

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 30 SEPTEMBER 2021**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD  
REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 30 SEPTEMBER 2021 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	N Clarke	SK Dendy	DK Edwards
RM Granville	A Hussain	MJ Kearns	DRW Lewis
JC Spanswick	KJ Watts	RE Young	

Apologies for Absence

RJ Collins, JC Radcliffe, RME Stirman, MC Voisey and CA Webster

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer

518. DECLARATIONS OF INTEREST

Councillor JP Blundell – Agenda Item 7 as a member of Laleston Community Council who takes no part in planning matters.

519. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 19 August 2021, be approved as a true and accurate record.

520. PUBLIC SPEAKERS

The following invitee at the meeting, exercised his right to speak as a public speaker on the undermentioned application:-

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

521. 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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522. 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.

523. P/21/605/FUL - 20 SHAKESPEARE AVENUE, CEFN GLAS

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

Proposal

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

524. P/21/237/RLX - STORMY DOWN ANAEROBIC DIGESTION FACILITY, STORMY DOWN

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

- (i) include a routing agreement for heavy goods vehicles operating to and from the AD plant and digestate lagoon;
- (ii) require the operator of the AD plant to keep a record of complaints and publish a report of any breaches to the routing agreement.

- (2) 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, subject to the Conditions contained in the report of the Corporate Director - Communities:-

Proposal

Variation of conditions 1 and 7 of P/17/1047/RLX to permit an increase in food waste tonnage and associated layout amendments.

525. P/21/484/FUL - IRVIN GQ, BETTWS ROAD, LLANGEINOR

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

Proposal

Construction of new enlarged building (to replace recently demolished structure) for product testing.

526. **P/21/541/FUL - SWEET LIL TREATS, HEOL LLANGEINOR, LLANGEINOR**

**RESOLVED:** That the above application be refused, for the reasons detailed in the report of the Corporate Director - Communities

**Proposal**

Change of use to fish and chip shop (A3 Use Class) from existing retail shop (A1 Use Class).

527. **APPEALS**

**RESOLVED:**

- (1) That the Appeals 7 received since the last report of the Corporate Director – Communities to Committee be noted.
- (2) That the following Appeals determined by the Inspector(s) appointed by Welsh Ministers, be Dismissed:-

<b><u>Code No.</u></b>	<b><u>Subject of Appeal:</u></b>
A/21/3274317 (1919)	Retention of an Existing Outbuilding Erected for the Provision of Therapy to Adults and Children with Learning Difficulties and Special Needs, Tynton Farm, Mount Pleasant Cottages, Llangeinor.
A/21/3274987 (1920)	Part conversion of Garage & Roof Extension to Create 1-Bed Residential Unit; Associated External Alterations 19 Coychurch Road, Pencoed.
ENV/3275423 (1921)	Continual Pollarding of Trees (T/18/17/TPO Refers) Rear of 44 Briary Way, Brackla, Bridgend.
A/21/32761 (1922)	Change of Use of Retail Shop (A1) to Hot-Food Takeaway Chip Shop (A3) 10 Caerau Road, Maesteg.

528. **AUDIT OF PLANNING APPLICATIONS & APPEALS AND BUILDING CONTROL**

The Corporate Director – Communities presented a report, the purpose of which, was is to update the Development Control Committee on the outcomes of recent audits of Planning Applications & Appeals and Building Control. The audits were carried out in accordance with the 2021/22 Internal Audit Plan.

The report gave some background information namely, that the purpose of the Planning Applications and Appeals audit was to provide assurance on the adequacy and effectiveness of the internal control, governance and risk management arrangements in respect of Planning Applications & Appeals. Audit testing was undertaken in respect of financial years 2020/21 and 2021/22. The Audit scope included ensuring that the key controls were in place, as detailed in paragraph 3.2 of the report.

The Manager – Building and Development Control, advised that the purpose of the Building Control audit was to provide assurance on the adequacy and effectiveness of

the internal control, governance and risk management arrangements in respect of this service. Audit testing was undertaken in respect of financial year 2020/21 and 2021/22. The Audit scope included ensuring that the key controls were in place, as detailed in paragraph 3.4 of the report.

Paragraph 4.1 of the report, then highlighted that for the Planning Applications and Appeals Audit, it was found that there is a generally sound system of governance, risk management and control in place. Examples of this were listed in this section of the report. In addition, strengths and areas of good practice were reflected along with other issues where improvements could be made, which would be actioned accordingly explained the Group Manager – Planning and Development Services.

Paragraphs 4.4 and 4.5 of the report, gave details of the processes that were followed with regard to how meetings of the Development Control Committee operate, including findings of the audit of this.

In terms of an audit of Building Control, it was also found that there is a generally sound system of governance, risk management and control in place in this work area. Likewise to the above examples, in relation to other areas of Planning and Development work that had been audited, paragraph 4.8 of the report gave examples of strengths and areas of good practice in respect of Building Control functions.

A Member felt that it would be advantageous for Committee Members to also receive feedback from members of the public, such as in the form of Questionnaires, that if completed and returned would reflect levels of customer satisfaction on the services the Council provides in relation to Planning and Development work.

The Group Manager – Planning and Development Services advised that data such as this used to be provided to the Committee annually as part of the Annual Performance Report (APR), however, since the pandemic planning authorities have not been required to submit APRs. Also, with staffing levels having reduced considerably in recent years, there was insufficient resource within the Department now, to collate this information with the view of presenting it to Members periodically and along with other planning authorities in Wales, survey work is carried out by the Wales Data Unit. Hopefully this work will resume next year.

**RESOLVED:** That Members of the Development Control Committee noted the contents of this Report, as well as its findings and recommendations within the Audit Reports for the two service areas so illustrated.

529. **TRAINING LOG**

The Corporate Director – Communities presented a report, that gave an update on the Training Log for Members going forward.

Members noted the topics for training included in the report and put forward some further suggestions to also be scheduled, as follows:-

- Updated Planning Policy – Flooding and coastal erosion (TAN 15 update)
- Tree Policy
- Public Rights of Way/Bridleways
- Garden space – Buildings in gardens (workshop)
- Building in Conservation areas

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RESOLVED:

That the report be noted, including the further suggested areas recommended for Member training.

530. URGENT ITEMS

None.