

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 26 MAY 2022**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 26 MAY 2022 AT 14:00**

Present

Councillor RM Granville – Chairperson

A R Berrow	N Clarke	C Davies	H Griffiths
S J Griffiths	D T Harrison	M L Hughes	D M Hughes
M R John	MJ Kearns	W J Kendall	J E Pratt
MJ Williams	R Williams		

Apologies for Absence

RJ Collins and C L C Davies

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
Craig Flower	Planning Support Team Leader
Mark Galvin	Interim Democratic Services Manager
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Andrew Rees	Democratic Services Officer - Committees
Alexandra Richards	Senior Planning Officer
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

1. DECLARATIONS OF INTEREST

None.

2. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 28 April 2022, were approved as a true and accurate record.

3. PUBLIC SPEAKERS

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

<b>Application</b>	<b>Site</b>	<b>Speaker</b>
P/21/988/FUL	Unit 1a and 2a Heol Ffaldau, Brackla Industrial Estate, Bridgend CF31 2AJ	Councillor AJ Williams - Supporting the application
P/22/102/FUL	7 Acacia Avenue, Porthcawl CF36 5BJ	* Mr A White – Objector * Major A Plewa - Objector Mr Marcus Hadley, MAH Design - Applicant's Agent

\* The Legal Officer read out the statements submitted by the objectors.

4. AMENDMENT SHEET

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**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.

5. **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.

6. **P/21/988/FUL - UNIT 1A AND 2A HEOL FFALDAU, BRACKLA INDUSTRIAL ESTATE, BRIDGEND**

**RESOLVED:** That the application be refused for the reasons outlined in the report of the Corporate Director Communities.

**Proposal**

7. **Change of use from Use Class B1/B2 to Use Class D1 (Health Clinic)  
P/22/102/FUL - 7 ACACIA AVENUE, PORTHCAWL**

**RESOLVED:** That permission be granted subject to the conditions in the report of the Corporate Director Communities and subject to the rewording of Condition 3 to ensure that the side facing window serving the en-suite is obscurely glazed as follows:

3. The rear-facing window serving the walk-in-wardrobe to Bedroom 02 and the side1facing window serving the en-suite at first floor level as shown on drawing ref. 034- (99)100-B (received 12 May 2022), shall be fitted with fixed pane obscure glazing to a minimum of Level 5 on the Pilkington index of obscurity. The windows shall be fitted prior to the beneficial use of the extension hereby approved commencing and shall then be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

**Proposal**

8. **Remove conservatory; construct two storey side extension; single storey rear extension  
P/21/1111/OUT - 5 RAILWAY TERRACE, SOUTH CORNELLY, BRIDGEND**

**RESOLVED:** That Outline planning permission be GRANTED subject to the conditions outlined in the report of the Corporate Director Communities in addition to the standard conditions.

**Proposal**

9. **Construction of a new bungalow in garden (Outline application)  
P/22/62/FUL - FORMER CWMDU RAILWAY SIDINGS TO EAST OF CAER GYMRIG,  
MAESTEG**

**RESOLVED:** That permission be GRANTED subject to the conditions contained in the report of the Corporate Director Communities.

**Proposal**

10. Stable block for 2 horses  
P/21/854/FUL - WHITE GATES, TYN Y CAEAU LANE, COYCHURCH

RESOLVED: That permission be GRANTED subject to the conditions contained in the report of the Corporate Director Communities.

Proposal

11. Retention of vehicular access  
APPEALS

RESOLVED: (1) That the following Appeals received since the last meeting as listed in the report of the Corporate Director – Communities be noted.

Subject of Appeal

A/21/3283050 (1934) Change of Use of Ground Floor to Residential Accommodation to be used with Existing First Floor Residential Accommodation (Become One Residential Unit): White Hart Inn, Bridgend Road, Maesteg

CAS-01667-X6V3G0 (1943) Retention of New Agricultural Trackway using Widened Access: Ty Isaf Farm, Shwt

CAS-01627-Y0D5V5 Retention of Raised Patio above Shed and Raised (1947) Patio with Balustrade and Relocated Steps: 22 Chestnut Drive, Porthcawl

CAS-01807-Z5P1R1 Remove Garage/Utility; Two Storey Side Extension; (1948) Single Storey Porch/Wc/Playroom Extension to front; Hardstanding to front: 8 Rhyd y Nant, Pencoed

CAS-01573-X1N9P0 Retention of Fence: 8 Willesden Road Pencoed (1949)

(2) That it be noted that the Inspector Appointed by the Welsh Ministers to determine the following appeals directed that they be dismissed:

Subject of Appeals

CAS-01415-N2D3V6 Conversion of an Existing Agricultural Barn to Create (1935) a Single Dwelling: Land Off Dyffryn Madoc, Maesteg

CAS-01530-Z7B4T0 Conversion of 3 Storey Semi-Detached Dwelling Into (1940) 3 Apartments: 47 South Road, Porthcawl

12. TRAINING LOG

The Group Manager Planning and Development Services reported on the updated Training Log. He also informed the Committee that should any members of the Committee be interested in championing future Supplementary Planning they should contact him.

RESOLVED: That the report of the Corporate Director Communities on the updated Training Log be noted.

13. **URGENT ITEMS**

There were no urgent items.

The meeting closed at 16:11