

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

Present

Councillor RM Granville – Chairperson

H T Bennett  
S Easterbrook  
M L Hughes  
W J Kendall

A R Berrow  
H Griffiths  
D M Hughes  
J E Pratt

N Clarke  
S J Griffiths  
M R John  
MJ Williams

C L C Davies  
D T Harrison  
MJ Kearns  
R Williams

Apologies for Absence

RJ Collins

Officers:

Rhodri Davies

Development & Building Control Manager

Craig Flower

Planning Support Team Leader

Mark Galvin

Senior Democratic Services Officer - Committees

Stephen Griffiths

Democratic Services Officer - Committees

Rod Jones

Senior Lawyer

Robert Morgan

Senior Development Control Officer

Jonathan Parsons

Group Manager Development

Euan Sexton  
Philip Thomas  
Leigh Tuck

Senior Planning Officer  
Principal Planning Officer  
Senior Development Control Officer

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| Title of Report                             | Site Visits  |
| Decision Made                               | That a date for any site visits agreed by the Committee or identified in advance of the next meeting by the Chairperson, be convened for 14 June 2023. |
| Date Decision Made                          | 4 May 2023   |
| Personal or Prejudicial Interests Disclosed | None   |

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| Title of Report                             | Approval of Minutes  |
| Decision Made                               | That the minutes of a meeting of the Development Control Committee dated 23 March 2023, be approved as a true and accurate record. |
| Date Decision Made                          | 4 May 2023   |
| Personal or Prejudicial Interests Disclosed | None   |

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| Title of Report | Public Speakers   |
| Decision Made   | There were no public speakers listed to speak at today's meeting. |

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| Date Decision Made                          | 4 May 2023 |
| Personal or Prejudicial Interests Disclosed | None       |

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| Title of Report                             | Amendment Sheet   |
| Decision Made                               | The Amendment Sheet was accepted by the Chairperson as an urgent item under Part 4, paragraph 4 of the Council Procedure Rules. |
| Date Decision Made                          | 4 May 2023  |
| Personal or Prejudicial Interests Disclosed | None  |

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| Title of Report                             | Development Control Committee Guidance  |
| Decision Made                               | That the report of the Corporate Director – Communities, outlining the Development Control Committee Guidance be noted. |
| Date Decision Made                          | 4 May 2023  |
| Personal or Prejudicial Interests Disclosed | None  |

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| Title of Report | P/22/588/RLX - St. Johns School, Church Street, Newton, Porthcawl, CF36 5SJ - Variation of condition 1 of P/21/211/RLX – tree removal/tree retention plans & landscaping scheme  |
| Decision Made   | That the above application be granted, subject to the conditions contained in the report of the Corporate Director – Communities and to the following:-<br><br>Condition 12 on the report to be amended with three years in the first sentence being changed to five |

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|   | <p>years. The condition will read as follows:</p> <p>12. If within a period of five years from the date of the planting of any tree that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.</p> <p>Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.</p> <p>Condition 30 of the report to also be re-worded as follows:</p> <p>30. The development shall be implemented in accordance with the Construction Transport Management Plan – Revision A &amp; Traffic Management Plan TMP/001 Rev A submitted on the 16 June 2021 and agreed by the Local Planning Authority on the 21 June 2021. The construction works shall thereafter be undertaken in accordance with the agreed Construction Transport Management Plan – Revision A &amp; Traffic Management Plan TMP/001 Rev A throughout the construction phase.</p> <p>Reason: In the interests of highway and pedestrian safety.</p> <p>The wording of Condition 1 will also be adjusted to refer to the correct Construction Transport Management Plan. Revised Construction Traffic Management Plan and Traffic Management Plan submitted on the 16 June 2021 should be changed to Construction Transport Management Plan – Revision A &amp; Traffic Management Plan TMP/001 Rev A submitted on 16 June 2021.</p> |
| Date Decision Made                          | 4 May 2023  |
| Personal or Prejudicial Interests Disclosed | Councillor J Pratt declared a personal interest in Agenda item 8, as he lived in close proximity to the development subject of the planning application and was the Ward member.  |
| Title of Report                             | P/14/838/FUL - Land east of Cwmfelin and South of Craig Terrace/Ebenezer Terrace, Blackmill, Bridgend, CF32 8RS - Erection of 28 affordable residential dwellings, car parking, landscaping and associated works  |

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| Decision Made                               | That the above application be deferred, in order that a key neighbour can be consulted and invited to comment on the latest plans on the application. |
| Date Decision Made                          | 4 May 2023  |
| Personal or Prejudicial Interests Disclosed | None  |

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| Title of Report                             | P/22/731/BCB - Pencoed Primary School, Penprysg Road, Pencoed, CF35 6RH - Proposed multi-use games area (MUGA) flood lighting   |
| Decision Made                               | That for the purposes of Regulation 3 of the Town and Country Planning Regulations 1992 the Council carry out the above development subject to the conditions contained in the report of the Corporate Director – Communities.<br><br>Note: A Member suggested that a timer be set up on the lighting system to ensure that they are switched off at the agreed times and to avoid breaching the conditions. The case officer has reviewed the submission and the system will be fitted with a time switch and an override key. |
| Date Decision Made                          | 4 May 2023  |
| Personal or Prejudicial Interests Disclosed | Councillor R Williams declared a prejudicial interest in Agenda item 10, as he had long association with the school subject of the application for many years, as a school governor   |

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

Appeal No. – A/20/3254083 (1896)

Subject of Appeal – Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Internal Driveway And Parking Area, Fencing, Retention Of Hardcore Area & Installation Of A Septic Tank: Land East Of Zoar Chapel, Wern Tarw Road, Rhiwceiliog, Pencoed.

(3) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed the Appeal be allowed and the Enforcement Notice varied:

Appeal No. - C/21/3269231 (1951)

Subject of Appeal - Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Internal Driveway And Parking Area, Fencing, Retention Of Hardcore Area & Installation Of A Septic Tank: Land Opposite Zoar Chapel, Chapel Road (C021), Rhiwceiliog, Pencoed.

(4) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed subject to Conditions:

Appeal No. - A/20/3265375 (1909)

Subject of Appeal - The Creation Of One Gypsy Family Pitch Comprising Of Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Retention Of Hardcore Area And Installation Of A Package Treatment Plant:  
Land At No. 2 Gypsy Lane Stables, Wern Tarw Road, Rhiwceiliog, Pencoed.

(5) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed in that the time for compliance be varied but that the Enforcement Notice be upheld in all other aspects:

Appeal No. - C/21/3269224 (1950)

Subject of Appeal - The Creation Of One Gypsy Family Pitch Comprising Of Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Retention Of Hardcore Area And Installation Of A Package Treatment Plant:  
Land At No. 2 Gypsy Lane Stables, Wern Tarw Road, Rhiwceiliog, Pencoed.

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|   | <p>(6) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed subject to Conditions:</p> <p>Appeal No. – CAS-02029-Z348M4</p> <p>Subject of Appeal - The Erection Of A Class A3 Restaurant And Drive- Thru (Burger King) Together With Associated External Covered Terrace, Screened Refuse Store, Parking, Landscaping And Associated Works: Land At Wickes Car Park, Waterton, Bridgend.</p> <p>(7) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed the Appeal be dismissed:-</p> <p>Appeal No. – CAS-02528-C0V8D6 (1983)</p> <p>Subject of Appeal - Front Garden Development: Erect A Supporting Wall And Boundary Railings; Create Parking Area; Lower Kerb To Allow Access For Parking Area:<br/>87 Ffordd Yr Ehedydd, North Cornelly.</p> |
| Date Decision Made                          | 4 May 2023   |
| Personal or Prejudicial Interests Disclosed | None   |

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| Title of Report                             | Training Log   |
| Decision Made                               | That the report of the Corporate Director – Communities outlining up and coming training sessions on key topics relating to Planning and Development be noted. |
| Date Decision Made                          | 4 May 2023   |
| Personal or Prejudicial Interests Disclosed | None   |

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| Title of Report                             | Urgent Items               |
| Decision Made                               | There were no urgent items |
| Date Decision Made                          | 4 May 2023                 |
| Personal or Prejudicial Interests Disclosed | None                       |