

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 15 JUNE 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, 15 JUNE 2023 AT 10:00**

Present

Councillor RM Granville – Chairperson

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

Apologies for Absence

H Griffiths and S J Griffiths

Officers:

Rhodri Davies	Development & Building Control Manager
Stephen Griffiths	Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Philip Thomas	Principal Planning Officer

111. DECLARATIONS OF INTEREST

Councillor S Easterbrook declared a personal interest in Agenda item 8., as a former pupil of Brynteg Comprehensive School.

Mr. P Thomas declared a personal interest in Agenda item 8., as a former pupil of Brynteg Comprehensive School. Close family members of his had also been former pupils at the school.

112. SITE VISITS

RESOLVED: 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 26 July 2023.

113. PUBLIC SPEAKERS

There were no public speakers.

114. 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.

115. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the report of the Corporate Director – Communities, outlining the Development Control Committee Guidance be noted.

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116. P/14/838/FUL - LAND EAST OF CWM FELIN & SOUTH OF CRAIG TERRACE/
EBENEZER TERRACE, BLACKMILL, BRIDGEND, CF32 8RS

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

- i. Provide 6 units of affordable housing to be transferred to a Registered Social Landlord, with the type of units, location within the site and affordable tenure to be agreed by the Council.
- ii. Agree and implement management plans for the future maintenance of the existing watercourse on the eastern boundary of the development site, all storage drainage systems in the private areas of the development, the noise mitigation works, the areas of open space including the Wildlife Protection Zones and all Ecological Enhancement Works. Details of the Management Plan, Management Company (including the funding of the Management Company) and the maintenance regime shall be agreed in writing by the Local Planning Authority to ensure that the maintenance works are carried out in perpetuity.
- iii. Enter into a Highways Agreement to secure the adoption of the proposed roads that will serve the development site.

(2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting planning consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in her report.

Proposal:

Erection of 28 affordable residential dwellings, car parking, landscaping and associated works.

117. P/22/811/FUL - BRYNTEG COMPREHENSIVE SCHOOL, EWENNY ROAD,
BRIDGEND CF31 3ER

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

Proposal:

New artificial hockey turf pitch with associated mesh fencing and sports lighting (to replace existing redgra hockey pitch).

118. APPEALS

RESOLVED:

- (1) That the appeal 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 the Appeals be dismissed and in the first of the two dismissals below, that the Enforcement Notices be upheld:-

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i. Appeal No. – CAS-02104-Z1X1Y3 (1966)

Subject of Appeal – Alleged unauthorised log cabins for mixed use of holiday let and private use, Nantmwth Fach Farm, Shwt.

ii. Appeal No. – CAS-02105-X9F1N2 (1967)

Subject of Appeal – Unauthorised timber cabin – Material change of use, Nantmwth Fach Farm, Shwt

iii. Appeal No. – CAS-02106-M5G1L1 (1968)

Subject of Appeal – Retention of log cabin for use as a holiday let for tourism purposes and the construction of a proposed adjacent toilet and shower block, Nantmwth Fach Farm, Shwt

(3) 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 of the Corporate Director - Communities:

Appeal No. - CAS-02592-K3Y2Z3 (1985)

Subject of Appeal - Roof top extension (Revised) (Resubmission of P/22/152/FUL): 11 Rest Bay Close, Porthcawl.

119. LISTED BUILDING CONSENT DELEGATION

The Development and Control Manager presented a report, the purpose of which, was to seek approval to the changes to the Planning Code of Practice (PCP) necessary for Council Officers to proceed with the determination of applications for listed building consent for Grade II buildings without the need for referral to Welsh Ministers.

He reminded Members, that at a meeting of Development Control Committee on 9 January 2023 Members were advised that notification had been received from Cadw that it was minded to grant Listed Building Consent Delegation to the Council subject to acceptance of a number of requirements.

The requirements were set out in the report to the Development Control Committee on the above date, a copy of which was attached at Appendix A to the cover report.

The report to Development Control Committee on 9th January included a recommendation that the report be referred to Council for agreement to amend the Constitution as described in paragraph 4.4 of the report, along with any other necessary amendments.

On 17 January 2023 the Council received confirmation from Cadw of its intention to award delegation from 1 February 2023 in the form of a signed Direction, a copy of which was attached as Appendix B ("the Direction") to this report.

A further report was presented to Council on 8 February 2023 and the necessary changes to the constitution were agreed. As part of that report Council were informed that any amendments required to the current scheme of officer delegation which has been adopted by the Development Control Committee as part of the PCP would be reported back to the Development Control Committee for decision.

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The existing Scheme of officer delegation is in the PCP (attached at Appendix C to this report) and included powers for Officers, where appropriate, to determine applications for Listed Building Consent subject to the requirement to notify Welsh Ministers in line with Section 13 of the Planning(Listed Buildings and Conservation Areas) Act 1990. The PCP will require a change to allow Officers to determine applications for Listed Building Consent for Grade II buildings without the need for referral to Welsh Ministers, on any application for Listed Building Consent, if officers have received and adhered to the advice of the Senior Conservation and Design Officer, Moira Lucas.

The suggested amendment would be to Schedule 1 of the PCP, with a new heading being added to Schedule 1 as follows:- "Listed Building Consent Delegation". Under that heading the paragraphs detailed in paragraph 3.3 of the report, should be inserted.

RESOLVED: That the Development Control Committee approved the proposed changes outlined in paragraph 3.3 of the report to the Planning Code of Practice.

120. **TRAINING LOG**

RESOLVED: That the report of the Corporate Director – Communities outlining the training sessions in respect of the various topics outlined in the report, be noted.

121. **URGENT ITEMS**

None