

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 DECEMBER 2019

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 5 DECEMBER 2019 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	SK Dendy	RM Granville
MJ Kearn	DRW Lewis	JC Radcliffe	JC Spanswick
RME Stirman	KJ Watts	AJ Williams	

Apologies for Absence

RJ Collins, DK Edwards, JE Lewis, MC Voisey and CA Webster

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
Adam Provoost	Senior Development Planning Officer

330. DECLARATIONS OF INTEREST

The following declaration of interest was made:-

Councillor JC Radcliffe – Prejudicial interest in Agenda item 8. as he had pre-determined and objected to the application. He exercised his right to speak upon the application as Ward Member, then retired from the meeting whilst the item was being discussed.

331. SITE VISITS

RESOLVED: That a date of Wednesday 15 January 2020 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

332. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 12 September 2019, be approved as a true and accurate record.

333. PUBLIC SPEAKERS

There were no public speakers.

334. AMENDMENT SHEET

RESOLVED: 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,

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so as to take account of late representations and revisions that are required to be accommodated.

335. 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.

336. P/19/696/FUL - 13 BRIDGEND ROAD, ABERKENFIG CF32 9BN

RESOLVED: That the following application be granted, subject to the Conditions contained in the report of the Group Manager, Planning and Development Services.

Proposal

Change of use from use class C3 (dwelling house) to C4 (House in Multiple Occupation)

337. 2019 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

The Group Manager Planning and Development Services submitted a report, in order to update Committee with the findings of the Bridgend County Borough Local Development Plan 2019 Annual Monitoring Report (AMR), attached at Appendix 1 to the report.

The report outlined certain background information, The 2019 AMR is required to be submitted to the Welsh Government prior to the 31 October 2019 and this target was met with it being submitted on 28 October 2019.

The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. The AMR therefore has two primary roles, firstly, to consider whether the Policies identified in the monitoring process are being implemented successfully and secondly, to consider the Plan as a whole against all of the information gathered, to determine whether a complete or partial review of the Plan is necessary.

The Group Manager Planning and Development Services proceeded, by advising that in order to monitor the LDP's performance, it needed to be considered against a set of monitoring aims and indicators.

In this context the AMR was required to identify Policies that are not being implemented and for each such Policy:

- Outline the reasons why the Policy is not being implemented;
- Indicate steps that can be taken to enable the Policy to be implemented;
- Identify whether a revision to the Plan is required;
- Specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the Plan;
- Specify the number of net additional affordable and general market dwellings built in the Local Planning Authority (LPA) area for that year and for the full period since the adoption of the Plan.

He continued by advising the LDP Manual supplements this requirement, by setting out additional factors that should be assessed in the AMR, and these were shown in Paragraph 3.6 of the report.

The Group Manager Planning and Development Services, confirmed that there have been many changes since 2013 that will impact on the successful implementation of the LDP, the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR therefore considers whether the development strategy that underpins the LDP remains valid and assesses whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the Plan.

Paragraph 4.3 of the report listed in bullet point format, what the LDP Regulations and the LDP Manual specify what the AMR is required to include.

The report then stated, that an overview of the LDP Monitoring Data for the fifth AMR period provided an interesting insight into the implementation of the LDP over the past 12 months. The key findings in respect of this, were listed in paragraph 4.4 of the report.

He then explained that Chapter 5 of the AMR provided a detailed analysis of the success of the Plan to date, against the monitoring indicators and factors in terms of delivering sustainable development.

The Group Manager Planning and Development Services then gave a resume of the report's conclusions.

A Member asked if the number of vacant retail properties in the Bridgend town centre, included those units that were currently empty in the Bridgend Indoor market.

The Presenting Officer advised that he would look into this point and link in further with the Member, outside of the meeting.

RESOLVED: That Members noted the content of the AMR report.
338. **NATIONAL DEVELOPMENT FRAMEWORK CONSULTATION RESPONSE**

The Group Manager Planning and Development Services submitted a report, in order to outline Bridgend County Borough Council's response to the publication of the draft National Development Framework (NDF) by the Welsh Government. (The response was attached at Appendix 1 to the report).

He confirmed that the National Development Framework (NDF) is a spatial plan for addressing key national priorities in Wales through the Planning system from 2020 to 2040. It covered the big issues important to Wales' success, including housing, energy, economy, transport and the environment. It identified where nationally significant developments should take place; where key growth areas are, what infrastructure and services are needed and how Wales can contribute to the fight against climate change.

Paragraph 4.1 of the report gave examples of what aims and objectives would be delivered as part of the NDF.

As part of the South East Wales region, Bridgend is specifically identified in the NDF as a centre of regional growth. This is based on its strategically important location as part of the South Wales Metro system and the opportunity that this provides to improve rail, bus, cycling and walking infrastructure across the region to provide a focus for investment, regeneration and associated development. The NDF recognises the potential for regeneration and sustainable inclusive economic growth, to help deliver the ambitions of the Our Valleys, Our Future project.

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The NDF also identified Bridgend as a Priority Area for District Heating Networks, with an expectation on Planning authorities to identify opportunities for integrating into new and existing development. The NDF proposes a policy for mixed use development proposals of 100 or more dwellings to prepare an Energy Masterplan to establish how such a network can be incorporated and if feasible, implemented.

RESOLVED: That the Committee noted the contents of Bridgend County Borough Council's response to the publication of the draft National Development Framework consultation, attached as Appendix 1 to the report.

339. ANNUAL PERFORMANCE REPORT 2018-2019

The Corporate Director – Communities submitted a report with regard to the above.

The Development and Building Control Manager confirmed that the 2019 Annual Performance Report (APR) had been completed and forwarded to the Welsh Government and was being submitted to Members for information purposes. He advised that the report covered the period from April 2018 to March 2019. The Bridgend County Borough Council (BCBC) APR document was attached at Appendix 1 to the report.

The APR process was proposed by the Welsh Government as a result of the "Positive Planning" consultation in December 2013. In line with Welsh Government requirements, BCBC had submitted its first APR in October 2015.

The report before Committee today, provided an update on the direction of travel in terms of performance since last year. The APR, which is part narrative and part statistical, outlined the performance of Bridgend as a Local Planning Authority over the period 2018-19, against a number of key national indicators and benchmarks. It also included the results of a customer satisfaction survey.

The Development and Building Control Manager, advised that whilst the number of Planning staff had reduced almost by half in recent times, the number of planning applications, particularly for major schemes, had slightly increased. He referred Members to paragraph 3.4 of the report which detailed some of the key points arising from the APR.

Paragraph 3.5 of the report gave similar information to the above, only with regards to Town/Community Council responses to the survey.

A Member asked how many Town/Community Councils responded to the survey, to which the Development and Building Control Manager confirmed that 6 of the 20 had responded.

A Member referred to page 177 of the report and asked if the data confirming the amount of monies gained via Section 106 Agreements, ie £4.3m, was the annual amount or the amount for the last quarter (of 2019).

The Development and Building Control Manager confirmed that this was the total annual intake of monies.

A Member asked if the Committee could be provided with a breakdown of this £4.3m income, on an area by area basis.

The Group Manager Planning and Development Services confirmed that this together with other associated data would be included and shared with Members at the next

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scheduled meeting, as part of a wider Annual end of Year – Planning Performance Report 2019.

RESOLVED: That Members noted the content of the report and the LPA's Annual Performance Report for 2018/2019.

340. APPEALS

RESOLVED: (1) That the Appeals received since the last Committee meeting, as outlined in the report of the Group Manager, Planning and Development Services, be noted.

<u>Code No:</u>	<u>Subject of Appeal:</u>
D/19/3236305 (1871)	Proposed first floor rear extension 15, Victoria Road, Kenfig Hill.
A/19/3237153 (1872)	Outline application for up to 24 dwellings and associated works. Land off Tondy Road, north of Pascoes Avenue, Bridgend
D/19/3237852 (1874)	Remodelling of dwelling including raising the height, rear and side extensions 3, Nottage Mead, Porthcawl
A/19/3238160 (1875)	Construction of three detached dwellings and detached garages (Re-sub of P/18/381/OUT), Briary Wood, Briary Way, Brackla.
A/19/3229986 (1864)	Change of use to holiday let above triple garage; alterations to approval P/16/539/FUL to include alterations to glazing, entrance door and roof finish to rear, Delfryn, Heol Las, Maudlam.
A/19/3239599 (1876)	Change of use to hand car wash with the erection of a free standing canopy and widening of one doorway: 35, Village Farm Road, Village Farm Industrial Estate, Pyle.
C/19/3240183 (1876)	Change of use to hand car wash with the erection of a free standing canopy and widening of one doorway, 35 Village Farm Road, Village Farm Industrial Estate, Pyle
A/19/3239745 (1877)	Retention of the use of land for the stationing of one static residential gypsy caravan together with the erection of a day/utility room, one touring caravan and car parking, The Yard, Rogers Lane, Cefn Cribwr.
C/19/3239759 (1878)	Unauthorised use for caravan storage.
A/19/3239912 (1879)	Conversion of existing garage into a beauty salon (re-sub of P/18/297/FUL), 14 Woodland Avenue, Pencoed
	(2) That it be noted that the following Appeals decided since the last Committee meeting by Inspector(s) appointed by Welsh Ministers, have been Dismissed:-

<u>Code No</u>	<u>Subject of Appeal</u>
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C/19/3229249 (1862) Unauthorised works to create car parking area, Mount Pleasant Farm, Farm Road, Cefn Cribwr. (And the Enforcement Notice is Varied/Upheld)

A/19/3229220 (1863) Retention of car park (permeable surface) to serve farm shop enterprise. Land at Mount Pleasant Farm, Cefn Cribwr.

D/19/3233932 (1867) First floor side extension (void below for parking), change roof to gable end and extend dormer at rear, 42 Parcau Avenue, Bridgend

C/19/3226431 (1860) Reserved matters to P/14/742/OUT to retain dwelling as built with swimming pool and glazed panels above boundary walls 22 Abergarw Meadows (Plot 11), Brynmenyn.

D/19/3233411 (1866) Retention of fence to front of dwelling, 81 Park Street, Bridgend

- (3) That it be noted that the following Appeal decided since the last Committee meeting by an Inspector appointed by the Welsh Ministers, has directed that it be Allowed, subject to Conditions:-

Code No. Subject of Appeal

D/19/3236305 (1871) Proposed first floor rear extension, 15 Victoria Road, Kenfig Hill

- (4) That it be noted that the following Appeal decided since the last Committee was turned away by the Planning Inspectorate, as the date by which to lodge the Appeal had Expired.

Code No. Proposal

H/19/3232985 (1865) Proposed signage to car wash facility, Land at Owen G Motors Site, Dunraven Business Park, Bridgend.

- (5) That it be noted that the following Appeal decided since the last Committee was turned away by the Planning Inspectorate, as the date by which to lodge the Appeal had Expired.

Code No. Proposal

A/19/3237301 (1873) Outline application for 2 detached dwellings, Former BT Repeater Station, Island Farm Road, Bridgend.

341. TRAINING LOG

The Group Manager Planning and Development Services presented a report, outlining the updated training log.

RESOLVED: That the report be noted.

342. URGENT ITEMS

There were no urgent items.

The meeting closed at 15:00