

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 16 MARCH 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 16 MARCH 2017 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

N Clarke
JE Lewis
R Williams

PA Davies
LC Morgan

CA Green
G Thomas

DRW Lewis
C Westwood

Apologies for Absence

GW Davies MBE, D Patel, JC Spanswick, JH Tildesley MBE and RE Young

Officers:

| | |
|------------------|---|
| Rhodri Davies | Development & Building Control Manager |
| Lee Evans | |
| Craig Flower | Planning Support Team Leader |
| Mark Galvin | Senior Democratic Services Officer - Committees |
| Tony Godsall | Traffic & Transportation Manager |
| Rod Jones | Senior Lawyer |
| Robert Morgan | Senior Development Control Officer |
| Jonathan Parsons | Group Manager Development |
| Kevin Stephens | Democratic Services Assistant |
| Philip Thomas | Principal Planning Officer |
| Leigh Tuck | Senior Development Control Officer |
| Helen Williams | Senior EHO Pollution |

897. DECLARATIONS OF INTEREST

Planning Application - P/17/4/FUL - Councillor DRW Lewis declared a personal interest in this application, in that he was known to one of the objectors (to the application)

898. SITE VISITS

RESOLVED: That the date of Wednesday 12 April 2017 be confirmed for any proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

899. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 16 February 2017, be approved as a true and accurate record.

900. PUBLIC SPEAKERS

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

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| <u>Name</u> | <u>Planning Application No.</u> | <u>Reasons for Speaking</u> |
|-------------|---------------------------------|-----------------------------|
| R. Grigg | P/16/833/FUL | Objector to the application |
| A. Wilkie | P/16/833/FUL | Applicant |

901. AMENDMENT SHEET

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 Committee to necessary modifications to the Committee Report, so as to take account of late representations and revisions that may require to be accommodated.

902. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Development Control Committee guidance notes as shown from pages 9 – 12 of the report, be noted.

903. P/16/833/FUL - LAND OF PARC CRESCENT , WATERTON INDUSTRIAL ESTATE, CF31 3XU

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

Proposal:

Land off Parc Crescent, Waterton Industrial Estate, CF31 3XU

Subject to Condition 4 of the report being amended as follows, and the inclusion of the subsequent added advisory Note:-

4. Notwithstanding the submitted plans and within one month of the date of this permission, a scheme to enhance the existing landscaping features of the eastern site boundary and to provide screening shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be undertaken on the entire length of land between the existing hedgerow that forms the eastern site boundary and the existing 2.2m high palisade fence and shall include tree and hedge planting, localised earth bunding and fencing. It shall include a schedule of trees and shrubs, noting species, plant sizes, proposed numbers and densities. A schedule of landscape maintenance for a minimum period of 5 years shall also be included in the submitted scheme. The agreed fencing and earth bunding works shall be implemented prior to any caravan storage taking place on site and the agreed planting scheme, shall be implemented in the next planting season (November 2017 – March 2018).

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, to promote nature conservation and in the interests of safeguarding the amenities of residents.

Note:

In the interests of minimising the impact of the development on the residents of Treoes, it is requested that signage is displayed within the site reminding customers to be considerate of their neighbours and to keep noise and disturbance on site to a minimum.

904. P/15/358/OUT - LAND WEST OF HEOL TY MAEN, CEFN GLAS, BRIDGEND, CF31 4QF

RESOLVED: (1) That having regard to the above application, the applicant be required to enter into a Section 106 Agreement to:

- (i) Provide 20% of the units as affordable housing units in accordance with the Affordable Housing Supplementary Planning Guidance (SPG). The Section 106 Agreement will provide for these units to be transferred to a Registered Social Landlord, with the type of units, location within the site, affordable tenure, transfer price and timescale for delivery to be agreed by the Council.
- (ii) Provide a financial contribution in accordance with the Educational Facilities Supplementary Planning Guidance (SPG) formula towards the provision of additional primary school places in the schools serving the development; this figure being dependent on the final development mix and numbers with contributions provided on a pro-rata basis.
- (iii) Provide outdoor recreation space in accordance with Policy COM11 of the Bridgend Local Development Plan with arrangements for future management and maintenance to be agreed in writing by the Council.
- (iv) Provide a retained grassland area to the west of the site as detailed on plan 5: Compensation Measures attached to the David Clements Ecology, Ecological Assessment for land off Llangewydd Road, Bridgend dated May 2015 and the land shall be managed and maintained in accordance with the Recommendations (Part 6) of the said report.
- (v) Provide a financial contribution of £72,000 towards enhanced highway facilities on the local highway network including the introduction of the MOVA system at the traffic signal controlled A473/B4622 junction, the upgrading of local bus stops on Barnes Avenue and Llangewydd Road and the implementation of a traffic speed order for Barnes Avenue and Heol Ty Maen.
- (vi) Provide a financial contribution of £100,000 towards enhanced active travel routes in the locality of the application site to facilitate safe pedestrian and cycle access to the local services and facilities that will serve the development in accordance with the provisions of Planning Policy Wales (2016).

Proposal

Residential development with vehicular access point from Heol Ty Maen

(2) The Corporate Director Communities be given plenary powers to issue a decision notice granting outline consent in respect of this proposal, reserving landscaping, layout, scale and appearance for future consideration, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report, in addition to the standard outline Conditions.

905. P/16/816/OUT - LAND BETWEEN 33-39 STATION ROAD, NANTYMOEL, CF32 7RD

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

Proposal

Two dwellings including garages and access

Subject to the word 'Authoriyt' in the third line of Condition 4. of the report being changed to "Authority".

906. P/17/4/FUL - THE CHURCH HALL, CHURCH STREET, ABERKENFIG, CF32 9AU

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

Proposal

Change of use of redundant Church Hall site – Demolition of Former Church Hall and erection of two new semi-detached dwellings.

Subject to the inclusion of the following Condition 7:-

7. Prior to the occupation of the dwellings hereby approved, a scheme for the treatment and restoration of the exposed gable end of the adjoining building (No. 5 Church Street) and a timetable for its implementation shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure a satisfactory form of development and to protect the visual amenities of the area.

907. APPEALS RECEIVED AND APPEALS DECISIONS

RESOLVED: (1) That the following Appeal received since the last Committee meeting be noted:-

| <u>Code No.</u> | <u>Subject of Appeal</u> |
|---------------------|---|
| A/17/3167313 (1794) | Extension to provide additional Class A1 Retail Floorspace (1 Unit): Next to Unit 6/7 Waterton Retail Park, Waterton, Bridgend. |

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

| <u>Code No.</u> | <u>Subject of Appeal</u> |
|---------------------|---|
| A/16/3158624 (1787) | 16 dwellings, new access, car parking, open space, landscaping & associated works: Land at Heol Y Frenhines, Cefn Glas, Bridgend. (Appendix A to the report refers) |
| A/16/3162383 (1788) | Extension to Cefn Cribwr Garage's existing hard surface parking area: East of Cefn Cribbwr Garage, Cefn Road, Cefn Cribbwr. |

908. WELSH GOVERNMENT CONSULTATION DOCUMENT: CALL FOR EVIDENCE AND PROJECTS NATIONAL DEVELOPMENT FRAMEWORK, DECEMBER 2016

The Corporate Director Communities submitted a report and attached Appendix 1, which advised that the Welsh Government (WG) has issued a consultation document regarding the proposed National Development Framework (NDF) and was undertaking a Call for Evidence and Projects. Organisations and individuals were being given the opportunity, to provide information that WG should consider as part of the preparation of the NDF, and the purpose of the report, was to draw Members' attention to the NDF and provide details of the BCBC response.

The report outlined details as to what the NDF entailed, and this was expanded upon by the Group Manager Development Control for the benefit of Members.

Members then asked a few questions on the report, following which it was

RESOLVED: That Members noted the content of the report and the LPA's response to the WG Consultation Call for Evidence and Projects National Development Framework (Appendix 1 to the report)

909. TRAINING LOG

RESOLVED: That the training sessions as detailed in the report of the Corporate Director – Communities be noted, with it further noted that the session entitled 'Active Travel Plans' scheduled to be held on 16 March 2017, will be re-scheduled at a future date, and that dates would also be established in due course for training sessions on the following topics:-

- Advertisement Control
Trees and Development

910. URGENT ITEMS

None.

The meeting closed at 3.40 pm