

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 3 APRIL 2014 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	C E Rees	G Thomas	R Williams
D M Hughes	C E Smith	M Thomas	R E Young
R C Jones	J C Spanswick	C Westwood	

Officers:

D Llewellyn	-	Group Manager Development
J Parsons	-	Development and Building Control Manager
J Jenkins	-	Development Control Team Leader
J Lane	-	Senior Planning Officer
C Flower	-	Team Leader - Technical Support
J Astbury	-	Legal Officer
A Carey	-	Transportation Development Control Officer
R Morgan	-	Transportation Development Control Officer
A Rees	-	Senior Democratic Services Officer - Committees
J Monks	-	Democratic Services Officer - Committees (Electronic Back-up)

371 APOLOGIES FOR ABSENCE

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

Councillor P A Davies	-	Holiday
Councillor B Jones	-	Family Bereavement
Councillor D R W Lewis	-	Medical Appointment
Councillor D G Owen	-	Other Council Business
Councillor J H Tildesley	-	Other Council Business

372 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, 30 April 2014 (am).

373 MINUTES OF PREVIOUS MEETING

- RESOLVED:
- (1) That the minutes of the special meeting of the Development Control Committee of 31 January 2014 be approved as a true and accurate record.
  - (2) That the minutes of the Development Control Committee of 6 March 2014 be approved as a true and accurate record subject to the name of Councillor C E Smith being recorded in the list of apologies for absence due to work commitments in minute no. 357.

374 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out the names of the public speakers to address the following applications being considered at the meeting:

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Mr G Bettenev	P/14/133/FUL	Objector
Mr C Evans	P/14/133/FUL	Representing the Applicant
Mrs J McCarthy	P/14/95/FUL	Objector

375 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor C E Rees - P/14/133/FUL - Councillor Rees declared a personal interest in this item as a Member of Porthcawl Town Council but took no part in planning matters.
- Councillor G W Davies - P/14/98/FUL - Councillor Davies declared a personal interest as a member of Llangynwyd Middle Community Council but took no part in planning matters.
- Councillor R Williams - P/14/95/FUL - Councillor Williams declared a personal interest as a member of Pencoed Town Council but took no part in planning matters, the public speaker is known to him and he is the Chairperson of the Licensing Committee.

376 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.

377 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS GRANTED UNCONDITIONALLY

RESOLVED: That the following applications be granted:

<u>Code No.</u>	<u>Proposal</u>
P/14/99/FUL	One Stop Stores, Heol Fach, North Cornelly, Bridgend - 5 x New aluminium Shop Fronts and Sub-Divide Unit into two Separate Retail Units.
P/14/133/FUL	22 Mackworth Road, Porthcawl, Bridgend - Change of use from residential to house in multiple occupation (HMO).

Subject to the following amended recommendation and additional Notes b - e as follows:

That the recommendation be amended to reflect that this is not a retrospective application and notes be added:-

(RO1) That permission be granted.

Notes:

- b. As the property is a HMO, an adequate system of fire detection and a suitably protected means of escape should be provided. Appropriate guidance can be found in the Lacors Housing-Fire Safety Guide - Guidance on fire safety provision for certain types of existing housing.
- c. Adequate facilities should be provided in relation to the preparation and cooking of food and personal hygiene and sanitation. These should be appropriate for the proposed number of occupants.
- d. The application property is on the edge of the predicted tidal flood extent. When you apply the allowance of climate change over the lifetime of the development (in the case of residential use this would be 100 years) it leads to a 1 metre increase in the tidal level. This increase could potentially raise the water very close to the threshold of the dwelling. Given the proposal includes ground floor sleeping arrangements it is essential that this point is highlighted to any future occupants.
- e. Another factor that should be considered is how the access/egress to the property will be affected in an extreme tidal flood and, in the event that the occupants need to vacate the property measures need to be put in place to ensure that they can do so in a safe manner.

378 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION GRANTED CONDITIONALLY

RESOLVED: That the following application be granted subject to the conditions contained in the report of the Corporate Director - Communities:-

<u>Code No.</u>	<u>Proposal</u>
P/14/95/FUL	1 and 3 Verlands Court, Pencoed - C/U of Unit 1 to A3 to be used with Unit 3 (existing restaurant) - Opening Hours to Midnight (both Units); shop front alts

Subject to an additional note requiring notice to be placed on the window of the premises requesting that customers are quiet on their departure from the premises late at night.

379 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION REFERRED TO COUNCIL

- RESOLVED: (1) That following application be referred to Council as a proposal that is a departure from the Development Plan that the Development Control Committee is not disposed to refuse for the reason outlined in the report of the Corporate Director - Communities.
- (2) That if Council resolves to approve the proposal the conditions outlined in the report of the Corporate Director - Communities be included on the consent.

Code No.                      Proposal

P/14/98/FUL                      Castell House, Maesteg, Bridgend - Replacement dwelling and Inclusion of land to accommodate garage.

380      TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION DEFERRED

RESOLVED:                      That the following application be deferred for one month to allow revised flood modelling work to be undertaken by the developer to take account of the required acoustic barrier and for a further report to be presented to the Local Planning authority:-

Code No.                      Proposal

P/13/930/FUL                      Land North and West of Ford Engine Plant, Waterton Industrial Estate, Bridgend - Realign Ford service road and construct a temporary contractors compound.

381      APPEALS RECEIVED

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

382      APPEALS DECISIONS

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

Code No.                      Proposal

A/13/2205366(1727) Change of use for the stationing of caravans for residential purposes for No.1 Gypsy pitch at Minffrwd Stables, Minffrwd Road, Pencoed.

(2)                      That the Group Manager Development be authorised to write to the Chief Planning Inspector requesting reasons as to why the Inspector allowed the appellant's costs claim on the Minffrwd Stables appeal and also requesting directions as to future appeals when the Council had withdrawn its objection to a proposed development.

(3)                      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/14/2212296(1733) First floor extension at 34 Cae Ganol, Porthcawl.

383      OBERVATIONS TO WELSH GOVERNMENT ON THE DRAFT PLANNING BILL AND CONSULTATION PAPER POSITIVE PLANNING: PROPOSALS TO REFORM THE PLANNING SYSTEM IN WALES

The Group Manager Development reported that the draft Planning (Wales) Bill and consultation paper containing the Welsh Government's proposals to modernise the planning system in Wales had been the subject of a consultation exercise. He stated that the consultation paper Positive Planning had identified the need for cultural change, a

change in attitude away from regulatory development towards encouraging and supporting development and identified a number of specific questions upon which views were sought.

He reported that the Welsh Government had invited interested parties to submit their comments on its proposals by 26 February 2014. He informed the Committee that the Council's response had been signed off under delegated powers following consultation with the Cabinet Member - Communities and Officers within the Communities Directorate.

RESOLVED: That the Committee noted the Council's response to the consultation paper Positive Planning as set out.

384 TRAINING LOG

The Group Manager Development reported on an updated and amended training log. He stated that it was proposed to undertake the Annual Review of planning decisions on regeneration projects in Bridgend and Maesteg on a date to be determined in August/September 2014.

The Group Manager Development also reported that in accordance with the Learning and Development Programme, Members agreed to receive a report on attendance at Development Control Committee training sessions. He stated that the Planning Code of Practice required Members of the Committee attend a minimum of 75% of the training over a period of two years. He presented a table showing attendance records by Members of the Committee since April 2013.

The Committee considered that in order to allow for greater attendance levels at future Committee training sessions that later start times be looked at. The Group Manager Development requested that Members of the Committee discuss with their groups a later start for meetings of the Development Control Committee to facilitate the later commencement times of training sessions.

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

385 SUSTAINABLE ENERGY SUPPLEMENTARY PLANNING GUIDE

The Senior Planning Officer reported on the outcome of the consultation exercise on the draft Sustainable Energy Supplementary Planning Guidance document. He also sought endorsement of the proposed amendments to the draft document and to recommend that Council adopt the amended version as SPG to the Bridgend Local Development Plan.

The Senior Planning Officer reported that following a six week period of consultation between 19 December 2013 and 6 February 2014, four individuals and external organisations had submitted comments on the draft SPG. The Council had produced a consultation report in response which outlined any changes made to the document as a result. He summarised the main areas of change arising from the public consultation.

RESOLVED: That the Development Control Committee:-

- (1) Considers the representations received, endorsed the suggested reasoned responses, decisions, and changes to the draft Sustainable Energy Supplementary Planning Guidance.
- (2) Recommends that Council adopts SPG12 – Sustainable Energy (as amended) as Supplementary Planning Guidance to the adopted Bridgend Local Development Plan.

The meeting closed at 3.44pm.