

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 1 AUGUST 2019

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 1 AUGUST 2019 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell
RM Granville
MC Voisey

NA Burnett
MJ Kearn
KJ Watts

SK Dendy
JC Radcliffe
AJ Williams

DK Edwards
RME Stirman

Apologies for Absence

DRW Lewis, JE Lewis, D Owen and CA Webster

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
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
Kevin Stephens	Democratic Services Assistant

281. DECLARATIONS OF INTEREST

Councillor MC Voisey – P/19/366/RLX – Prejudicial interest in that he had been involved in discussions with residents and the applicant in advance of the application coming before Committee. Councillor Voisey spoke for 3 minutes upon the application as a local Member, following which he retired from the meeting whilst the application was being discussed.

Councillor JP Blundell – P/18/1006/FUL – Personal interest in that he had met with the Head teacher of St. Mary's Catholic Primary School to discuss the application, though he advised Committee, that he had not in any way pre-determined this.

Councillor RM Granville – P/19/380/FUL – Personal interest as a member of Cornelly Community Council who takes no part in planning matters.

282. SITE VISITS

RESOLVED: That a date of Wednesday 11 September 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.

283. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 20 June 2019, be approved as a true and accurate record.

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284. PUBLIC SPEAKERS

<u>Application No.</u>	<u>Address</u>	<u>Speakers</u>
P/18/1006/FUL	Former Ysgol Bryn Castell site Llangewydd Road Bridgend	Cllr DBF White (Local Member) Jessica Hemming (Objector) Kate Harrison, (Persimmon Homes)
P/19/380/FUL	The School House School Terrace North Cornelly Bridgend	Cllr JH Tildesley (Local Member)

285. 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.

286. 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.

287. P/18/1006/FUL - FORMER YSGOL BRYN CASTELL SITE, LLANGEWYDD ROAD, BRIDGEND, CF31 4JP

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

- (i) Provide a financial contribution of £1,414,644 in accordance with Supplementary Planning Guidance (SPG13): Affordable Housing towards meeting the affordable housing need in the locality of the development site.
- (ii) Provide a financial contribution of £541,111 in accordance with the Educational Facilities Supplementary Planning Guidance (SPG) formula towards the provision of additional Secondary school and post -16 places serving the development.
- (iii) Provide outdoor recreation space in accordance with Policy COM11 of the Bridgend Local Development Plan and provide a commuted sum for the future maintenance of the outdoor recreation space with the detailed arrangements for future management and maintenance to be agreed in writing by the Council but which will not involve the use of the section 106 sum secured from the first phase of the development of the site towards the maintenance of the outdoor recreation space to be provided.
- (iv) Provide a financial contribution of £8,000 to fund a Road Traffic Order to designate the development site as a 20mph zone.

(2) That the Corporate Director – Communities be given delegated power to issue a decision notice granting consent in respect of

this proposal, once the applicant has entered into the aforementioned Agreement, subject to the Conditions contained in his report and to a further Condition set out below:-

Condition 40:

That a section of footway be provided along part of the access road

Proposal

Residential development of 127 dwellings and associated infrastructure.

Note:

Committee agreed following some considerable debate that took place upon this application, to suspend the meeting at 15:22, so that that the representative of the applicant who attended the meeting and spoke as a public speaker on behalf of Persimmon Homes, could contact the site developer, in order to clarify certain points raised by Members regarding the footway situate on the site access road. The meeting reconvened at 15:41.

288. P/19/366/RLX - 11 EWENNY ROAD, BRIDGEND, CF31 3HN

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

Proposal

Vary Condition 2 of P/18/839/RLX to change closing time from 23:00 to 23:30 and vary the wording of Condition 4.

289. P/19/368/RLX - FORMER PORTWAY SURGERY, 1 THE PORTWAY, PORTHCAWL

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

Proposal

Vary Condition 4 of P/19/116/FUL to extend the closing time from 17:00 to: funeral director and office until 18:00 and pizza takeaway until 23:30 Sunday to Thursdays and 01:00 Saturdays and Sundays.

290. P/19/380/FUL - THE SCHOOL HOUSE, SCHOOL TERRACE, NORTH CORNELLY

RESOLVED: That the above planning application be refused, for the reason contained in the report of the Corporate Director – Communities.

Proposal

New front boundary wall 1m high with 1.35m high pillars and an entrance canopy to front elevation.

291. APPEALS

RESOLVED:

Code No. Subject of Appeal:

C/19/3221289 (1855) Unauthorised use for bed & breakfast, Tree Tops, 18 The Woodlands, Brackla.

- (1) The Inspector appointed by the Welsh Ministers to determine the above Appeal has directed that the Enforcement Notice be corrected and the appeal be DISMISSED and the Enforcement Notice be upheld (See Appendix A to the report)

Code No. Subject of Appeal

A/19/3225665 (1858) Vary Condition 2 of P/16/660/FUL to provide a solid screen to the east facing elevation only, Whitehall Cottage, Penyfai.

- (2) 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)

Code No. Subject of Appeal

A/19/3225665 (1857) Regularisation of external finishes to dwelling, The Haven, 21 Abergarw Meadow, Brynmenyn.

- (3) The Inspector appointed by the Welsh Ministers to determine the above Appeal has directed that the Appeal be ALLOWED, subject to Conditions. (See Appendix C to the report.)

292. BRIDGEND COUNTY BOROUGH COUNCIL - JOINT HOUSING LAND AVAILABILITY STUDY 2019

The Group Manager Planning and Development Services presented a report, the purpose of which, was to inform the Development Control Committee of the outcome of the Joint Housing Land Availability Study (JHLAS) 2019 (attached at Appendix 1).

He explained that the requirement to maintain a 5-year supply of readily developable housing land in each Local Planning Authority across Wales is a key planning policy requirement of the Welsh Government. The planning system, through the Local Development Plan process, must provide the land that is needed to allow for new home building and Local Planning Authorities are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.

The JHLAS is the mechanism for Local Planning Authorities to demonstrate that they have a five year housing land supply by providing an agreed statement of housing land availability set against the housing requirements of an adopted Local Development Plan.

With regards to the present situation, he advised that it should be noted, that as at 1 April 2018, 18 out of the 25 Local Planning Authorities in Wales were unable to demonstrate a 5 year housing land supply. This had resulted in an increase in the number of speculative planning applications for housing.

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In terms of the Development Control process, paragraph 6.2 of TAN 1 guidance advises that the housing land supply figure will be treated as a material consideration in determining planning applications. When a study shows supply being less than 5 years the need to increase supply will be given considerable weight when dealing with planning applications.

However, he added that in July 2018, Welsh Government temporarily dis-applied paragraph 6.2 of Technical Advice Note 1, Joint Housing Land Availability Studies (TAN 1), to remove the reference to attaching “considerable” weight to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing. This was to ensure the most appropriate housing sites are brought forward as part of a systematic and rigorous Local Development Plan process.

Bridgend’s latest 2019 JHLAS was attached at Appendix 1 to the report. Set against the housing requirement of the adopted Local Development Plan, the Study demonstrates that Bridgend County Borough has a 2.9 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 3033 units.

As there are only 2 years remaining (up to 2021) of the Local Development Plan period, which is less than the 5 year JHLAS period up to 2023, a mathematical method prescribed by TAN 1 guidance has been used to calculate the annual average requirement as part of the 5 year land supply calculation.

Finally, he announced that the outcome of this Study will also be reported in the Local Development Plan’s Annual Monitoring Report, with the reasons why there is a shortfall in the required 5-year housing land supply. This will be addressed the Replacement Local Development Plan process.

RESOLVED: That the 2019 Joint Housing Land Study be noted.

293. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining up and coming topics that form part of the Development Control Committee training log, be noted.

It was further suggested that a topic be added to the Training Log, namely on the subject of Affordable Housing.

RESOLVED: That the report be noted, with it further noted that Councillor A Williams would be the Committee Member Champion on Education contributions – new draft SPG (Workshop), with Councillor JC Spanswick taking up a similar role with regards to the Open Space SPG (Workshop).

294. URGENT ITEMS

None.

The meeting closed at 16:35