

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 6th FEBRUARY 2014 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

Councillors

G W Davies MBE
P A Davies
D M Hughes
B Jones

Councillors

R C Jones
D R W Lewis
C E Smith

Councillors

J C Spanswick
G Thomas
R Thomas

Councillors

C Westwood
R Williams
R E Young

Officers:

D Llewellyn - Group Manager Development
J Parsons - Development and Building Control - Manager
J Jenkins - Development Control Team Leader
G Denning - Principal Section 106 Officer
R Morgan - Transportation Development Control Officer
A Carey - Transportation Development Control Officer
J Astbury - Legal Officer
C Flower - Team Leader - Technical Support
J Monks - Democratic Services Officer - Committees
M A Galvin - Senior Democratic Services Officer - Committees (Electronic Back-up)

341 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:

Councillor D G Owen - Holiday
Councillor C E Rees - Unwell
Councillor J H Tildesley - Holiday
Councillor M Winter - Hospital Appointment

342 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for site inspection (if any) arising from the meeting, or identified in advance of the next meeting of the Committee by the Chairperson, was confirmed as Wednesday, 5 March 2014 (am).

343 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of a meeting of the Development Control Committee held on the 9th January 2014 were approved as a true and accurate record.

344 LIST OF PUBLIC SPEAKERS

The Group Manager Development and Planning read out the name of the public speaker addressing the following application being considered at the meeting:

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
N Thomas	P/13/913/BCB	Objector to the Application

345 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor G W Davies - P/13/442/FUL - Councillor Davies declared a personal interest as a Member of Maesteg Town Council who takes no part in planning matters.
- P/13/560/FUL - Councillor Davies also declared a prejudicial interest as Member of Llangynwyd Middle Community Council who takes not part in planning matters. Councillor Davies left the meeting whilst each of those items was being discussed.
- Councillor B Jones - P/13/903/FUL - Councillor Jones declared a personal interest as a Member of Porthcawl Town Council who takes no part in planning matters.
- Councillor R Williams - P/13/560/FUL - Councillor Williams declared a personal interest as a Member of Pencoed Town Council who takes no part in planning matters
P/13/877/FUL - Councillor Williams also declared a prejudicial interest as the applicant was known to him. Councillor Williams left the meeting whilst this application was being considered.

346 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.

347 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: That the following applications were granted, subject to the conditions contained in the report of the Corporate Director - Communities:

<u>Code No.</u>	<u>Proposal</u>
P/13/903/FUL	138 New Road, Porthcawl - Change use of existing garage to ground floor flat with DDA ramped access and carers accommodation to first floor.
P/13/442/FUL	Land adjacent to Caer Gymrig, Maesteg - 4 No. three bedroom detached houses.
P/13/917/FUL	28 Abergarw Road, Brynmenyn, Bridgend - Provide vehicle crossover and driveway.
P/13/560/FUL	The Meadows, Lletty Brongu, Maesteg - New agricultural barn to store livestock, agricultural vehicles and silage and retention of 2 No. steel containers.

348 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

RESOLVED: The following application was deferred to allow Officers to consider the validity of the recommended conditions in light of the recent Court ruling.

Code No. Proposal

P/13/877/FUL Minffrwd Stables, Minffrwd Road, Pencoed, Bridgend - Retain use of land for siting of caravans for residential purposes for 1 No. gypsy pitch with hard standing, utility/day room.

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

RESOLVED: That the following application was granted.

Code No. Proposal

P/13/913/BCB Tondu Primary School, Meadow Street, Aberkenfig, Bridgend - Mobile classroom unit 22.8m x 7.2m with a flat roof reaching a height of 3.5m.

350 TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION REFERRED TO COUNCIL

RESOLVED: That the following application was referred to Council for the following reasons:

- (1) As it is in part a departure from the Development Plan that the Development Control Committee was not disposed to refuse, for the reason contained in the report of the Corporate Director - Communities.
- (2) That if Council resolved to approve the proposal, then this would be subject to the conditions contained in the report of the Corporate Director - Communities.

Code No. Proposal

P/12/861/FUL Kings Head Garage, Glannant Road, Evanstown, Bridgend – Proposed staff car park extension.

351 APPEALS 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.

352 APPEALS 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:

<u>Code No.</u>	<u>Subject of Appeal</u>
A/13/2210846(1732)	1A Caroline Street, Bridgend - Change of use from A1 retail to A2 professional for use as a solicitor's office.
A/13/2208023(1729)	Variation of Condition 1 of approval P/12/373/FUL - to remove requirement for obscure glazing: The Grange, Neath Road, Maesteg.
A/13/2208026(1731)	8 Milton Drive, Cefn Glas, Bridgend – Single-storey side extension and loft conversion.

353 DISCONTINUANCE NOTICE
ADVERTISEMENTS ON 9 NOLTON STREET, BRIDGEND

The Development and Building Control Team Leader informed the Committee that Retrospective Advertisement Consent was granted on the 4th September 2013 for a trough lit advertisement sign on the front elevation of 9 Nolton Street, Bridgend. Since that time, additional advertisements have been erected on the pilasters of the shop front. Whilst these signs are permitted under the Town and Country Planning (Control of Advertisements) Regulations 1992, Class 5 and the premises are located just outside the Conservation Area, the premises are in close proximity to several listed buildings. The Local Planning Authority considered that the display of advertisements had created a strident and over-dominant level of advertising that is harmful to amenity, resulting in a substantial injury to the amenity of the locality and is incongruous in the street scene.

It is therefore considered necessary in this case to serve a Discontinuance Notice which requires the display of advertisements to stop on a specific date. It was noted that the Discontinuance Notice could be appealed.

RESOLVED: That the Committee approved that a Discontinuance Notice be service under Regulation 8 of the Town and Country Planning (Control of Advertisements) Regulations 1992 to remove the advertisement erected on the pilasters of 9 Nolton Street, Bridgend.

354 TRAINING LOG

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

One Member requested training in order to provide Members with a greater understanding of the Section 106 Agreement, with regard to open spaces for play areas and football pitches. The Group Manager Development would give this request some consideration and report back to the Committee in due course.

A Member suggested an information session on the criteria used for implementing road safety measures in conjunction with planning. Another Member suggested workshops as well as training sessions.

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

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

The Committee received a report which provided statistical information on the performance of the Development Control, Appeals, Enforcement and Building Control functions for the period 1st October 2012 to 31st December 2013.

The Group Manager Development reported that up to 86% of planning applications were determined within eight weeks as opposed to the previous quarter of 79%. Notwithstanding increased pressure on staff resources, staff had succeeded in improving the percentage of determined applications up to 86%, which was a good performance rate. He reported that the performance rate could put the Authority at the top of the league table for Wales.

He informed Members that there were robust processes in place for both delegated powers and Committee determinations, and the fact that there were pressures on resources was testament to the way the planning and highways departments worked, which he believed deserved recognition.

He advised the Committee that the only area for concern was on enforcement, due to the loss of an Enforcement Officer. He explained that as there were only two such officers, to lose one effectively meant a loss of 50% of the dedicated workforce, and whilst the remaining Officer was still delivering a good service, contentious cases take priority and other Case Officers had to double up on enforcement issues where possible.

He also reported on Appeals and Building Control Statistics for the year.

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

356 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 - ARTICLE 4(2) DIRECTIONS - MERTHYR MAWR ROAD CONSERVATION AREA

The Group Manager Development presented a report which referred Members to a decision made by the Committee in October last year, to make an Article 4(2) Direction in respect of Merthyr Mawr Road Conservation Area shown at Appendix 1 to the report. Members were also notified at that time of an earlier Article 4(2) made under emergency delegated powers due to the Authority becoming aware of a perceived threat to the character and appearance of a conservation area for part of the Merthyr Mawr Road Conservation Area, (Maddocks Place) detailed in Appendix B to the report. Notification of the affected properties has been undertaken and the purpose of the report was to update Members on any comments received, and also to seek confirmation of the Directions.

The Authority has a statutory duty to preserve and enhance the character and appearance of conservation areas, and the serving of Article 4 Directions allows the Authority to maintain control of the outside visual aspects.

He advised that he was now reporting back to the Committee on the consultation undertaken with property owners in those two streets. Basically, the outcome was that out of all the property owners notified, a few contacted the Planning Department to seek clarification of Article 4(2) Direction; however no objections were raised to either of the Orders. This meant that the Authority was now in a position to adopt the two Orders, which are required to be adopted within six months.

RESOLVED: That the Committee agreed to confirm the two Article 4(2) Directions for the properties identified in Appendices A and B to the report.

The meeting closed at 2.50pm.