

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 7 JANUARY 2016**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 7 JANUARY 2016 AT 2.00 PM**

Present

Councillor M Thomas – Chairperson

|                  |               |            |          |
|------------------|---------------|------------|----------|
| N Clarke         | GW Davies MBE | PA Davies  | CA Green |
| RC Jones         | LC Morgan     | D Patel    | G Thomas |
| JH Tildesley MBE | C Westwood    | R Williams |          |

Officers:

|                   |   |
|-------------------|---|
| Rhodri Davies     | Development & Building Control Manager          |
| Jane Dessent      | Lawyer  |
| Craig Flower      | Team Leader Technical Support                   |
| Nicola Gandy      | Principal Planning Officer                      |
| Eilian Jones      | Senior Planning Officer                         |
| Gary Jones        | Head of Democratic Services                     |
| Rod Jones         | Senior Lawyer                                   |
| Richard Matthams  | Development Planning - Team Leader              |
| Robert Morgan     | Senior Development Control Officer              |
| Andrew Rees       | Senior Democratic Services Officer - Committees |
| Elizabeth Woolley | Senior Planning Officer                         |

667. APOLOGIES FOR ABSENCE

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

Councillor DRW Lewis – Jury service  
Councillor JE Lewis – Family commitment  
Councillor HE Morgan – Unwell  
Councillor JC Spanswick – Holiday.

668. DECLARATIONS OF INTEREST

The following Declaration of Interest were made:

Councillor GW Davies – P/15/661/FUL – Councillor Davies declared a personal and prejudicial interest in the application as a Member of Maesteg Town Council but takes no part in the consideration of planning applications and he is aware of the applicant and those who attend the proposed development. Councillor Davies withdrew from the meeting during consideration of this item.

Councillor N Clarke – P/15/ 583/FUL and P/15/594/FUL – Councillor Clarke declared a personal interest as a Member of Porthcawl Town Council but takes no part in the consideration of planning applications. Councillor Clarke declared a personal and prejudicial interest in agenda item 10 – Cosy Corner, Porthcawl Harbour Planning Development Brief as her husband is a director of Porthcawl Harbourside Community

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Interest Company (CIC) who is hoping to develop Cosy Corner. Councillor Clarke withdrew from the meeting during consideration of this item.

Councillor CA Green – Agenda Item 9 – Appeals – Councillor Green declared a personal interest in appeal A/15/3135226 (1763) – New access for new dwelling at The Laurels Heol Pen Y Fai, Pen Y Fai, Bridgend as her son and family live directly next door to this property.

669. SITE VISITS

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, was confirmed as 17 February 2016.

670. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee of 26 November 2015, be approved as a true and accurate record.

671. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers addressing the following application which was considered at the meeting:-

| <u>Name</u>           | <u>Planning Application No:</u> | <u>Reason for Speaking</u> |
|-----------------------|---------------------------------|----------------------------|
| Councillor E Venables | P/15/368/OUT                    | Objector                   |
| Mr R Chichester       | P/15/368/OUT                    | Agent                      |
| Mr D Phillips         | P/15/379/FUL                    | Objector                   |
| Mr S Harries          | P/15/379/FUL                    | Agent                      |

672. AMENDMENT SHEET

The Group Manager Development advised that in accordance with new procedures, and following the Chairperson's consent, Members had received the Amendment Sheet following the Site Visit 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.

673. P/14/388/FUL - LAND OFF ALL SAINTS WAY PENYFAI BRIDGEND

RESOLVED:

- (1) That the applicant enter into a Section 106 Agreement to provide a financial contribution for the sum of £73,284 (index linked) towards the provision of affordable housing.
- (2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions

contained in the report of the Corporate Director Communities and subject to addition of condition 14 and note p) as follows:

14. No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the vision splay areas as shown on drawing CD/PR/01 at any time.

Reason: In the interests of highway safety.

p) The developer is advised to undertake appropriate ground investigations to ensure there is suitable ground stability within the site.

674. P/15/379/FUL - LAND OFF COYCHURCH ROAD (ADJ. JUBILEE CRES.) BRIDGEND

RESOLVED: (1) That the applicant enter into a Section 106 Agreement to:

- (i) Provide for a minimum 10 units of affordable housing, with the type of units, location within the site and affordable tenure to be agreed by the Council.
- (ii) Provide a financial contribution of £22,560 on the commencement of development towards the upgrading of an existing play area in the vicinity of the application site.
- (iii) Provide a financial contribution of £7,000 on the commencement of development for the preparation of Legal Traffic Orders for a 20mph zone within the development site.

(2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement subject to the conditions contained in the report of the Corporate Director Communities and subject to the following additional conditions:

21. No development shall commence until a scheme for the provision of a yellow box hatch road marking on route B4181, Coychurch Road, at the site access has been submitted to and agreed in writing by the Local Planning Authority. The road-markings shall be demarcated in permanent materials in accordance with the agreed layout prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

22. No individual property shall be served by an individual pedestrian or vehicular access from route B4181 Coychurch Road or Jubilee Crescent.

Reason: In the interests of highway safety.

23. No individual property shall be served by an individual pedestrian or vehicular access from the Playground abutting the North Eastern corner of the site.

Reason: In the interests of highway safety.

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24. There shall be no pedestrian or vehicular access onto Jubilee Crescent from the development.

Reason: In the interests of highway safety.

25. No development shall commence until a scheme for permanently stopping up the existing vehicular access onto Jubilee Crescent at the northern site corner and reinstating the vehicular crossing as verge has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

26. No development shall commence on site until a comprehensive scheme has been submitted to and agreed in writing by the Local Planning Authority for an uncontrolled pedestrian crossing on route B4181 (Coychurch Road) in the vicinity of the site access to aid pedestrian movements between the site and public amenities and transport facilities. The agreed scheme shall include full engineering details including cross sections, construction details, surface water drainage, and shall be submitted to and agreed in writing by the Local Planning Authority before any works commence. Such scheme shall be implemented as agreed by the Local Planning Authority prior to the development being brought into beneficial use.

Reason: In the interests of highway safety and promoting sustainable travel.

675. P/15/661/FUL - CAERAU CLINIC DUFFRYN ROAD CAERAU

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

676. P/15/583/FUL - JOLLY SAILOR INN 1 CHURCH STREET NEWTON PORTHCAWL

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

677. P/15/594/FUL - 4 HEOL GROES FAEN NOTTAGE PORTHCAWL

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

678. APPEALS

RESOLVED: (1) That the following Appeals received as outlined in the report of the Corporate Director – Communities be noted:-

| <u>Code No.</u>     | <u>Subject of Appeal</u>   |
|---------------------|--|
| A/15/3135226 (1763) | New access for new dwelling at The Laurels Heol Pen Y Fai, Pen Y Fai, Bridgend |

A/15/3133430 (1764) 5.1MW Solar Array with Inverter Stations, Switchgear Cabins, Fencing, CCTV & Access: Land North Brynheulog, Caerau Park, Maesteg

A/15/11/ADV Non-illuminated advertisement sign 1 Rock Street, Aberkenfig

- (2) That the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that they be DISMISSED

| <u>Code No.</u>     | <u>Subject of Appeal</u>  |
|---------------------|---|
| A/15/3129184 (1759) | 1 No. 5-Bed Two Storey Dwelling to be occupied by operatives of an existing rural enterprise: Land West of Ton Phillip, Ffordd Y Gyfraith, Bridgend |

A/15/3130150 (1760) Erect a single storey bungalow designed to accommodate a disabled person: Land at Wern Dew Farm, Heol Persondy, Aberkenfig

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be ALLOWED, subject to a new condition

| <u>Code No.</u>     | <u>Subject of Appeal</u>   |
|---------------------|--|
| A/15/3133197 (1761) | Remove condition 4, modify condition 5 to permanently retain mast D to be erected 5 Hours in 24 Hour Period at 1 Green Meadow, Cefn Cribwr |

679. COSY CORNER, PORTHCAWL HARBOUR PLANNING DEVELOPMENT BRIEF

The Development Planning Team Leader sought approval of the content of the amended Cosy Corner Planning Development Brief as a material consideration in the determination of future planning applications for this site.

He stated that Cosy Corner fulfils an extremely important landscape function, providing extensive community and tourism benefit in terms of valuable amenity space with exceptional, unimpeded views of a collection of historic harbour buildings and marina. The site is shown as public open space in the Bridgend Local Development Plan and the adopted Porthcawl Waterfront Supplementary Planning Guidance.

The Development Planning Team Leader informed the Committee that the recent renovation of the marina and the planned mixed-use scheme at the Jennings Building has stimulated interest in the harbour area and in particular the redevelopment of Cosy Corner. However, development on this site represents a change to the uses shown in the Council's existing adopted plans. He stated that the Council should only consider re-use of the site if it could be demonstrated that development would have exceptional economic and environmental benefits for the town and the wider area, and if a landmark development of exceptional quality is delivered, that off-sets the loss of this highly valuable open space. Therefore, a Planning Development Brief that established a planning and design framework is required to safeguard Cosy Corner from inappropriate forms of development.

The Development Planning Team Leader reported that the Planning Development brief considers the context of the redevelopment of the site and puts forward a number of development parameters and design principles which can be used to guide the redevelopment of the site. He stated that the purpose of the development is not to

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present detailed proposals, but to set a framework within which a high landmark development can be delivered.

RESOLVED: That the Committee:

- (1) Approved the amended Cosy Corner Planning and Development Brief as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the site; and
- (2) Delegated authority to the Group Manager of Development to make any necessary factual and/ or cartographical amendments to the document that may be required prior to formal publication.

680. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

681. URGENT ITEMS

There were no urgent items.

The meeting closed at 3.10 pm