

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 23 MARCH 2023

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID
IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB
ON THURSDAY, 23 MARCH 2023 AT 10:00**

Present

Councillor RM Granville – Chairperson

H T Bennett	A R Berrow	N Clarke	C L C Davies
S Easterbrook	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 and MJ Kearn

Officers:

Rhodri Davies	Development & Building Control Manager
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
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

88. DECLARATIONS OF INTEREST

Councillor Pratt declared a personal interest in agenda item 8, as the local Member for Newton and due to the fact that he resided near the application site.

89. SITE VISITS

RESOLVED:

To confirm a date of Wednesday 03 May 2023, for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

90. APPROVAL OF MINUTES

RESOLVED:

That the minutes of a meeting of the Development Control Committee dated 9 February 2023, be approved as a true and accurate record.

91. PUBLIC SPEAKERS

There were no public speakers.

92. 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.

93. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

RESOLVED: That the outline Development Control Committee Guidance be noted.

94. **P/22/588/RLX - ST JOHNS SCHOOL, CHURCH STREET, NEWTON, PORTHCAWL CF36 5SJ**

RESOLVED: That the above application be deferred, to allow officers to seek further clarification from the developer regarding the depth of the soil, its suitability for tree planting and the scope for additional landscaping. Members also requested that the developer discusses community contributions with the Porthcawl Town Council outwith the planning process.

Proposal:

Variation of Condition 1 of P/21/211/RLX – Tree removal/tree retention plans and landscaping scheme .

95. **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 appeals, has directed they be Dismissed:-
 - a. Appeal No. – CAS-02102-T9M5R1 (1961)
Subject of Appeal – Residential development with car parking, landscaping and ancillary works – Land to north and east of Cypress Gardens, Porthcawl.
 - b. Appeal No. - CAS-02058-H2T2R2 (1959)
Subject of Appeal – Change of use from Use Class B1/B2 to Use Class D1 (health Clinic), Unit 1A and 2A Heol Ffaldau, Brackla Ind. Estate, Bridgend
 - c. Appeal No. - CAS-02071-B9C1R9 (1970)
Subject of Appeal – Untidy land, Former Pump House, Heol Faen, Maesteg.
 - d. Appeal No. - CAS-02346-D9Y3L9 (1976)
Subject of Appeal - Detached garage to front of property, High Street, Laleston.
 - e. Appeal No. - CAS-02392-C5M3H6 (1980)
Subject of Appeal – Retention of shed and fence within front garden, 5 Clevis Crescent, Porthcawl.
 - f. Appeal No. - CAS-02421-S3S7F6 (1981)

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Subject of Appeal – Remodelling of dwelling, 1st floor with pitched roof dormers and 2 storey glazed frontage; alterations and extensions to ground floor, 1 The Whimbrels, Porthcawl.

(3) That the Inspector appointed by Welsh Ministers to determine the following appeals, has directed they be Allowed, subject to the Conditions contained in the report of the Corporate Director - Communities:-

- a. Appeal No. - CAS-02159-S2N0T9 (1971)
Subject of Appeal – Dining Room extension, 9 Duffryn Oaks Drive, Pencoed.
- b. Appeal No. - CAS-02051-R7H6K0 (1958)
Subject of Appeal – Vary Condition 1 of P/21/420/FUL – Amended design of Granny annex, 15 West Drive, Porthcawl.
- c. Appeal No. - CAS-02130-Q2Z4J5 (1965)
Subject of Appeal - Vary Condition 1 & remove Condition 4 of P/19/371/FUL - (Proposed conversion (including extensions) of 2 stone barns & associated land to 2 dwellings with private garden space & courtyard area for accommodating associated parking spaces) land between Pyle Road & Fulmar Road, Nottage, Porthcawl.

(4) That the Inspector appointed by Welsh Ministers to determine the following appeal be Allowed on Ground G, subject to the Conditions contained in the report of the Corporate Director – Communities. The Enforcement was Upheld:

Appeal No. - CAS-02021-G5L2F4 (1957)
Subject of Appeal – Alleged unauthorised Build, 3 Clevis Crescent, Porthcawl.

(5) That Members requested that as part of future appeals information, they be provided with statistics relating to appeals performance.

96. TRAINING LOG

RESOLVED:

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

97. URGENT ITEMS

None.