

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, 27 JULY 2023 AT 10:00

Present

Councillor S Griffiths – 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  
MJ Kearns  
M R John  
A Wathan

C L C Davies  
D T Harrison

Apologies for Absence

RJ Collins, RM Granville and R Williams

Officers:

Rhodri Davies

Development & Building Control Manager

Craig Flower

Planning Support Team Leader

Stephen Griffiths

Democratic Services Officer - Committees

Rod Jones

Senior Lawyer

Robert Morgan

Senior Development Control Officer

Janine Nightingale

Corporate Director - Communities

Jonathan Parsons

Group Manager Development

Michael Pitman

Technical Support Officer – Democratic Services

Philip Thomas

Principal Planning Officer

Title of Report	Site Visits
Decision Made	To confirm a date of Wednesday 06 September 2023, for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	Approval of Minutes
Decision Made	That the minutes of the meetings of the Development Control Committees which took place on the 4th May 2023 and on the 15 June 2023, be approved as a true and accurate record.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	Public Speakers
Decision Made	<p>The following public speakers/members exercised their right to speak on the undermentioned planning applications:-</p> <p>P/22/756/FUL – Councillor F Bletsoe (local member), Councillor D Unwin, Bridgend Town Council, P Sulley (applicant's agent) and A Gibbs (Bridgend College)</p>

	<p>P/22/484/FUL – Councillor H Bennett (local member)</p> <p>T/22/41/TPO – The Legal Officer read out the representations of objector K Tanner-Williams (who was absent from the meeting), R Jones (applicant)</p> <p>P/23/291/FUL – P Griffiths (objector)</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

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	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	Development Control Committee Guidance
Decision Made	That the outline Development Control Committee Guidance be noted.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	P/22/756/FUL - Land at Bridgend Police Station & former Cheapside multi- storey car park, Bridgend, CF31 1BZ
Decision Made	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.  Proposal:  Demolition of existing buildings and construction of a further and higher education facility (Use Class D1), theatre (Use Class Sui Generis), café (Use Class A3) including sprinkler tank, refuse store, cycle store, roof plant and associated public realm, landscaping, highways and engineering works.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	Councillors A Wathan and S Easterbrook

Title of Report	P/22/484/FUL - Land at Primrose Stables, Old Coachman's Lane Court Colman, Bridgend, CF31 4NG
Decision Made	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.  Proposal:  Use of land as a travelling show persons accommodation yard for family members to include three mobile lodges/caravans, two communal day rooms and associated works.  Subject to Condition 20 of the report being amended to that as follows:-  20. No development shall commence until a Waste Management Plan for the control, management, storage and disposal of any waste material generated during the clearance, construction and the storage and disposal of domestic waste generated by the development once completed, has been submitted to the

	Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan.  Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy ENV15 of the Bridgend Local Development Plan.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	Councillor H Bennett

Title of Report	T/22/41/TPO - Western Bank of Wilderness Lake, East of Ger Y Lyn, Porthcawl, CF36 5ND
Decision Made	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.  Proposal  Selectively fell, coppice and crown reduce a line of failing trees on the western bank of the Wilderness lakes. The tree species comprise: Alder <i>Alnus glutinosa</i> , Italian Alder <i>Alnus cordata</i> , Ash <i>Fraxinus excelsior</i> , Sycamore <i>Acer pseudoplatanus</i> and Willow <i>Salix</i> sp.
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	Councillor J Pratt

Title of Report	P/21/483/OUT - Land adjacent to Tondu Ironworks, Tondu, CF32 9TF
Decision Made	(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

	<p>towards off-site provision of affordable dwellings to an equivalent value.</p> <p>ii. Provide a financial contribution of £6,234 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.</p> <p>ii. Comply with the Design Brief and Phasing Plan to be agreed in respect of condition 2.</p> <p>iii. Agree a programme for the management of all retained trees and new tree and hedge planting on the development site and adjacent woodland area.</p> <p>(2) That 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 her report, in addition to the standard Reserved Matters conditions: -</p> <p>Proposal:</p> <p>Demolition of existing offices (former Resource Centre for Groundwork Trust) and proposed 6 detached houses in outline with all matters reserved.</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	P/22/597/FUL - Land formerly Ffaldau Arms, Victoria Street, Pontycymmer, CF32 8LL
Decision Made	<p>(1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:</p> <p>i. Provide a minimum of 15% of the units as affordable housing with the type of units, location within the site and affordable tenure to be agreed by the Council in accordance with Policy COM5 and SPG13;</p> <p>(2) That 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 her report.</p>

	<p>Proposal:</p> <p>Construction of a two-storey frontage block accommodating 6 No. 2 bed. residential apartments, together with a rear detached 2/3 storey residential apartment block, accommodating 4 No. 2 bed and 2 No. 1 bed residential apartments with under croft parking, associated works and landscaping.</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	Councillor H Griffiths

Title of Report	P/22/740/BCB - Porthcawl Comprehensive School, Park Avenue, Porthcawl, CF36 3ES
Decision Made	<p>That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities</p> <p>Proposal:</p> <p>Proposed multi use games area (MUGA) flood lighting.</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	P/23/291/FUL - 8, Llynfi Court, Maesteg, CF34 9NJ
Decision Made	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

	<p>Proposal:</p> <p>Change of use from dwellinghouse (Use Class C3) to residential care home (Use Class C2) for up to 4 children.</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

Title of Report	Appeals
Decision Made	<p>That it be noted that the following appeal to Welsh Ministers, has been withdrawn:-</p> <p>Appeal No. - CAS-02302-G5W2C0 (1977)</p> <p>Subject of Appeal – Mr W R Morgan &amp; Mrs A J Morgan - Alleged Unauthorised felling of trees, M4 Corridor between Mawdlam and South Cornelly.</p>
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None

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	27 July 2023
Personal or Prejudicial Interests Disclosed	None



Disclosed	
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Title of Report	Urgent Items
Decision Made	There were no urgent items
Date Decision Made	27 July 2023
Personal or Prejudicial Interests Disclosed	None