

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 14 JULY 2022

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

Present

Councillor RM Granville – Chairperson

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

Apologies for Absence

MJ Kearn

Officers:

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

14. DECLARATIONS OF INTEREST

Councillor DM Hughes declared a personal and prejudicial interest in agenda item 9 - planning application /22/211/FUL - Bryant Centre, Commercial Street, Nantymoel as there had been issues/questions raised over the past year that she is very uncomfortable with. They are not material to the application but they would prevent her in making an objective decision. Cllr Hughes withdrew from the meeting during consideration of this item.

15. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 26 May 2022, were approved as a true and accurate record.

16. PUBLIC SPEAKERS

The following invitee exercised their right to speak on the undermentioned application:

<b>Application</b>	<b>Site</b>	<b>Speaker</b>
P/22/211/FUL	Bryant Centre, Commercial Street, Nantymoel	Mr M Miller (Objector)

17. 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

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modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

18. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

**RESOLVED:** That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director - Communities was noted.

19. **P/22/171/FUL - 14 CWRT Y COED, BRACKLA**

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

**Proposal**

Retention of static caravan as annex to dwelling

20. **P/21/1057/OUT - LAND REAR OF 35 - 46 SALISBURY ROAD, MAESTEG**

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

**Proposal**

Outline application for 3 dwellings (all matters reserved except access)

21. **P/22/211/FUL - BRYANT CENTRE, COMMERCIAL STREET, NANTYMOEL**

**RESOLVED:** That temporary permission be granted subject to the conditions in the report of the Corporate Director Communities and subject also to the amendment of Condition 5 and additional Condition 7 and Advisory Note as follows:

5. Notwithstanding the submitted plans, the use hereby permitted does not include the cooking of food in an outside barbecue area or any cooking facilities that will utilise charcoal fuel or any fuel likely to cause problems of odour or smoke. Prior to the beneficial use of the premises commencing, a scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing the following: -

- the extraction system to be installed, including its siting, design, appearance, odour abatement and sound power/pressure levels generated by the external unit.
- a vertical section plan indicating the position and height of final openings.
- details of an odour management plan. The equipment to control the emission of fumes, smell, and noise from the premises shall be installed in accordance with the agreed scheme prior to the beneficial occupation of the premises and shall thereafter be operated and maintained in accordance with the agreed scheme for as long as the use continues.

Reason: For the avoidance of doubt as to the extent of the permission granted and in the interests of safeguarding the amenities of the occupiers of the nearest residential properties.

7. Details of equipment to prevent fats, oils, and grease from cooking and other activities carried out on the site from entering any drainage system, including the location and design of any traps or interceptors and a maintenance schedule for such traps or interceptors, shall be submitted to and approved in writing by the Local Planning Authority

before the use begins. The approved equipment shall be installed before the use commences and thereafter retained and operated in accordance with the agreed maintenance schedule.

Reason: To ensure the safe drainage of the site.

Advisory Note

Natural Resources Wales recommends that the developer be made aware of the potential flood risks and advised to install flood-proofing measures as part of the development. Consideration should be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. The applicant is directed to NRW website for further advice and guidance.

Proposal

Retrospective planning permission for the change of use of the building from a nursery (Use Class D1) to A3 use including the erection of a kitchen, siting of a food van and a seating area to the rear of the property

22. APPEALS

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

Subject of Appeal

CAS-02006-Q7B8M6 (1953) Freestanding Hoarding Sign (48 Sheet) 6m x 3m: Land Opposite 65 Bethania Street (South Of Scout Hall), Maesteg

2. That it be noted that the inspector appointed by the Welsh Ministers to determine this appeal directed that the appeal be allowed subject to conditions:

Subject of Appeal

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

3. That it be noted that the Inspector Appointed by the Welsh Ministers to determine the following appeals directed that they be dismissed:

Subject of Appeal

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

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

4. That further information has come to light and the enforcement notice has been withdrawn with the appeal now being closed with no further action

Subject of Appeal

- ENF/186/20/ACK Unauthorised Use for Storage/Land Reprofitting Former Pump House, Heol Faen, Maesteg
23. NOMINATION AND APPOINTMENT TO RIGHTS OF WAY SUB-COMMITTEE

The Committee received the report of the Chief Officer – Legal, HR, Regulatory Services and Corporate Policy which sought to nominate and appoint Members to the Rights of Way Sub-Committee.

The Senior Lawyer reported that the Rights of Way Sub-Committee consisted of six Members of the Development Control Committee and it was proposed that no change is made to the number of Members on the Sub-Committee. He stated that the recommended composition of the Sub-Committee, based upon the number of Members it comprised of, was as follows:-

Labour - 3 Members – (to include the Chairperson and Vice-Chairperson of the Development Control Committee)  
Bridgend County Independents - 2 Members  
Democratic Alliance - 1 Member

RESOLVED: That the Development Control Committee nominated and appointed six (6) Members from the Committee to form the Rights of Way Sub-Committee:

Councillor R Granville (Chairperson of the Development Control Committee)  
Councillor H Griffiths (Vice- Chairperson of the Development Control Committee)  
Councillor CLC Davies  
Councillor S Griffiths  
Councillor D Harrison  
Councillor M John

24. DEVELOPMENT CONTROL COMMITTEE SITE VISIT PANEL

The Committee received the report of the Chief Officer – Legal, HR, Regulatory Services and Corporate Policy which sought to nominate three Members to form the Committee’s Site Visit Panel, which is to comprise of the Chairperson, Vice-Chairperson and a third Member and to also nominate a reserve Member to sit on the Panel, should any of the three nominated Panel Members be unavailable.

The Senior Lawyer reported that the Committee at its meeting on 17 September 2020 resolved to amend the Planning Code of Practice on Site Visits as set out below (Minute 413 refers): - “During times of restriction and in order to comply with social distancing protocols, full Committee site visits will be suspended. Where site visits are deemed by the Chair to be essential, they shall be in the form of a Panel or an Expanded Panel. The Expanded Panel will comprise of the normal Panel (Chair, Vice and third Member) as well as up to three additional members to be drawn from a pool of volunteers from the DC Committee. It is reiterated that an Expanded Panel visit should only be necessary in exceptional circumstances and where a Panel visit would not be sufficient however, the

ability to undertake site visits may be overridden by any subsequent national or local restrictions imposed as the result of national emergency or public safety”.

The Senior Lawyer informed the Committee had agreed to extend this arrangement for a further 12 months or until Covid restrictions are fully lifted at its meeting on 28 October 2021 (Minute 538 refers). It was proposed that these temporary arrangements are continued on the same basis as agreed by Committee in October 2021.

**RESOLVED:** 1. That the Development Control Committee nominated the following Members to sit as its Site Visit Panel to include:

Chairperson of the Development Control Committee.  
Vice-Chairperson of the Development Control Committee.  
Councillor A Berrow – Third Member  
Councillor M Hughes – Reserve Member

2. That the Development Control Committee nominated the following Members to sit on the Expanded Site Visit Panel to include:

Chairperson of the Development Control Committee.  
Vice-Chairperson of the Development Control Committee.  
Councillor A Berrow – Third Member  
Councillor D M Hughes  
Councillor M Hughes

Councillor M Williams  
25. **TRAINING LOG**

The Group Manager Planning and Development Services reported on the updated Training Log. He informed the Committee that arrangements are being made to schedule a training session on the Local Development Plan Update, as the session arranged to take place on the previous had to be cancelled due to unforeseen technological reasons.

He also reminded Members informed the Committee that should any members of the Committee be interested in championing future Supplementary Planning Guidance on Amenity Space they should contact him. The Chairperson informed the Committee that he was prepared to sit on the Group to champion Supplementary Planning Guidance on Amenity Space.

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

26. **URGENT ITEMS**

There were no urgent items.

The meeting closed at 15:58