

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 6 JULY 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 6 JULY 2017 AT 2.00 PM

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	RJ Collins
SK Dendy	DRW Lewis	RMI Shaw	JC Spanswick
RME Stirman	T Thomas	JH Tildesley MBE	MC Voisey
KJ Watts	CA Webster	AJ Williams	

Apologies for Absence

J Gebbie and JE Lewis

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
Kevin Stephens	Democratic Services Assistant
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

941. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor J Gebbie
Councillor JE Lewis

942. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor N Burnett – Agenda Item 16 – Personal interest as a Member of Bridgend Town Council who took no part in planning matters.

Councillor M Voisey – Agenda item 16 – Personal interest as a Member of Bridgend Town Council who took no part in planning matters. Councillor Voisey also declared a prejudicial interest in this item as he lived opposite the site in question. He therefore left the meeting whilst the item was being discussed.

Councillor DRW Lewis – Agenda item 12 – Personal interest as a Member of St. Brides Minor Community Council who took no part in planning matters. Councillor Lewis also declared a prejudicial interest in this application as he was known to both the Developer and the applicant. He therefore left the meeting whilst the application was being discussed.

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Councillor A Williams – Agenda item 9 – Prejudicial interest in that she was a resident who was objecting to the proposal. Councillor Williams left the meeting whilst the application was being discussed.

Councillor C Webster – Agenda item 16 – Personal interest as a Member of Bridgend Town Council who took no part in planning matters.

943. SITE VISITS

RESOLVED: That the Committee agreed to a date of Wednesday 16 August 2017 for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

944. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 25 May 2017 be approved as a true and accurate record.

945. PUBLIC SPEAKERS

The following public speakers were listed to speak at the meeting:-

<u>Planning Application No.</u>	<u>Speaker</u>
P/17/260/FUL	Mrs. L. Nicholas (Objector)
P/17/260/FUL	Mr. J. Matthews (Applicant's agent)
P/16/985/FUL	Councillor A. Williams (Local Member)
P/16/985/FUL	Councillor M. Williams (Community Councillor)
P/16/985/FUL	Mr. M. Hughes (Objector)
P/16/985/FUL	Mr. L. Forse (Applicant's agent)

946. 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.

947. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

948. P/17/260/FUL - LAND ADJACENT FORMER THREE HORSESHOES PUBLIC HOUSE, LAMB ROW, SOUTH CORNELLY, CF33 4RL

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

Proposal

Erection of 1 detached dwelling.

Subject to Condition 5. of the report being re-worded as follows:-

5. No development shall commence on site until a suitable geotechnical test, sufficient to support the design parameters and suitability of any proposed infiltration system, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: To ensure the effective satisfactory management and disposal of surface water is provided for the proposed development.

949. P/16/985/FUL - PARC FARM BUILDINGS, HEOL SPENCER, COITY, CF35 6AS

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

- (i) Provide a minimum of 20% of the units as affordable housing with the type of units, location within the site and affordable tenure to be agreed by the Council.
- (ii) Provide a financial contribution of £11,280 on the commencement of development towards the upgrading of existing outdoor recreation facilities in the vicinity of the application site.
- (iii) Provide a financial contribution of £81,565 on the commencement of development towards the provision of 1 nursery and 4 primary school places in the Coety Primary School.
- (iv) Provide a financial contribution of £7,000 on the commencement of development towards the 20mph Traffic Order on the proposed estate road.

Proposal

Residential development of 24 affordable dwellings comprising 20 houses and 4 flats.

- (2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

Subject to the additional Note as follows:-

'The developer should consider the use of stone from the existing buildings on site in the construction of the new dwellings, boundary treatments and entrance features as part of the new development.'

950. P/16/549/OUT - LAND EAST OF THE A48 (CRACK HILL), BROCASTLE, BRIDGEND, CF31 5AU

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

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Proposal

Development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations.

951. P/16/290/FUL - LAND ADJACENT TO 25 CEFN GLAS ROAD, BRIDGEND, CF31 4PG

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

Proposal

Detached dwelling

952. P/17/157/FUL - 26 HEOL Y MYNYDD, SARN, CF32 9UH

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

Proposal

Two storey side extension.

Subject to the additional Notes as follows:-

a. This application is recommended for approval subject to the imposition of Conditions, on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal. The applicant is advised that given the proposed extension approaches and would be built close to the boundary of the site, due regard must be given to the provisions of the Party Wall etc Act 1996. This Act puts in place a framework of notifications and agreements between neighbours to ensure that development can take place without detriment to adjoining owners.

953. P/17/443/FUL - AEL-Y-DON, TY FRY ROAD, CEFN CRIBWR, CF32 OBB

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

Proposal

Two storey extension to rear and side to provide open plan kitchen/living and WC to ground floor and extend bedroom 3, new master bedroom with ensuite to first floor.

954. P/15/368/OUT - LAND AT PARC EWENNI, EWENNY INDUSTRIAL ESTATE, BRIDGEND

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RESOLVED: That the above application be deferred, so that further clarification can be received on the amount of educational contribution for the site.

Proposal

Construction of up to 240 Residential Units, 1123 sq. metres of A1/A2/A3/D1/D2 Development, Public Open Space and Highway works.

955. APPEALS

- RESOLVED:
- (1) That the Appeals received since the last meeting as outlined in the report of the Corporate Director Communities be noted.
 - (2) That it be noted that the following Appeals has been withdrawn, as the Appellant has not paid the required fee.

Code No's.

Subject of Appeals

C/17/31754530 (1803) New single storey side/rear extension and retention of first floor rear extension, 1 Princess Street, Maesteg.

- (3) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed it be DISMISSED (Appendix A):-

A/17/3168308 (1797) Erection of 2 three bed detached dwellings (Resubmission of Refusal P/16/332/OUT): Land rear of 44 Heol Llan, North Cornelly.

- (4) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed that it be ALLOWED subject to Conditions (Appendix B):-

A/173170739 (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.

956. PROPOSED DESIGNATION OF PRESWYLFA COURT CONSERVATION AREA AND PROPOSED ARTICLE 4 DIRECTIONS

The Corporate Director Communities submitted a report, the purpose of which, was to advise Members of a potential threat to the setting of 13 Grade II Listed Buildings at Preswylfa Court, Bridgend, an area which has been also assessed for potential conservation area designation. The report also identified the need for conservation area designation and outlined a further opportunity to protect the special character of the area for future consideration.

The report confirmed that the need for an assessment of the Preswylfa Court area for potential conservation area status, was identified in the Council's previously adopted UDP and this assessment was undertaken in 2014 by Heritage and Regeneration Solutions as part of a programme of appraisals of existing and proposed conservation areas, and the outcome of this was shown in paragraph 3.2 of the report.

The Development Control Manager then advised that Officers have recently received an increasing number of enquiries and concerns relating to minor/incremental alterations, particularly to the unlisted buildings within Preswylfa Court. Whilst alterations, extensions and demolition to the listed buildings can be controlled, alterations to the more recent infill properties, including changes to the roof materials, windows and doors, external materials, boundary treatments and external painting are classes as permitted development and are therefore outside of the control of the local planning authority.

He continued by advising Members, that Conservation Area designation will control some of these alterations (including alterations to the roof, demolition and the application of external wall finishes/cladding) and Members were therefore requested to authorise consultation to be undertaken with interested parties, including owners/occupiers on the proposed conservation area boundary identified in Appendix 2 to the report.

The Development Control Manager concluded his submission by advising that Article 4 Directions can also be utilised to withdraw permitted development rights from the building owners within conservation areas. The local planning authority has a duty to pay "special" regard to the effect of development on the special architectural or historic interest of listed buildings and their settings. The making of Article 4 directions in this area to reinforce control subject to conservation area designation will be the subject of a further report.

RESOLVED: That the Committee:

- (1) Approved the proposed boundary in Appendix 2 to the report for the proposed Preswylfa Court Conservation Area for consultation purposes.
- (2) Receives a further report following consultation on the proposal with affected parties.

957. EMERGING SUPPLEMENTARY PLANNING GUIDANCE (SPG) AND DEVELOPMENT CONTROL GUIDANCE (DCG)

The Group Manager Development submitted a report, which provided Members with an update on the progress of the following 'Supplementary Planning Guidance; and 'Development Control Guidance' documents:

- Supplementary Planning Guidance: Outdoor Recreation Facilities (2017);
- Development Control Guidance: Householder Alterations and Extensions Design Guide (2017), and
- Development Control Guidance: New Residential Development Design Guide (2017)

The report contained certain background information, and detailed what SPG and DCG actually are, and then continued by advising that it was necessary for reasons explained in the report, to re-draft SPG 08, Residential Development, and SPG 02 Householder Development, in order to reflect the latest national and local planning policy and to make them more user-friendly for Councillors, members of the public and planning professionals. It was hoped that certain Members could have some involvement in this.

The report then advised of the need to introduce Supplementary Planning Guidance for the provision of Outdoor Recreation Facilities. The Policy Framework for the provision of open space in the County Borough was contained within the policies identified in paragraph 3.12 of the report. This SPG will assist the Local Planning Authority in the

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determination of planning applications which relate to the provision of open space and will supplement policies contained within the LDP.

The Group Manager Development then referred to the draft 'Design Guides' which will assist the Local Planning Authority in the determination of planning applications which relate to new residential development, householder alterations and extension and will supplement policies contained within the LDP, providing detailed guidance and supported information, particularly in relation to LDP Policy SP2 'Design and Sustainable Place making.'

The draft Outdoor Recreation Facilities SPG and Design Guides (DCG) will expand also upon the existing land-use planning policy framework contained within the Local Development Plan, providing greater clarity and advice to developers and Planning Officers when submitting and determining planning applications which relate to design and outdoor recreation facilities in Bridgend.

RESOLVED: That the Committee noted the content of the report, and sought expressions of interest from Members to become Design Champions for residential development in the County Borough. Councillors DRW Lewis and NA Burnett expressed an interest in this role.

958. TRAINING LOG

RESOLVED: That the report of the Corporate Director Communities outlining the Training Log be noted, with it further noted that future training sessions would cover the following areas of planning:-

- Advertisement Control
Trees and Development

959. URGENT ITEMS

None.

The meeting closed at 4.27 pm