

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 19 AUGUST 2021**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 19 AUGUST 2021 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	N Clarke	RJ Collins	DK Edwards
A Hussain	MJ Kearn	DRW Lewis	JC Radcliffe
RME Stirman	MC Voisey	KJ Watts	

Apologies for Absence

SK Dendy, RM Granville, JC Spanswick, SR Vidal, CA Webster and RE Young

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
Craig Flower	Planning Support Team Leader
Rod Jones	Senior Lawyer
Hayley Kemp	Principial Planning Officer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Leigh Tuck	Senior Development Control Officer

503. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor JP Blundell – Personal interest in Agenda Items 7 and 10, as a member of Laleston Community Council, but who takes no part in the consideration of planning matters.

Councillor N Clarke – Personal interest in Agenda Item 12, as a member of Porthcawl Town Council, but who takes no part in the consideration of planning matters.

Councillor A Hussain – Personal interest in Agenda Item 8 as a member of the Penyfai Ward who knows the applicant.

504. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 8 July 2021, be approved as a true and accurate record.

505. PUBLIC SPEAKERS

The following invitees at the meeting, exercised their right to speak as public speakers on the undermentioned applications:-

Councillor CE Smith – Ward Member - P/21/605/FUL  
A Cassels – Objector - P/21/605/FUL

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506. AMENDMENT SHEET

RESOLVED: There was no Amendment Sheet in respect of agenda business for today's meeting.

507. 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.

508. P/20/328/FUL - LAND AT BROADLANDS HOUSE, BROADLANDS, CF32 0NS

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

(i) provide a financial contribution for the sum of £3,117 (index linked) towards the provision of children's play equipment and outdoor sport facilities.

(2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting planning permission in respect of this proposal, once the applicant has entered into the aforementioned Section 106 Agreement and subject to the conditions contained in the report of the Corporate Director - Communities:-

Proposal

Construction of 3 detached dwellings (amended plans and information received 09/07/2021)

509. P/20/888/RLX - LAND OFF ALL SAINT'S WAY, PENYFAI, CF31 4BX

RESOLVED: (1) That having regard to the above application, the applicant enters into a Deed of Variation or supplemental S106 Planning Obligation to secure the obligations in the original Section 106 Agreement as part of this Section 73 consent.

(2) That the Corporate Director Communities be given delegated 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 conditions contained in the report of the Corporate Director - Communities:-

Proposal

Variation of condition 1 of P/17/77/FUL (as amended by P/17/855/NMA) to reflect Plots 1 and 4 as built and revised details (siting and design) for Plots 2 and 3.

510. P/20/777/FUL - LAND ADJACENT TO 8 SUNNYSIDE, OGMORE VALE, CF32 7AW

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

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Proposal

Proposed construction of a pair of semi-detached houses.

511. P/21/605/FUL - 20 SHAKESPEARE AVENUE, CEFN GLAS, CF31 4RY

RESOLVED: That the above application be deferred, in order that Officers may undertake a re-consultation on the proposal:-

Proposal

Change of use from dwelling house (use class 3(a)) to the residential care of 1 child (use class C2).

512. P/21/337/FUL - 76 NOLTON STREET, BRIDGEND, CF31 3BP

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

Proposal

Change of use from Use Class A1 to Use Class A3 (takeaway and delivery).

513. P/21/213/FUL - 21 SPRINGFIELD AVENUE, PORTHCAWL, CF36 3LB

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

Proposal

Proposed front, rear and side dormer extensions and replacement terraced/decking structure with access steps.

514. APPEALS

RESOLVED: That the following Appeal Decisions as contained in the report of the Corporate Director - Communities as decided by the Inspector(s) appointed by the Welsh Ministers since the last report to Committee, be noted:-

- a) Code No. A/21/3271534 (1917) – Subject of Appeal – Two storey dwelling attached to existing dwelling, 10 Eustace Drive, Bryncethin located on side of 91 Nolton Street, Bridgend – **Appeal Dismissed** (see Appendix A to the report)
- b) Code No. D/21/3276567 (1923) – Subject of Appeal – Single storey rear extension and dormer roof extension: 20 Hillsboro Place, Porthcawl – **Appeal Part Allowed/Part Dismissed** (see Appendix B to the report).
- c) Code No. D/21/3277143 (1924) – Subject of Appeal – Raise roof to create First Floor with 3 bedrooms, Ensuite and Bathroom; single storey rear extension with balcony over; canopy over front door (side) 64 West Park Drive, Porthcawl – **Appeal Dismissed** (see Appendix C to the report).

515. **NOMINATION AND APPOINTMENT TO THE RIGHTS OF WAY SUB-COMMITTEE**

The Chief Officer – Legal, HR and Regulatory Services submitted a report, the purpose of which, was for the Development Control Committee to consider nominating and appointing Members to the Rights of Way Sub-Committee.

The Senior Lawyer, confirmed that the Annual Meeting of Council on 15 May 2021, approved changes to the membership of the Development Control Committee and, as a result of this, the nomination and appointment of Members to the Rights of Way Sub-Committee needs to be considered.

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

Labour - 2 Members – (to include the Chairperson and Vice-Chairperson of the Development Control Committee)  
Independent/Alliance - 1 Member  
Conservative - 1 Member  
Llynfi Independents - 1 Member  
Plaid Cymru - 1 Member

**RESOLVED:**

That the Committee agreed that the following Members be appointed the Rights of Way Sub-Committee:-

Councillor G Thomas (Chairperson)  
Councillor RM Granville (Vice-Chairperson)  
Councillor C Webster  
Councillor MC Voisey  
Councillor DK Edwards  
Councillor J Radcliffe

516. **TRAINING LOG**

The Corporate Director – Communities presented a report on the above, which provisionally scheduled for 29 September 2021, a training session on the subject of Minerals.

The Group Manager – Development and Planning added that there had been a request for a further training session to be convened on the subject of Green Infrastructure and therefore, he would look to set a date for this before the end of the year.

He welcomed any further suggestions for topics on Member training from Councillors, in due course.

**RESOLVED:**

That the report be noted.

517. **URGENT ITEMS**

None.

The meeting closed at 16:30