

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

Present

Councillor M Thomas – Chairperson

N Clarke	PA Davies	CA Green	DRW Lewis
JE Lewis	HE Morgan	JC Spanswick	G Thomas
JH Tildesley MBE	R Williams	RE Young	

Officers:

Rhodri Davies	Development & Building Control Manager
Julie Ellams	Democratic Services Officer - Committees
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Tony Godsall	Traffic & Transportation Manager
Gary Jones	Head of Democratic Services
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer

776. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:  
Councillor GW Davies MBE,  
Councillor LC Morgan,  
Councillor D Patel  
Councillor C Westwood

777. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor R Williams – P/16/440/FUL-Personal interest as a Member of Pencoed Town Council but takes no part in the consideration of planning matters.

Councillor M Thomas – P/16/440/FUL – Prejudicial interest as a close friend and colleague of the applicant. Cllr Thomas left the meeting whilst this item was being discussed and the Vice Chairperson took the Chair for this application only.

Councillor J Spanswick – P/16/440/FUL – Personal interest as a fellow Councillor.

778. 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 Wednesday 31 August 2016.

779. APPROVAL OF MINUTES

RESOLVED

That the Minutes of the meeting of the Development Control Committee of 7 July 2016 be approved as a true and accurate record.

780. PUBLIC SPEAKERS

The Chairperson confirmed that there were no public speakers at this meeting.

781. 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 the late representations and revisions that require to be accommodated.

782. P/16/431/FUL - LAND ADJOINING 39 JUBILEE ROAD, BRIDGEND

RESOLVED

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

<u>Code no</u> P/16/431/FUL	<u>Proposal</u> Two Storey Dwelling
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783. P/16/440/FUL - 94 COYCHURCH ROAD, PENCOED, BRIDGEND

RESOLVED

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

<u>Code no</u> P/16/440/FUL	<u>Proposal</u> Demolish existing conservatory & extend existing single storey extension at the rear.
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784. P/16/379/FUL - LAND OFF PARC CRESCENT, WATERTON INDUSTRIAL ESTATE, BRIDGEND

RESOLVED

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 AUGUST 2016**

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

<u>Code no</u> P/16/379/FUL	<u>Proposal</u> Change use to caravan storage compound inc security fencing, stone surfacing, lighting, access road & office building.
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That Condition 1 of the report be amended to read as follows:

1. The premises shall be used as a Caravan and Motor Home Storage Compound with ancillary office accommodation only and for no other purpose including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that order with or without modification.

Also subject to the inclusion of the following highway related conditions:

12. There shall be no gates erected across the access road to the site at any time.

Reason: In the interests of highway safety.

13. The site shall be served by a single vehicular access as proposed at all times.

Reason: In the interests of highway safety.

14. Notwithstanding the submitted drawings, no works shall commence on the site access until engineering details of the road layout, turning area and junction with the Brocastle Avenue / Parc Crescent Roundabout with sections, street lighting, surface water drainage, traffic calming, visibility splays to junctions, forward visibility zones and lane widening to bends and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in permanent materials in accordance with the approved details before the development is brought into beneficial use.

Reason: In the interests of highway safety.

15. The site shall be laid out in accordance with the submitted plans prior to the site being brought into beneficial use and retained as such thereafter to ensure vehicles can enter and leave the site in a forward gear.

Reason: In the interests of highway safety.

16 Additional Note: The construction of the road along the identified highway corridor on land in the ownership of Welsh Government will result in revised access arrangements being provided to this application site. You should be mindful that the design of an appropriate access will result in the re-configuration of the caravan bays and may result in a reduction in the number of spaces available.

785. P/16/270/FUL - LAND OFF HEOL FAEN, MAESTEG, CF34 0JA

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/16/270/FUL	2 detached bungalows and detached garages

786. P/16/128/FUL - FORMER MARGAM SURFACE MINE, FFORDD-Y-GYFRAITH, BRIDGEND PROPOSED ALTERNATIVE RESTORATION AND AFTERCARE SCHEME IN RESPECT OF THE FORMER MARGAM SURFACE MINE.

The Corporate Director Communities submitted a report which reminded Members that Committee were minded to approve the above development following a special Development Control meeting on the 4<sup>th</sup> May 2016 subject to the signing of a Section 106 agreement. A subsequent report was brought before the June meeting proposing some slight amendments to a number of planning conditions, which were approved by members.

RESOLVED

For reasons explained in the Group Manager, Development's submission and as expanded upon in the report:

That condition 2 be amended to read:

The approved restoration shall be completed by 31<sup>st</sup> July 2018. For a period of five years from the date of completion of restoration the restored area shall be managed in accordance with the approved aftercare scheme. The planning permission shall expire following the complete restoration and aftercare of the site in accordance with the approved restoration and aftercare schemes.

787. APPEALS

RESOLVED

1. That the following Appeal received as outlined in the report of the Corporate Director – Communities be noted.

<u>Code no</u>	<u>Subject of Appeal</u>
A/16/3154174 (1775)	One dwelling next to 14 Blundell Avenue, Porthcawl

2. That the following Inspectors Decisions be noted:
  - a) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be allowed subject to conditions (Appendices A and B of the report refers).

<u>Code no</u>	<u>Subject of Appeal</u>
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 AUGUST 2016**

A/15/3135226 (1763) New access for new dwelling and the Laurels:  
Heol Pen y Fai, Pen Y Fai

- b) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be dismissed (Appendix C of report refers).

<u>Code no</u>	<u>Subject of Appeal</u>
A/15/3141571 (1772)	One dwelling garage site, Land to the north east Of Pembroke Terrace, Nantymoel

- c) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be allowed subject to conditions (Appendix D of report refers).

<u>Code no</u>	<u>Subject of Appeal</u>
A/16/3145806 (1774)	Proposed extensions and alterations – amended scheme: Fforchlas Cottage, Church Street, Pontycymmer

788. TRAINING LOG

The Group Manager Development reported on an updated training log. The Local Development Plan review workshop had taken place and there would be further updates as the review progressed.

A “Changing places” training session would be held on 1 September 2016 presented by Wayne Crocker from MENCAP.

Members were asked to prioritise the list of options for future training sessions and they agreed that workshops on Parking Standards and the draft Open Space SPG should be prioritised over the other items.

RESOLVED

That the report of the Corporate Director Communities be noted.

789. OFF-SITE RECREATION CONTRIBUTIONS

The Group Manager Development presented a report on the approach to be taken in applying off-site contributions towards flatted developments. By way of background information, he confirmed that outdoor recreation space comprising “children’s playing space” and “outdoor sport facilities” and the issue of potential off-site contributions from developers to fund all types of outdoor recreational space would be addressed as part of the future Recreational Space SPG.

Currently requests were made for contributions from dwellings but not flats. In future the children’s play space contribution would be applied to flats of 2 bedrooms or more in line with the Education contribution. Bedsits, 1 bed flats and sheltered or elderly accommodation would remain exempt.

The forthcoming Recreational Space SPG would clarify this situation.

RESOLVED

That the content of the report on the approach to be taken when applying children's play space contributions to flatted developments, be noted.

790. URGENT ITEMS

There were no urgent items.

The meeting closed at 3.27 pm