winter	-	Family Commitments
Councillor D Lewis	-	Hospital appointment

292 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 the Committee by the Chairperson, be confirmed as Wednesday, 11 December 2013 (am).

293 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting of the Development Control Committee held on 17 October 2013 be approved as a true and accurate record.

294 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out the names of the public speakers who addressed the following applications considered at the meeting:

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
H Jones	P/13/646FUL	Objector

295 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- | | |
|--------------------------|---|
| Councillor C Rees | - P/13/639/FUL, P/13/268/FUL, P/13/732/FUL and P/13/107/FUL - Councillor Rees declared a personal interest in the above applications due to her being a Member of Porthcawl Town Council, who takes no part in the consideration of planning matters. |
| Councillor G Thomas | - P/13/639/FUL - Councillor Thomas declared a prejudicial interest in the above application as as he knew the applicant. Councillor Thomas left the meeting whilst this application was considered. |
| Councillor J H Tildesley | - P/13/268/OUT - Councillor Tildesley declared a prejudicial interest as he knew the applicant. Councillor Tildesley left the meeting whilst this application was being considered. |
| Councillor D Hughes | - P/13/678/BCB - Councillor Hughes declared a prejudicial interest as she lived close to the application site and knew the objectors. Councillor Hughes left the meeting whilst this application was being considered |
| Councillor D G Owen | - P/13/678/BCB - Councillor Owen declared a personal interest as a Member of Ogmere Valley Community Council who takes no part in the consideration of planning matters. |

296 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson announced 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.

297 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 Interim Corporate Director Communities.

Code No. Proposal

- P/13/268/OUT Sea View Farm, Pyle Road, Porthcawl, Bridgend - Construct agricultural workers dwelling.
- P/13/639/FUL Field off Moor Lane, Porthcawl, Bridgend - Proposed access track for maintenance of existing sewage treatment plant.
- P/13/646/FUL Plot adj Pen y Bryn Road, Brynmenyn, Bridgend - One detached dwelling.
- Subject to Condition 7 of the report being amended to read as follows:-

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 2 and Classes A, B, C, E or G of Part 1 to Schedule 2 of the Order shall be carried out within the curtilage of the (any) dwelling without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenities.

298 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: That the following application be deferred for one month to allow submission of the additional information and a re-consultation with the occupiers of the neighbouring properties.

Code No. Proposal

P/13/678/BCB Land off Blackmill Road, Lewistown, Bridgend – Proposed Flying Start Childcare facility with Co-located base

299 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION SUBJECT TO A SECTION 106 AGREEMENT

- RESOLVED:** (1) That having regard to the following application, the applicant enter into a Section 106 Agreement to:-
- (i) Provide a contribution for £121,626 towards the provision of affordable housing prior to the occupation of the fifth apartment.
 - (ii) Provide a contribution of £4,400 as an in lieu off-site contribution towards the provision or upgrading of play facilities in the Porthcawl area prior to commencement of work on site.
 - (iii) Provide a contribution of £7,000 towards the amendment of existing traffic orders along Old Station Road prior to commencement of work on site.

Code No. Proposal

P/13/732/FUL Station Hill Garage Site, Old Station Road, Porthcawl, Bridgend - Demolish exiting buildings and construct a block of 11 apartments with associated car parking.

- (2) That the Interim Corporate Director - Communities be given plenary powers to issue a decision notice granting consent in respect of the above proposal, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

300 APPEAL RECEIVED

RESOLVED: That the Appeals received since the last meeting of the Development Control Committee contained in the report of the Interim Corporate Director - Communities be noted.

301 APPEAL DECISION

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

Code No. Subject of Appeal

A/13/2203911(1725) First floor extension over existing garage: 28 Cae Ganol, Porthcawl.

A/13/2204471(1726) Detached garage: Grove Cottage, Llangewydd.

302 P/13/107/FUL - PROPOSED DETACHED DWELLING - LAND R/O 35 DANYGRAIG AVENUE, PORTCAWL

The Interim Corporate Director – Communities submitted a report, advising Committee that the following decision was resolved at Committee on 4 April 2013 in respect of the above application:

“Delegated powers be granted to the Corporate Director Communities to issue a Decision notice subject to the conditions contained in the report and this amendment Sheet provided the developer submits a satisfactory unilateral undertaking not to Implement planning application P/12/620/FUL and not seek under the Town and Country Planning Act 1990 any compensation to forgo implementing P/12/620/FUL, Or, if the developer fails to enter the undertaking the Corporate Director Communities Be granted delegated powers to refuse planning permission.”

The Group Manager Development confirmed that the developer was unable to obtain a signature from the Mortgage Company to the Unilateral Undertaking and commenced work on the new building.

The construction of the new dwelling has revealed that it is not physically possible to Construct the works permitted under consent P/12/620/FUL and, as such, it is Considered that the Unilateral Undertaking not to implement that consent is no longer necessary.

Members were, therefore, requested to authorise the issue of the decision notice without requiring the above mentioned Unilateral Undertaking.

RESOLVED: That Members agreed that a decision notice be issued granting planning permission in respect of the above, subject to the conditions previously agreed.

303 TRAINING LOG

The Group Manager Development, reported on an updated training log and on a topic and speaker of a training session yet to be arranged, as outlined in the report of the Interim Corporate Director - Communities.

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

304 THE JENNINGS DEVELOPMENT BRIEF

The Interim Corporate Director - Communities submitted a report for Members to consider the Jennings Development Brief and approve its content as a material consideration in the determination of future planning applications for the building.

The Policy Team Leader – Development advised that was a key objective of the Council to encourage the repair, reinstatement and re-use of the Jennings to secure its long-term preservation.

The re-use of the Jennings provided an excellent opportunity for Porthcawl to continue its renewal as envisaged by the Council's Local Development Plan (LDP) and Porthcawl Waterfront Supplementary Planning Guidance (SPG).

He added that the Jennings was of significant importance to the Porthcawl Waterfront Regeneration Area as a whole.

The Development Brief, attached at Appendix 1 to the report, considered the context of the Jennings and defined a number of development parameters and design principles, which could be used to guide future proposals for the building.

The purpose of this document is to direct and guide the repair, reinstatement and potential re-use of the Jennings by outlining the development opportunities and detailing the Local Planning Authority's requirements. The brief did not present detailed proposals, but set a framework within which a high quality scheme can be delivered.

In summary the document comprised:-

- An overview of the site - its location and key characteristics within the urban area;
- The planning policy context against which future proposals for the building will be assessed including national planning policy, the adopted Bridgend Local Development Plan and the Porthcawl Waterfront Supplementary Planning Guidance (SPG);
- Acceptable uses for the Jennings – including greater detail on the acceptable parameters of the leisure based retail and commercial uses;
- Outlined the conservation and planning considerations which will need to be taken into account and guide the repair, reinstatement and potential re-use of the Jennings;
- Provided a guide on procedural matters.

RESOLVED: That the Committee approved the Jennings Development Brief as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the building.

The meeting closed at 3.00pm.