

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 20 JUNE 2019**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 20 JUNE 2019 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	RJ Collins	SK Dendy
DK Edwards	RM Granville	DG Owen	JC Radcliffe
JC Spanswick	RME Stirman	KJ Watts	CA Webster
AJ Williams			

Apologies for Absence

MJ Kearns, DRW Lewis, JE Lewis and MC Voisey

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Ingrid Lekaj	Trainee Solicitor
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Peter Remedios	Senior Regeneration Officer
Leigh Tuck	Senior Development Control Officer

265. DECLARATIONS OF INTEREST

The Senior Development Control Officer, Leigh Tuck, declared a prejudicial interest in Agenda item 8. in that he resided within the street in question and knew an objector to the application.

266. SITE VISITS

RESOLVED: That a date of Wednesday 31 July 2019 was agreed by Committee for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

267. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 9 May 2019, be approved as a true and accurate record.

268. PUBLIC SPEAKERS

<u>Application No.</u>	<u>Site</u>	<u>Objector</u>	<u>Applicant</u>
P/19/166/FUL	Bryn y Mor Heol Broom Mawdlum	Cllr JH Tildesley	Mr Robert Chichester  C2J Architects

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 20 JUNE 2019**

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

270. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director – Communities, be noted.

271. P/18/635/FUL - REAR OF 23 NOTTAGE MEAD, PORTHCAWL

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

Proposal

Erection of a detached 4 bed dwelling.

272. P/19/166/FUL - BRYN Y MOR, HEOL BROOM, MAWDLAM

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

Proposal

Demolition of existing dwelling and construct a replacement dwelling.

273. P/19/256/FUL - 2 BRAGDY COTTAGES, COITY

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

Proposal

Detached double garage with store over.

Subject to the inclusion of the following Condition 3.

'The garage shall be used for domestic purposes only and for no other purposes whatsoever, including the carrying out of a trade or business.'

Reason: To safeguard the character and amenity of the area.

274. FOODSTORE SITE, SALT LAKE NORTH, PORTHCAWL, PLANNING DEVELOPMENT BRIEF

The Group Manager, Planning and Development Services submitted a report, in order that the Committee could consider the Foodstore Site, north end of Salt Lake, Planning

## DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 20 JUNE 2019

Development Brief (attached as Appendix 1 to the report) and to approve its content as a material consideration in the determination of any future planning application for the site.

The Senior Regeneration Officer advised that the Planning Development Brief considered the context for the redevelopment of the site and put forward a number of development parameters and design principles, which could be used to guide the sites redevelopment.

Paragraph 4.2 then gave a summary of what the document comprised of, in bullet point format.

RESOLVED: That the Development Control Committee:

- (1) Approved the Foodstore Site, Salt Lake North, Porthcawl, Planning Development Brief as Development Control Guidance, to be used as a material consideration in the determination of future planning applications for the site.
- (2) Delegate authority to the Group Manager, Planning and Development, to make any necessary factual and/or cartographical amendments to the document that may be required prior to formal publication.

### 275. DEVELOPMENT CONTROL SITE VISIT PANEL NOMINATIONS

The Head of Legal and Regulatory Services submitted a report, requesting the Committee to nominate three Members to form its Site Visit Panel, to comprise of the Chairperson, Vice-Chairperson and a third Member, as well as nominating a reserve Member to sit on the Panel should any of the three nominated Panel Members be unavailable.

RESOLVED: That the Development Control Committee Site Visit Panel comprise of the following Members:-

- The Chairperson of the Committee
- The Vice-Chairperson of the Committee
- Councillor C Webster – Third Member
- Councillor DRW Lewis – Reserve Member

### 276. RIGHTS OF WAY SUB-COMMITTEE NOMINATIONS

The Head of Legal and Regulatory Services presented a report, the purpose of which, was for the Development Control Committee to nominate and appoint Members to the Rights of Way Sub-Committee.

The political balance of the Sub-Committee based upon the number of Members it comprises, is as follows:-

Labour – 2 Members  
Conservative – 1 Member  
Independent/Alliance – 1 Member  
Llynfi Independents – 1 Member  
Plaid Cymru – 1 Member

It was further proposed that the membership of the Rights of Way Sub-Committee include the Chairperson and Vice-Chairperson of the Development Control Committee.

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

Councillor G Thomas (Chairperson)  
Councillor RM Granville (Vice-Chairperson)  
Councillor C Webster  
Councillor S Dendy  
Councillor DK Edwards

Councillor R Stirman

277. APPEALS

RESOLVED: (1) That the two Appeals as detailed in the report of the Corporate Director – Communities, received since his last report to Committee, be noted.

Code No.                      Subject of Appeal

C/19/3220905 (1850)      Unauthorised change of use of land to domestic garden area, 1 Blackfield Row, Cefn Cribwr.

(2) That the Inspector appointed by the Welsh Ministers to determine the above Appeal has directed that the Enforcement Notice be corrected and the appeal is ALLOWED and the Enforcement Notice is quashed (See Appendix A to the report)

Code No.                      Subject of Appeal

A/19/3220903 (1851)      Inclusion of land to north of existing property into domestic curtilage, 1 Blackfield Row, Cefn Cribwr.

(3) That the Inspector appointed by the Welsh Ministers to determine the above Appeal has directed that the Appeal be ALLOWED (See Appendix A to the report)

Code No.                      Subject of Appeals

A/19/3221703 (1853)      Outline application for 3 dwellings, land off Convil Road, Blaengarw.

(4) That the Inspector appointed by the Welsh Ministers to determine the above Appeal has directed that the Appeal be DISMISSED (See Appendix B to the report).

A/19/3221795 (1854)      Conversion of existing disused bakery to one bedroom dwelling, former Bakery, rear of 77 Nolton Street, Bridgend.

That the Inspector appointed by the Welsh Ministers to determine the above appeal has directed that the Appeal be DISMISSED (See Appendix C to the report).

278. TRAINING LOG

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 20 JUNE 2019**

The Corporate Director – Communities submitted a report, that outlined up and upcoming Member Training sessions planned, as part of the overall Committee Training Log.

RESOLVED: That the report be noted.

279. URGENT ITEMS

None.

The meeting closed at 14:47