

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 28 SEPTEMBER 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 28 SEPTEMBER 2017 AT 10.00 AM

Present

Councillor G Thomas – Chairperson

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

Apologies for Absence

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
Susan Jones	Development Planning Manager
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

31. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:-

Councillor C Webster – Agenda item 13 – Prejudicial interest in Appeal Code Number A/17/3181972 (1813) as she had previously pre-determined the relevant planning application. Councillor Webster left the meeting whilst this matter was being considered.

Councillor T Beedle – Agenda item 15 – Personal interest as Secretary of Bron Fir Allotments, Garth, Maesteg

32. SITE VISITS

RESOLVED: That a date of Wednesday 8 November 2017 be confirmed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.

33. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 17 August 2017, be approved as a true and accurate record.

34. PUBLIC SPEAKERS

There were no public speakers.

35. 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 the Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

36. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Development Control Committee guidance as contained in the report of the Corporate Director – Communities be noted.

37. P/17/569/BCB - BRYNMENYN PRIMARY SCHOOL SITE, BRYN ROAD, BRYNMENYN, CF32 9LA

RESOLVED: That for the purposes of Regulation 4 of the Town and Country Planning Regulations, permission be deemed to be granted for the above application, subject to the Conditions contained in the report of the Corporate Director Communities:-

Proposal

Outline application for the erection of 3 detached houses with garages on the site occupied by Brynmenyn Primary School.

Subject to Note (b) on page 23 of the report being amended to read as follows:-

The developer is advised that in order to remove the School Warning and Keep Clear road markings, it will be necessary to revoke an existing Traffic Order. The cost for the necessary legal process to achieve this revocation will be approximately £7,000.00.

38. P/17/195/RLX - LAND EAST OF A4061 (BNDR), COITY

RESOLVED: A) That having regard to the following application, the applicant enters into a Deed of Variation or supplemental S106 Planning Obligation to confirm that all the obligations in the existing Section 106 Agreement apply to the Section 73 consent subject to the following variation:-

The developer will submit to the Local Planning Authority a detailed scheme for public open space including all items of natural play, associated ground works and landscaping, agree a trigger for its implementation and a scheme to manage and maintain the play facility in perpetuity.

If the above-mentioned clause is added to the Section 106 obligation, the Council will relax condition 4 and the requirement to provide a financial contribution towards the

provision of a Neighbourhood Equipped Area of Play, public open space and associated facilities to serve the proposed residential development in the North East Brackla Development Area.

- (B) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 agreement and subject to the standard outline conditions and the additional conditions contained in the report of the Corporate Director - Communities:-

Proposal

Removal of Condition 4 of P/14/464/OUT

39. P/17/554/RLX - LAND AT MOOR LANE, PORTHCAWL, CF36 3EJ

RESOLVED: That the above application be deferred at the request of the applicant.

Proposal

Variation of Condition 2 of P/16/497/FUL relating to occupancy of chalets.

40. P/17/666/FUL - 9, TYTHEGSTON CLOSE, PORTHCAWL, CF36 3HJ

RESOLVED: That the above application be granted.

Proposal

Single storey lean-to sun room extension to rear.

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

The Group Manager Development advised that a letter had today been received from the Police and Crime Commissioner making a further representation to the above application. He read this letter out to Members at the meeting.

That having regard to the report of the Corporate Director Communities, and for the reasons explained therein and expanded upon at the meeting by the Group Manager Development, it was

RESOLVED: That the terms of the Section 106 be amended as follows:-

- Provide 5% of the residential units as affordable housing units with the type of units, location within the site, affordable tenure, transfer price and timescale for the transfer to a Registered Social Landlord agreed with the Council.
- Provide a financial contribution in accordance with the formula and cost guidance contained in Supplementary Planning Guidance 16 towards the provision of additional nursery and primary school places.
- 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 with the Council.

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- Provide £8,000.00 to fund necessary Road Traffic Orders and signage to achieve appropriate speed restrictions within the development site.
- Either provide a financial contribution of £208,000.00 towards the provision of an active travel route from the application site to the signalised junction of the A473 with the Bridgend Retail Park or alternatively provide the route in accordance with a scheme agreed with the Local Planning Authority in conjunction with the Highway Authority.

42. APPEALS

RESOLVED:

- (1) That the two Appeals received since the last meeting of the Committee as shown on pages 71/72 of the report of the Corporate Director – Communities, be noted.
- (2) That the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed it be ALLOWED, subject to Conditions:-

Code No.

Subject of Appeal

A/17/3167313 (1794)

Extension to provide additional class A1 retail floorspace (1 Unit) next to Unit 6/7 Waterton Retail Park, Bridgend

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

Code No.

Subject of Appeals

A/17/3166499 (1793)

New dwelling, garden of 67 Woodlands Avenue, Pencoed

D/17/3176992 (1805)

Remodelling of dwelling to include new roof shape, alterations and extension of existing bungalow and loft conversion including dormers & detached garage/storage building with first floor and dormers, Penybryn, Bridgend Road, Bryncethin.

43. BRIDGEND COUNTY BOROUGH COUNCIL - JOINT HOUSING LAND AVAILABILITY STUDY 2017

The Corporate Director – Communities presented a report, which informed Members of the requirement to maintain a 5-year supply of readily developable housing land in each Local Planning Authority (LPA) across Wales as a key planning policy requirement of Welsh Government. The planning system, through the LDP process, must provide the land that is needed to allow for new home building, and LPA's are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.

The Development Planning Manager confirmed that the Joint Housing Land Availability Study (JHLAS) was the mechanism for LPA's to demonstrate that they have a 5 year housing land supply by providing an 'agreed' statement of housing land availability set against the housing requirements of an adopted local Development Plan.

She then advised that Bridgend's latest 2017 JHLAS was attached at Appendix 1 to the report, and set against the housing requirement of the adopted LDP, the Study demonstrated that BCBC has a 4.0 year housing land supply (representing a shortfall in the TAN 1, 5 year requirement) with a total land supply within the 5 year study period of

4237 units (for information purposes Past Completions Data and Previous Land Supply Data were attached as Appendices 2 and 3 to the report, respectively).

The report then confirmed that the Council was the responsible body for preparing the JHLAS which is subject to an agreed timetable. In preparing the document the Council consulted with the 'Study Group' which consisted of house builders' representatives, including the Home Builders Federation (HBF), landowners, Registered Social Landlords, statutory undertakers and infrastructure providers.

The Development Planning Manager then advised Members that two sites remained in dispute at the end of the consultation process, and it was therefore necessary for an appointed Planning Inspector to look at the evidence submitted as part of a Statement of Common Ground, and resolve matters in connection with the disputed sites.

She added that the Inspector determined that the land supply figure for BCBC was 4.0 years. The Inspector's report and recommendations in response to the evidence submitted was included as Appendix 4 of the 2017 JHLAS.

The remainder of the report outlined the Next Steps.

RESOLVED: That the 2017 Joint Housing Land Availability Study be noted.

44. ALLOTMENTS AUDIT - UPDATE 2017

The Development Planning Manager submitted a report, the purpose of which, was to inform Members of the Development Control Committee of the outcome of a recent 'Audit' of the provision of Allotments within the County Borough.

She advised Committee that it was a statutory duty of local authorities to prepare Local Development Plans and as part of this duty, the Local Planning Authority (LPA) had updated a previous Audit of Allotments undertaken in 2010. The updated 2017 Audit of Allotments was attached at Appendix 1 to the report.

The Development Planning Manager advised that the overall findings for the County Borough as a whole is that there is a deficit in allotment provision of approximately 1.1 hectares, based on the 2011 Census of population and a deficit of 1.9 hectares of allotment provision based on the 2016 Mid-Year Estimate of population.

The report also confirmed that at the Sub-Area level, the overall deficit of provision across the County Borough is translated into overall surpluses within the Llynfi Valley, Ogmore Valley, Pencoed, Pyle/Kenfig and Porthcawl with deficits in overall provision in the Sub-Areas of the Garw Valley, Bridgend and the Valleys Gateway.

The remainder of the report gave further examples of why the Audit was important in respect of planning terms and the provisions of the Local Development Plan (LDP).

Members asked if the list of allotments detailed in the Appendix to the report included all the registered allotments within the County Borough and Community Gardens, to which the Development Planning Manager confirmed she would check with the Council's Property Section.

RESOLVED: That the report and the Allotment Audit – Update 2017 attached at Appendix 1 to the report be noted.

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45. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining up and coming Training sessions for Members on different areas of Planning and Development Control be noted.

46. URGENT ITEMS

None.

The meeting closed at 11.50 am