

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 27 MAY 2021

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 27 MAY 2021 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell	N Clarke	SK Dendy	DK Edwards
RM Granville	A Hussain	MJ Kearn	DRW Lewis
JC Radcliffe	JC Spanswick	RME Stirman	MC Voisey
KJ Watts	RE Young		

Apologies for Absence

RJ Collins, M Hughes and CA Webster

Officers:

Rhodri Davies	Development & Building Control Manager
Gareth Denning	Policy Team Leader
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Richard Matthams	Development Planning - Team Leader
Robert Morgan	Senior Development Control Officer
Louis Pannell	Senior Strategic Planning Policy Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Adam Provoost	Senior Development Planning Officer
Philip Thomas	Principal Planning Officer

479. DECLARATIONS OF INTEREST

None.

480. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 15 April 2021, be approved as a true and accurate record.

481. PUBLIC SPEAKERS

There were no public speakers.

482. 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.

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483. **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.

484. **P/21/101/FUL - UNIT 2 GARTH DRIVE, BRACKLA INDUSTRIAL ESTATE, CF31 2AQ**

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

**PROPOSAL:** Transform unused office space into a hair salon

485. **P/20/373/FUL - THE RANGE, UNIT 6/7 ROYAL LONDON PARK, WATERTON, CF31 3YN**

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

**PROPOSAL:** Siting of two 2.4m x 6.1m steel storage containers for use in connection with The Range

486. **P/21/150/FUL - PENCOED SOCIAL CLUB LTD., 37 HENDRE ROAD, PENCOED, CF35 6TB**

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

**PROPOSAL:** Erect a marquee at the front of the club - this will be in the garden of 1 Woodland Avenue which is owned by the club

487. **APPEALS**

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

(2) That the Inspector appointed by the Welsh Ministers to determine the following appeal directed that the appeal be allowed subject to conditions:-

**Code No.**

**Proposal**

A/20/3264867 (1907)

Retention Of Temporary Log Cabin Land At Cwmdu Lodge, Maesteg

(3) That the Inspector appointed by the Welsh Ministers to determine the following appeal directed that the appeal be allowed and that the Enforcement Notice be quashed:-

A/20/3264867 (1908)

Unauthorised Log Cabin Land Adjacent To St Johns Colliery, Maesteg

- (4) That the Inspector appointed by the Welsh Ministers to determine the following appeal directed that the appeal be allowed subject to conditions:

A/21/3266841 (1910) Remove Conditions 1 & 3 Of P/20/299/Ful:  
10 Woodside Avenue, Litchard

- (5) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be dismissed:-

A/21/3267243 (1911) Erection Of One Dwelling:  
Land To The Rear Of 30/32 High Street, Ogmere Vale

488. **REPLACEMENT LOCAL DEVELOPMENT PLAN DEPOSIT PLAN PUBLIC CONSULTATION DOCUMENT**

The Strategic Planning and Transportation Manager (SPTM) presented a report to bring to the attention of Development Control Committee that the Replacement Local Development Plan Deposit Draft (LDPDD) (attached as Appendix 1 to the report) will be published for public consultation in June 2021 for a period of 8 weeks in accordance with the Development Agreement approved by Council and Welsh Government.

The SPTM advised that on 18 May 2021, Cabinet authorised the publication of the LDPDD for public consultation in June 2021 for a period of 8 weeks, in accordance with the Development Agreement approved by Council and Welsh Government. The SPTM then outlined to members the legal framework surrounding the process and the progress which has been made leading to this stage. The details of his report are set out in the following paragraphs.

The Planning and Compulsory Purchase Act 2004, requires Bridgend County Borough Council to prepare a Local Development Plan (LDP) setting out its objectives for the development and use of land in Bridgend County Borough over the plan period to 2033 and its policies to implement them.

This LDPDD has been prepared by Bridgend County Borough Council to underpin preparation of the Replacement LDP 2018-2033.

Once finalised and adopted the Replacement LDP will replace the existing LDP (2006-2021) as the statutory Development Plan for the County Borough. In accordance with statutory requirements, policy and guidance, the Replacement LDP will be required to:

- deliver sustainable & transit-orientated development;
- maximise well-being and creating sustainable places through placemaking;
- build upon and add value to the National Development Framework and national Planning policies and guidance produced by the Welsh Government;
- reflect local aspirations for the County Borough based on a vision agreed by the Council and other stakeholders;
- express in land-use terms the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the Bridgend Public Services Board's Well-being Plan. This will be enabled by demonstrating the Five Ways of Working (involvement, collaboration, integration, prevention and long term balancing factors) in the Plan's development;
- provide a basis for rational and consistent Development Management decisions;

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- guide growth and change while protecting local diversity, character and sensitive environments;
- ensure the social and economic resilience of settlements and their ability to adapt to change over the long term; and
- show why, how and where change will occur over the Plan period.

The LDPDD builds upon the Preferred Strategy which was consulted on between 30 September 2019 and 8 November 2019. In doing so the LDPDD provides an updated strategic framework to underpin the Replacement LDP.

The reasons for review are detailed in the LDP Review Report which was previously reported to Council (on 20 June 2018). LDPs also have to be based on robust evidence to ensure that critical land-use issues are identified and properly addressed. Some of the evidence base studies that underpin the existing LDP policies, are out-of-date and need to be updated and/or replaced in order to fully understand the land-use requirements of the County Borough up to 2033.

Fundamentally, the Replacement LDP will avoid 'Planning by appeal' and ad hoc development coming forward outside the Development Plan system and not in accordance with the Plan's strategy. This will strengthen the Council's framework for determining Planning applications and provide enhanced certainty to communities in this respect.

The LDPDD consists of a Written Statement (Appendix 1) and Proposals Map (Appendix 2). The Written Statement outlines local Planning policies, land use allocations and associated justification based on the supporting evidence.

A succinct overview of the Plan's chapters were set out in the report.

The LDP Vision will be delivered through the achievement of 4 Strategic Objectives which will be underpinned by 35 Specific Objectives. These seek to reflect updated national policy and legislation and address the issues facing the County Borough. The SPTM gave a resume of these and they were also expanded upon in the report.

The Strategic Objectives have been defined to reflect identified key issues, align with national policy and ensure an appropriate balance between the different elements of sustainability.

The Strategic and Specific Objectives, had been devised to create the right conditions to address the various social, cultural, environmental and economic well-being outcomes. The objectives will also form part of the basis for monitoring the implementation of the Plan once adopted and operational.

A suite of Strategic Policies were identified in the Replacement LDP Preferred Strategy. These had been modified to take account of representations received and extended to provide a more comprehensive Strategic Policy Framework. The updated suite of 18 Strategic Policies, was also now supported by 56 accompanying Development Management Policies, which addressed a range of detailed thematic issues as illustrated in paragraph 4.17 of the report.

In terms of Supporting Documents, the Strategic Planning and Transportation Manager highlighted that the LDPDD was supported by a Candidate Site Assessment which had identified the potential sites that are suitable for allocation within the Replacement LDP. All candidate sites have been subject to a sequential four-stage assessment. This has firstly considered the potential of each site to support the Preferred Strategy before scrutinising detailed site assessments (in terms of deliverability, sustainability and

suitability) and consulting with appropriate specific consultation bodies. The fourth stage of this assessment has sought additional information from site promoters, where appropriate, to support sites for inclusion and subsequent allocation in this Deposit Plan.

In line with statutory requirements the preparation of the emerging Replacement LDP is being informed by a suite of impact assessments. These were detailed in paragraph 4.23 of the report.

There were a number of supporting technical documents that had been produced to inform the Replacement LDP. These were listed in Table 1 at paragraph 4.27 of the report, along with their role and purpose and should be read alongside the LDPDD. Also, copies of these documents were attached as PDFs at the end of the Officer's report.

The SPTM, then referred to the last section of the report, which contained some additional key points for noting by Members and further work that needed to be carried out, prior to the LDP going out to public consultation. Covid-19 had unfortunately meant there had been a delay, in terms of the preparation of the revised replacement LDP. The LDP would be submitted to full Council in due course, following the consultation period.

A Member encouraged Councillors to engage with their constituents, in order that they were aware of the consultation period, during which, they could give their input to the LDP, in order that these view could be considered during this crucial period.

A Member asked if there was available, an 'easy read' version of the LDP and its supporting documentation as the report and appendices before Members was very comprehensive and not that user friendly, in terms of the documents being easily referred to by those interested in reading these.

The SPTM confirmed that a summary document was being prepared by the Council's Engagement Team and this would be placed on the website for the benefit of the public. The documents would also be available for all, including any disadvantaged groups, he added. All the documents would also be separate, so that those interested in reading them, could navigate to the particular documents they were interested in.

Finally, the SPTM confirmed that the Council would be supported by Planning Aid Wales, in order that engagement on the Replacement LDP and its supporting documentation is encouraged both with BCB Council Members and Town/Community Council Members.

**RESOLVED:** That the Development Control Committee noted the report and that the Replacement Local Development Plan Deposit Draft will be published for public consultation in June 2021 for a period of eight weeks.

489. **TO PROPOSE THAT BRIDGEND COUNTY BOROUGH COUNCIL BECOMES A SIGNATORY TO THE PLACEMAKING WALES CHARTER**

The Group Manager Planning and Development Services presented a report, the purpose of which, was to seek the endorsement of the Development Control Committee in proposing that the Council becomes a signatory to the Placemaking Charter Wales.

He confirmed that placemaking is a proactive and collaborative process of creating and managing places that also supported good and effective planning policies. Although the Local Planning Authority may be considered as the main proponent, the placemaking agenda goes effectively beyond the Planning and related functions of the Council and has cross-disciplinary connections to multiple service areas across local government

and its related partners, in order to contribute to the effective creation and management of places. Placemaking is seen as a key process to deliver the duties of the Well-Being of Future Generations Act and key corporate priorities/strategies including the Corporate Plan and the carbon reduction aspirations of Bridgend 2030. Furthermore, its multi-disciplinary requirements align well with a one Council approach in carrying out its functions.

The Group Manager Planning and Development Services added, that by becoming a signatory to the Placemaking Charter Wales, the Council will demonstrate its commitment to the placemaking principles and developing and improving its places.

The Placemaking Wales Charter, launched in September 2020, has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership. This consists of stakeholders representing a wide range of interests and organisations working within the built and natural environment. The Charter is intended to reflect the collective and individual commitment of these organisations to support the development of high-quality places across Wales for the benefit of communities.

The components of the Charter were summarised in the report and attached to it in full, at Appendix A.

The Group Manager Planning and Development Services, confirmed that signatories to the Placemaking Wales Charter, agree to promote the principles in the planning, design and management of new and existing places, as was detailed in paragraph 4.3 of the report.

This would require a commitment to the principles shown in bullet point in paragraph 4.4 of the report that would cut across a wide range of departments and Council functions, all of which have a role to play in ensuring that new development and supporting infrastructure are informed by placemaking objectives.

Signing up to the Placemaking Wales Charter, would also assist in the design of developments and statutory principles, aims and objectives of the Council's Local Development Plan (LDP). Supplementary Planning Guidance would also be introduced as a result of committing to the Charter, he added.

A Member felt that as well as there being Officer Champions supporting the Placemaking Wales Charter, there should be a Member Champion too, possibly the Chairperson of the Development Control Committee.

**RESOLVED:**

- (1) That Members endorsed that Bridgend County Borough Council agreed to become a signatory of the Placemaking Wales Charter.
- (2) That the Group Manager Planning & Development Services pursues the above, through the Corporate Management Board and also seeks the approval of Cabinet and Council to commit to the Charter.

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490. **TRAINING LOG**

The Group Manager Planning and Development Services presented a report, containing items that comprised the future Training Programme for Members, in the immediate future.

**RESOLVED:**                      That the report be noted.

491. **URGENT ITEMS**

None.

The meeting closed at 16:15