

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 6 OCTOBER 2022

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 6 OCTOBER 2022 AT 10:00

Present

Councillor RM Granville – Chairperson

H T Bennett	A R Berrow	N Clarke	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

RJ Collins, C L C Davies and MJ Kearn

Officers:

Rhodri Davies	Development & Building Control Manager
Jane Dessent	Solicitor
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Julie Jenkins	Team Leader Development Control
Robert Morgan	Senior Development Control Officer
Janine Nightingale	Corporate Director - Communities
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer

38. DECLARATIONS OF INTEREST

Councillor W Kendall declared a prejudicial interest in agenda item 7. in that he had been involved in exchanging correspondence with one of the parties involved in the application over the past several months. Councillor Kendall left the meeting whilst this planning application was being considered.

Councillor R Williams declared a prejudicial interest in agenda item 8. as he knew an objector to the application. Councillor Williams left the meeting whilst this planning application was being considered.

39. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 25 August 2022 be approved as a true and accurate record.

40. PUBLIC SPEAKERS

The following public speakers exercised their right to speak on the undermentioned planning applications:-

P/22/535/RLX – Mr A Ford and K Pardon (objectors), E and G Hooper (applicants)
P/22/118/OUT – Mrs C Thomas (objector), Mr K Griffiths (applicant's agent)
P/22/335/FUL and P/22/337/FUL – Mr L Rees (objector)

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41. **AMENDMENT SHEET**

RESOLVED: The Amendment Sheet was accepted by the Chairperson as an urgent item under Part 4, paragraph 4 of the Council Procedure Rules.

42. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

RESOLVED: That the outline Development Control Committee Guidance as detailed in the report of the Corporate Director – Communities be noted.

43. **P/22/535/RLX - 39 HUNTERS RIDGE, BRACKLA, BRIDGEND, CF31 2LH**

RESOLVED: That the Committee were minded to refuse the above application, so a further report will be prepared for the next meeting of the Committee proposing the reasons for such refusal.

Proposal:

Variation of condition 1 of P/21/44/FUL to reflect existing changes and proposed alterations to single storey extension; erection of fence panels.

44. **P/21/118/OUT - LAND AT MINFFRWD CLOSE, PENCOED, BRIDGEND, CF35 6SE**

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

- i. Provide a minimum of 20% of the units as affordable housing with the type of unit(s), location within the site and affordable tenure to be agreed by the Council or a financial contribution towards off-site provision of affordable dwellings to an equivalent value.
- ii. Provide a financial contribution of £4,156 on the commencement of development towards the provision/upgrading of children's play space and outdoor sports facilities in the vicinity of the application site.

(2) The Corporate Director Communities be given delegated powers to issue a decision notice granting Outline 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, in addition to the standard Reserved Matters Conditions.

Proposal:

Construction of 4 detached houses including external areas and parking.

45. **P/22/335/FUL - 26 PANT GLAS, PENCOED, BRIDGEND, CF35 6YL**

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

Proposal:

Construction of store to rear garden and garage/store to side of property

46. P/22/337/FUL - 28 PANT GLAS, PENCOED, BRIDGEND, CF35 6YL

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

Proposal:

Construction of garage/store to rear garden; car port to side of dwelling and increase in levels to garden area.

47. APPEALS

RESOLVED:

- (1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities be noted.
- (2) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed the Appeal be dismissed:-

Appeal No. - CAS-01667-X6V3GO (1943)

Subject of Appeal – Retention of new agricultural trackway using widened access – Ty Isaf Farm, Shwt.

48. TRAINING LOG

RESOLVED:

- (1) That the report of the Corporate Director – Communities outlining up and coming training sessions on Planning and Development key topics, be noted.
- (2) That it be further noted that the training session planned for 16 November 2022 be postponed, as this clashes with the same date as the November Council meeting.
- (3) That a further training session be set up on a date to be confirmed on the topic of Enforcement.

49. URGENT ITEMS

None.

The meeting closed at 13:47