

DECISION RECORD FOR THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE DATED THURSDAY 5 JANUARY 2023 AT 10.00AM

In attendance:

Councillors:

RM Granville (Chairperson), J Pratt, H Bennett, D Harrison, R Williams, M Williams, H Griffiths, M John, M Hughes, W Kendall, D Hughes, N Clarke, R Collins, C Davies, M Kearns.

Observer:

S Easterbrook

Officers:

R Jones, MA Galvin, P Thomas, J Parsons, R Davies, C Flower, R Morgan, J Jenkins, M Pitman, L Tuck, C Hamm, M Lucas

38. Apologies for absence

Councillors A Berrow and S Griffiths

39. Declarations of interest

Councillor D Hughes - prejudicial interest in Agenda item 7. as an objector to the application was a relative and she also knew well the family of another objector, as well as being employed previously by this objector's father.

Councillor H Bennett – prejudicial interest in Agenda item 8. as she knew the applicant's family.

Both Members left the meeting whilst these items were being considered.

40. Site Inspections

That a date of 8 February 2023 be agreed for any proposed site inspections identified in advance of the next Committee meeting by the Chairperson

41. Public speakers

P/22/85/RLX – Councillor D Unwin (Bridgend Town Councillor)

P/22/85/RLX – Mr A Nelson and S Kelly (two objectors)

P/22/85/RLX – Mr R Chichester (Applicant's agent)

42. Amendment Sheet

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

43. Development Control Committee Guidance

The report outlining the Development Control Committee Guidance item was noted.

44. P/22/85/RLX - Coed Parc, Park Street, Bridgend, CF31 4BA – Remove Condition 19 (Construction Method Statement) of P/19/174/RLX by the provision of details

That the Committee approved the application, subject to the Conditions contained in the report of the Corporate Director - Communities. Subject to the inclusion of the following added Conditions:-

21. Notwithstanding the submitted and agreed Construction Method Statement, no further development on Phase 3 of the development shall commence until the provision of a 1m wide fully heras fenced pedestrian refuge is provided on the eastern edge of the existing access driveway. The pedestrian refuge will link the dwellings of plots 2,3 & 4 to the existing footway provision. The pedestrian refuge shall be implemented before any further development on Phase 3 and retained for pedestrian safety for the duration of the construction period.

Reason: In the interests of highway and pedestrian safety.

22. Within two months from the date of this consent, the incomplete section of pedestrian footway located on the eastern side of the bell mouth entrance to the site fronting Park Street, shall be completed and retained in permanent materials to ensure a continuous pedestrian route onto Park Street for the existing residents of the site.

Reason: In the interests of highway and pedestrian safety.

45. P/20/895/RLX - Ward Jones Bridgend Ltd, Horsefair Road, Waterton Industrial Estate, Bridgend CF31 3YN - Variation of Conditions 1, 2, 3, & 4 and removal of Conditions 8 & 16 of P/17/369/RLX to allow for partial site use changes

That the Committee approved the application, subject to the Conditions contained in the report of the Corporate Director – Communities.

46. Appeals

(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 allowed, subject to the conditions contained in the report:-

(i) Appeal No. – A/20/3253547 (1895)

Subject of Appeal – One static residential Gypsy Caravan together with the erection of a day/utility Room, one Touring Caravan, Replacement Stable Block, Car Parking Area and Installation of a Septic Tank, Land at the Barn, Smallholdings Lane, Coity, Bridgend.

That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Enforcement Notice be upheld and amended:-

(ii) Appeal No. – C/21/3278601 (1933)

Subject of Appeal – Unauthorised felling of TPO trees, 10 Llys Briallen, Brackla, Bridgend.

That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Appeal be dismissed:-

(iii) Appeal No. - A/21/3275105 (1946)

Subject of Appeal - Erection of Retaining Wall and Steps, Raised Patio, Garden Room and Wind Turbine to rear garden, 10 Llys Briallen, Brackla, Bridgend.

That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be dismissed:-

(iv) Appeal No. - A/21/3283050 (1934)

Subject of Appeal - Change of use of Ground Floor to Residential Accommodation to be used with existing First Floor Residential Accommodation (One Residential Unit) White Hart Inn, Bridgend Road, Maesteg.

That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Enforcement Notice be upheld:-

(v) Appeal No. - CAS-01665-W4K9P2 (1944)

Subject of Appeal - Alleged unauthorised Siting of Containers and Deposit of Rubbish
Maesteg

Former 7777 Site, Llangynwyd,

That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be dismissed:-

(vi) Appeal No. - CAS-01665-W4K9P2 (1945)

Subject of Appeal - Retention of 2 Storage Containers land south of Pont Rhyd-Y-Cyff, Maesteg

That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the appeal be part allowed/part dismissed:-

(vii) Appeal No. - CAS-02097-T1X2Y0 (1964)

Subject of Appeal - Two Storey Extension to side & rear of Existing House, Porch to Front & New Rendered Blockwork External Skin, 1 Mount Earl Close, Bridgend.

That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Appeal be allowed, subject to the Conditions contained in the report:-

(viii) Appeal No. - CAS-02162-X2D1M5 (1969)

Subject of Appeal - Remove Condition 2 of P/17/456/Ful (Obscure Glazing) Seawynds, Carlton Place, Porthcawl.

47. Listed Building Consent Delegation

That having regard to the Corporate Director – Communities, the Development Control Committee:-

- Agreed a commitment to seek and adhere to the advice of the named officer (Senior Officer Conservation and Design Mrs Moira Lucas) on applications for listed building consent;
- Agreed that where the advice of the named officer is not available, or the application is proposed to be approved against the advice of the named officer, Cadw will be notified in order to consider call-in;
- Accepted the offer from CADW of Listed Building Consent Delegation on all Grade II Listed Buildings;
- Agreed that the report be referred to Council for agreement to amend the Constitution as described in paragraph 4.4 along with any other necessary amendments.

48. Training Log

That the report of the Corporate Director – Communities outlining up and coming training sessions on key topics relating to Planning and Development, be noted.