

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 13 APRIL 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 13 APRIL 2017 AT 2.00 PM

Present

Councillor – Chairperson

N Clarke	CA Green	DRW Lewis	JE Lewis
D Patel	JC Spanswick	JH Tildesley MBE	C Westwood
R Williams	RE Young		

Apologies for Absence

GW Davies MBE, PA Davies, HE Morgan, LC Morgan, G Thomas and M Thomas

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Kwaku Opoku-Addo	Policy, Development and Transport Team Leader
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees
Leigh Tuck	Senior Development Control Officer
Elizabeth Woolley	Senior Planning Officer

911. ELECTION OF CHAIRPERSON FOR THE MEETING

RESOLVED: That Councillor RE Young be elected Chairperson for the meeting.

(Councillor RE Young in the Chair)

912. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

Councillor N Clarke – P/16/497/FUL – Personal interest as a member of Porthcawl Town Council but takes no part in the consideration of planning applications.

Councillor DRW Lewis – P/17/157/FUL - Personal interest as a member of St Brides Minor Community Council but takes no part in the consideration of planning applications. Councillor Lewis also declared a Prejudicial interest as he is known to both the applicant and objector and withdrew from the meeting during consideration of this item.

Councillor JE Lewis – P/17/157/FUL - Personal interest as a member of St Brides Minor Community Council but takes no part in the consideration of planning applications. Councillor Lewis also declared a Prejudicial interest as she is known to the objector and withdrew from the meeting during consideration of this item.

913. 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 24 May 2017.

914. APPROVAL OF MINUTES

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

915. PUBLIC SPEAKERS

There were no public speakers.

916. 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.

917. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Development Control Committee guidance be noted.

918. P/16/497/FUL - LAND AT MOOR LANE, NOTTAGE

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 land for the provision of high quality self-catering mobile wooden chalets, tourist accommodation 7 supporting facilities

Subject to Condition 22 being added as follows:

22. Prior to the diversion of Footpath 12 along the eastern and northern boundaries of the site, a scheme for a catch ball fence a minimum of 3m in height shall be submitted to and agreed in writing with the Local Planning Authority. The agreed fencing shall thereafter be implemented prior to the diverted footpath being opened to public use and shall be retained and regularly maintained in perpetuity.

Reason: In the interests of the safety and wellbeing of users of the diverted Public Rights of Way.

Subject to the following words being added to condition 15 after “the chalets and buildings hereby permitted”: “and for any replacement units”, and the following words added to the reason for condition 15 “and in the interests of highway safety”.

919. P/17/157/FUL - 26 HEOL Y MYNYDD, SARN

This application was deferred as the Committee became inquorate due to the aforementioned Declarations of Interest being made.

920. APPEALS

The Group Manager Development reported on the appeals received and the appeals which had been decided since the last meeting of the Committee.

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

<u>Code No.</u>	<u>Subject of Appeal</u>
A/17/3168010 (1798)	Construction of a bungalow: Land BTW 16 & 17 High Street, Ogmore Vale
A/17/3170739 (1799)	Remove condition 4 and relax condition 1 of P/15/183/FUL to allow up to seven residents in need of care at any one time: The White House, Briary Way, Brackla
A/17/3171693 (1800)	Agricultural building (resubmission): Graigwen, Hendre Road, Pencoed
A/17/3172020 (1801)	Erection of detached dwelling: Land adjacent to Cambrian House & Cross Winds, Stormy Down

(2) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the following Appeal be ALLOWED SUBJECT TO CONDITIONS:

<u>Code No.</u>	<u>Subject of Appeal</u>
A/16/3164853 (1790)	Demolition of existing single garage and construction of a new 3 bedroom detached property (revised parking): rear of 23 Nottage Mead, Nottage, Porthcawl

(3) That the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that the following Appeals be DISMISSED.

<u>Code No.</u>	<u>Subject of Appeals</u>
A/16/3164970 (1791)	Construct a pair of semi-detached houses: side of 8 Glannant Row, Shwt, Bettws
A/16/3165452 (1792)	Detached dwelling: Land adj to the Old Police Station, Bethania Row, Ogmore Vale
A/16/3167106 (1795)	Double extension to side of the house and enlarge single storey play room at the rear: 2 Pen-Y-Ffordd, North Cornelly

921. REVIEW AND UPDATE OF THE LOCAL PLANNING AUTHORITY'S PLANNING CODE OF PRACTICE

The Committee received a report on a review and update of the Local Planning Authority's Planning Code of Practice, which aimed to ensure there are no grounds for suggesting that a decision by the Council has been biased, partial or unfounded and that all parties understand the planning process and procedures. The Planning Code of Practice provides guidance to elected Members, officers, the public, applicants and developers on the planning process. The document had been updated in draft and a workshop held prior to this meeting to discuss the changes to the document. Once adopted, the document would be updated on an annual basis or as and when new and relevant national regulations or guidelines emerge.

RESOLVED: That the content of the report be noted and the Local Planning Authority's Planning Code of Practice attached to the report be approved.

922. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

923. URGENT ITEMS

There were no urgent items.

924. VOTE OF THANKS

The Chairperson thanked all members of the Committee for their contribution and support during this term. He also on behalf of the Committee thanked the officers for their work and advice in support of the work of the Committee.

The Group Manager Development in response thanked the Chairperson and members of the Committee for the quality of debate and contribution they had made to the planning process. The Committee had become highly respected for its decision making contributing to development in the region.

The meeting closed at 2.50 pm