

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 9 JUNE 2016

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 9 JUNE 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

N Clarke	GW Davies MBE	DRW Lewis	JE Lewis
LC Morgan	D Patel	JC Spanswick	C Westwood
RE Young			

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Nicola Gandy	Principal Planning Officer
Tony Godsall	Traffic & Transportation Manager
Eilian Jones	Senior Planning Officer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development

739. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor R Williams
Councillor JH Tildesley
Councillor CA Green – Other Council business
Councillor G Thomas
Councillor P Davies

740. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor D Patel – P/15/847/FUL – Prejudicial interest in that she was a Board Member of Valleys 2 Coast. Councillor Patel left the meeting whilst this item was being discussed.

Councillor N Clarke – P/16/151/FUL – Personal interest in that she is a Member of Porthcawl Town Council who takes no part in planning matters.

Councillor GW Davies – P/15/624/FUL – Prejudicial interest in that he was known to an objector to the application. P/16/301/FUL – Prejudicial interest in that he is a Member of Maesteg Town Council and an original objector to the application. Councillor Davies left the meeting whilst these items were being discussed. P/15/845/FUL – Personal interest as a Member of Maesteg Town Council who takes no part in planning matters. P/13/808/OUT – Personal interest as a Member of Maesteg Town Council who takes no part in planning matters.

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741. SITE VISITS

RESOLVED: That Members agreed to a date of Wednesday 6 July 2016 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

742. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 12 May 2016, be approved as a true and accurate record.

743. PUBLIC SPEAKERS

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

<u>Name</u>	<u>Planning Application No.</u>	<u>Reason for speaking</u>
P Rayment	P/15/847/FUL	Objector
L Shaw	P/15/847/FUL	Applicant
Cllr P James	P/16/137/FUL	Local Member
J Curtis	P/16/137/FUL	Applicant

744. AMENDMENT SHEET

RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item, in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Members to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

745. P/15/624/FUL - PLOT 5 STABLE LANE OFF NEW STREET, PANTYGOG, PONTYCYMMER

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/15/624/FUL	3 bedroom 2 storey dwelling (Re-submission of P/14/597/FUL)

746. P/15/847/FUL - ST JOHNS AMBULANCE HALL, BEDFORD CLOSE, CEFN CRIBWR

RESOLVED: (1) That having regard to the following application, the applicant enters into a S106 Agreement to provide a minimum of 4 units as affordable units in perpetuity, which shall be transferred to a Registered Social Landlord and delivered in accordance with a timetable to be submitted to and agreed by the Local Planning Authority:-

<u>Code No.</u>	<u>Proposal</u>
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P/15/847/FUL Create 12 Flats comprising 3 x 2 bed flats and 9 x 1 bed flats in one 2 storey building

- (2) That, if Committee is minded to grant consent, plenary powers be given to the Corporate Director – Communities to issue a decision after 16 June 2016, subject to no new representations being received that raise new and relevant issues relating to the advert placed in the press on 26 May 2016, and after the applicant has entered into a S106 Agreement to provide a minimum of 4 units as affordable units in perpetuity, which shall be transferred to a Registered Social Landlord and delivered in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority, subject to the Conditions contained in his report.

Subject to the reference to '10 parking spaces' in the first line of Condition 7 of the report, being amended to "12 parking spaces"

747. P/16/301/FUL - FILCO SUPERMARKET CAR PARK, HERMON ROAD, CAERAU, MAESTEG

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

Code No. Proposal

P/16/301/FUL New build 2 No. semi-detached 2 bed houses inc. alterations to Filco car park size.

Subject to Condition 9 of the report being amended as follows:-

9. No development shall commence until a scheme for the provision of 15 off street parking spaces and an improved access has been submitted to and agreed in writing by the Local Planning Authority. The access and parking area shall be completed in permanent materials with the individual parking spaces clearly demarcated in permanent materials in accordance with the agreed layout prior to the development being brought into beneficial use and shall be retained as such in perpetuity.

Reason: In the interests of parking and highway safety.

748. P/16/151/FUL - 12 TYTHEGSTON CLOSE, PORTHCAWL

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

Code No. Proposal

P/16/151/FUL Proposed single storey extensions to front and rear and front and rear dormers.

749. P/16/137/FUL - PLOT 116 VILLAGE FARM ROAD, VILLAGE FARM INDUSTRIAL ESTATE, PYLE

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

Code No. Proposal

P/16/130/FUL Demolition of existing office/WC and construct new taxi office

750. P/16/130/FUL - 32 NOLTON STREET, BRIDGEND

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

Code No. Proposal

P/16/130/FUL Demolition of existing office/WC and construct new taxi office

751. P/15/845/FUL - LAND WEST END OF LANSBURY CLOSE, MAESTEG

RESOLVED: That the following application be deferred to allow further negotiation on highway/access matters:-

Code No. Proposal

P/15/845/FUL 12 dwellings and associated works

752. P/16/189/FUL - GATE HOUSE R/O 34 PARK STREET, BRIDGEND

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

Code No. Proposal

P/16/189/FUL Change use into a 1 bedroom dwelling

753. P/13/808/OUT - LAND OFF OAKWOOD DRIVE, MAESTEG

RESOLVED: (1) That having regard to the following application, the applicant enters into a Section 106 Agreement to:-

(i) Provide a financial contribution for the sum of £7,000 for the creation and extension of a traffic order to ensure vehicle speeds along Oakwood Drive and within the site are limited to an appropriate level, and to ensure on-street parking is not generated in the vicinity of the fast food restaurants, or around the proposed junctions directly serving the site.

- (ii) Provide a financial contribution for the sum of £200,000 towards affordable housing.
- (iii) Provide on-site Local Areas of Play (LAP) and 2 x 400 sq. m of formal Local Equipped Area of Play (LEAP) with a combined total of 4,200 square metres of open space on the site, prior to the completion of the 50th residential unit built on the site. The specification of the Local Area of Play and Local Equipped Area of Play, including precise location, size and future maintenance and management requirements, to be agreed in writing by the Council prior to the submission of the first reserved matters application for residential development;
- (iv) Ensure that the land identified as Employment Land on Plan Number: Masterplan 15095 F002 Rev. C (received 20 May 2016) is re-profiled, surfaced and fully serviced, including a highway access of appropriate size and standard, in accordance with a scheme and method statement to be submitted and approved in writing by the Council, no later than the construction of the 50th residential unit on the site.

Code No.

Proposal

P/13/808/OUT

Mixed-Use development: 138 dwellings, Public House, restaurants, retail and Employment

- (2) That the Corporate Director - Communities be given plenary powers to notify the Welsh Government of the intention to approve the application in accordance with Circular 7/12: Town and Country Planning (Notification) (Wales) Direction 2012.
- (3) That the Corporate Director – Communities also be given plenary powers to issue a decision notice granting consent in respect of this proposal, should the Welsh Government offer no adverse comments to the application, and once the applicant has entered into the aforementioned Section 106 Agreement and subject to the standard outline Conditions and the additional Conditions as contained in the report.

754. P/12/796/FUL – RESIDENTIAL DEVELOPMENT OF 94 DWELLINGS AND OUTLINE APPLICATION FOR INDUSTRIAL/COMMERCIAL USE ON 2.23 HA - LAND AT TY DRAW FARM, PYLE, BRIDGEND

RESOLVED:

That having regard to the report of the Corporate Director – Communities, and for the reasons contained therein, as explained to Members at the meeting by the Principal Planning Officer, the request to vary the S106 Agreement through a Deed of Variation, be approved.

755. DRAFT REVISIONS TO PLANNING POLICY WALES (PPW) CHAPTER 6: THE HISTORIC ENVIRONMENT

The Corporate Director – Communities submitted a report, the purpose of which, was to advise Development Control Committee Members of the Council's draft response to the Welsh Government's (WG) consultation on proposed changes to planning policy for the historic environment (Appendix 1 of the report referred) following the Development

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Control Committee Member Workshop session held on 23 May 2016. The draft policy document resulted from informal feedback received by the WG on draft planning policy documents made available to inform the scrutiny of the Historic Environment (Wales) Act 2016. It is intended that the WG will consult on a historic environment Technical Advice Note during Summer 2016.

The Group Manager Development referred to the background of the report, and in particular, advised that revisions to Chapter 6 of PPW are required, in order to reflect the Welsh Government's objectives for a well-protected and accessible historic environment that contributes to quality of life and place. In particular, he advised that the Chapter needed to take account of Cadw's Conservation Principles for the sustainable management of the historic environment, which were published in 2011 including an updated statement of purpose with a strong focus on the sustainable management of the historic environment.

The Group Manager Development continued by advising that the Local Planning Authority and Building Conservation Officers, currently refer to advice contained within Chapter 6 of Planning Policy Wales (8th Edition – January 2016) and Welsh Office Circular 61/96: Planning and the historic Environment: Historic Buildings and Conservation Areas..

In terms of the next steps he informed Members that the response to the WG's proposed revisions to Planning Policy Wales Chapter 6: The Historic Environment will be formally submitted to the WG before the deadline of 13 June 2016 under delegated powers

RESOLVED: That Members noted the content of the report, and the LPA's draft response to the WG's Consultation as contained in Appendix 1 to the report.

756. DEVELOPMENT CONTROL SITE VISIT PANEL

The Senior Solicitor presented a report, the purpose of which, was for the Committee to nominate three Members to form the Committee's Site Visit Panel, to comprise of the Chairperson, Vice-Chairperson and a third Member, and to also nominate a reserve Member to sit on the Panel should any of the three nominated Panel Members be unavailable.

Following consideration of the report by Members, it was

RESOLVED: That the Development Control Committee Site Visit Panel consist of:

- The Committee Chairperson;
- The Committee Vice-Chairperson;
- Councillor D Patel – Third Member;
- Councillor RE Young (Reserve Member)

757. NOMINATION AND APPOINTMENT TO THE RIGHTS OF WAY SUB-COMMITTEE

The Corporate Director – Operational and Partnership Services submitted a report, the purpose of which, was to nominate and appoint Members to the Rights of Way Sub-Committee. In order for the Sub-Committee to be politically balanced, it should comprise of 4 Labour members (including the Chairperson and Vice-Chairperson of the Development Control Committee; 1 Independent/Alliance Member and 1 Independent/Annibynwr Member

Following consideration of the report by Members, it was

RESOLVED: That the Rights of Way Sub-Committee be established of the following Members:-

- Chairperson of the Development Control Committee;
- Vice-Chairperson of the Development Control Committee;
- Councillor D Patel
- Councillor RE Young
- Councillor CA Green; and
- Councillor JH Tildesley

758. APPEALS

NOTED: (1) That the Inspector appointed by the Welsh Ministers to determine the following Appeal directed that it be DISMISSED:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/16/3141978 (1770)	Create larger balcony 5M x 2.3M: Locks Cottage, Locks Common, Porthcawl. (Appendix A to the report refers)

(2) That the Inspector appointed by the Welsh Ministers to determine the following Appeals directed that it be ALLOWED subject to Conditions:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/15/3141349 (1771)	Retention of building as built (amendment to P/13/147/FUL) for use as studio dwelling by family member: 133 Cowbridge Road, Bridgend (Appendix B to the report refers)

759. TRAINING LOG

RESOLVED: That the Committee agreed to the planned training sessions for Members, as well as the added future training sessions, detailed in the report of the Corporate Director – Communities, with it noted that an additional session on the subject of Parking Standards be added to the list of future training sessions.

760. P/16/128/FUL – FORMER MARGAM SURFACE MINE FFORDD-Y-GYFRAITH, BRIDGEND

The Chairperson accepted the following item as urgent in accordance with Part 4 of the Council Procedure Rules, due to the very tight deadlines associated with the development and the impending commencement of development works.

The Group Manager Development presented a report, that reminded Members that the above application was reported to a Special meeting of the Development Control Committee on 4 May 2016, whereby Committee were minded to approve the application, subject to the signing of a S106 Agreement and the removal of a holding direction

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issued by Welsh Government. The holding direction had now been removed and the Agreement had been progressed and was about to be signed.

The purpose of this update report, was to advise Members of a number of necessary minor amendments to the proposed planning conditions attached to the original report. The amendments were necessary, to address typographical/drafting errors and to harmonise the wording with the conditions proposed by Neath Port Talbot CBC in a corresponding application.

The Group Manager then confirmed the conditions approved previously, that required amending to that detailed in the report. These were Condition 7, 9, 18, 26, 27 and 46.

RESOLVED: That the Conditions indicated above, and outlined in the report of the Corporate Director – Communities be amended in place of the respective Conditions previously approved.

The meeting closed at 3.20 pm