

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 25 MAY 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 25 MAY 2017 AT 2.00 PM

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	RJ Collins
DRW Lewis	JE Lewis	RMI Shaw	RME Stirman
CA Webster	AJ Williams		

Apologies for Absence

SK Dendy, J Gebbie, JC Spanswick, T Thomas, JH Tildesley MBE and KJ Watts

Officers:

Rhodri Davies	Development & Building Control Manager
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
Leigh Tuck	Senior Development Control Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor JC Spanswick
Councillor JH Tildesley
Councillor J Gebbie

It was noted that notwithstanding the fact that Councillor KJ Watts and Councillor MC Voisey were both in attendance for the meeting, they did not take part due to the fact that they had not yet received training, as was mandatory for Members of this Committee.

2. DECLARATIONS OF INTEREST

The following Members made declarations of interest in the undermentioned planning applications as stated:-

Councillor JE Lewis – P/17/157/FUL – Prejudicial and personal interest in that the objector was known to her and that she was also a Member of St. Brides Minor Community Council, but took no part in planning matters. Councillor Lewis left the meeting whilst the application was discussed.

Councillor DRW Lewis – P/17/157/FUL – Prejudicial and personal interest in that the objector and the applicant was known to him and that he was also a Member of St. Brides Minor Community Council, but took no part in planning matters. Councillor Lewis left the meeting whilst the application was discussed.

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 25 MAY 2017

Councillor G Thomas – P/17/157/FUL – Personal interest as a Member of St. Brides Minor Community Council who took no part in planning matters.

Councillor S Dendy – P/17/246/FUL and P/275/FUL – Personal interests as a Member of Blaengarw Community Council who took no part in planning matters.

Councillor R Stirman – P/17/246/FUL and P/275/FUL – Personal interests as a Member of Blaengarw Community Council who took no part in planning matters.

3. SITE VISITS

RESOLVED: That the Committee agreed to a date of Wednesday 5 July 2017 for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

4. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee dated 13 April 2017, be approved as a true and accurate record.

5. PUBLIC SPEAKERS

There were no public speakers listed to speak at today's meeting.

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

7. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the section of the report outlining Development Control Committee guidance be noted.

8. P/16/985/FUL - PARC FARM BUILDINGS, HEOL SPENCER, COITY

RESOLVED: That the above application be deferred in order to resolve the outstanding uncertainty surrounding the deliverability of the pedestrian/cycle route onto Maes y Cadno.

9. P/17/246/FUL - BRADLEY HOUSE, BETTWS ROAD, BETTWS

Proposal Erection of two storey extension, conversion of garage and external alterations.

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

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

Proposal Two storey side extension

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 25 MAY 2017

RESOLVED: That the above application be deferred until the next scheduled meeting, in order that the Committee Site Visit Panel can undertake a site inspection of the proposal in question.

11. P/17/275/FUL - 2 FOREST VIEW, BLAENGARW

Proposal

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

Subject to Condition 2 of the report being re-worded as follows:-

2. A scheme for the provision of 3 off-street parking spaces for the host property and 1 off-street parking space for the one bed flat at lower ground floor level shall be submitted to and approved in writing by the Local Planning Authority within 3 months of this consent. The parking areas shall be constructed in permanent materials and completed in accordance with the approved details within 6 months of this consent. The car parking spaces shall thereafter remain available for their designated use in perpetuity.

12. APPEALS

RESOLVED: That the following Appeals submitted since the last scheduled meeting of the Development Control Committee details of which are as follows, be noted:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/17/3166499 (1793)	New dwelling garden of 67 Woodlands Avenue, Pencoed
A/17/3171557 (1802)	Change of use of ground floor dwelling to Newsagents/Off Licence, 129 Caerau Road, Caerau
C/17/31754530 (1803)	New Single Storey side/Rear extension and retention of First Floor rear extension, 1 Princess Street, Maesteg

13. TRAINING LOG

The Group Manager Development reported on an updated Training Log, which included details of the following up and coming sessions:-

<u>Subject</u>	<u>Date/Time</u>
Active Travel Plans	6 July 2017/12.45pm
Workshop on draft Open Space SPG	17 August 2017/12.45pm
Review of Historic Environment Records in Wales guidance	28 September 2017/12.45pm
Community Transport	9 November 2017/12.45pm

Further sessions would also be arranged for the following added the Group Manager Development

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 25 MAY 2017

- Advertisement Control
- Trees and Development
- Enforcement

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

14. DEVELOPMENT CONTROL COMMITTEE SITE VISIT PANEL

The Corporate Director – Operational and Partnership Services submitted a report, the purpose of which, was for the Development Control Committee to nominate three Members to form the Committee's Site Visit Panel, which is to comprise of the Chairperson, Vice-Chairperson and a third Members, and also to nominate a reserve Member to sit on the Panel should any of the three nominated Panel Members be unavailable.

RESOLVED: That the Committee nominated the following Members to sit as its Site Visit Panel:-

- Chairperson of the Development Control Committee
- Vice-Chairperson of the Development Control Committee
- Councillor DRW Lewis (Third Member)
- Councillor C Webster (Reserve Member)

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

The Corporate Director – Operational and Partnership Services presented a report, the purpose of which, was to nominate and appoint Members to the Rights of Way Sub-Committee.

RESOLVED: That the Committee nominated the following Members to form the Rights of Way Sub-Committee:-

- Chairperson of the Development Control Committee
- Vice-Chairperson of the Development Control Committee
- Councillor R Stirman
- Councillor C Webster
- Councillor T Beedle
- Councillor T Thomas

16. URGENT ITEMS

None

The meeting closed at 3.30 pm