

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 7 SEPTEMBER 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, 7 SEPTEMBER 2023 AT 10:00

Present

Councillor RM Granville – Chairperson

H T Bennett	A R Berrow	N Clarke	RJ Collins
S Easterbrook	S J Griffiths	D T Harrison	D M Hughes
M R John	W J Kendall	J E Pratt	A Wathan

Apologies for Absence

M L Hughes

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
Craig Flower	Planning Support Team Leader
Stephen Griffiths	Democratic Services Officer - Committees
Laura Griffiths	Principal Solicitor
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Euan Sexton	Senior Planning Officer
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

139. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hughes.

140. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor J Pratt – Agenda item 12, Personal interest – As a person mentioned in one of the Appeals received lives opposite his parents house.

Councillor M John – Agenda item 13, Personal interest – As the planning application was in his Ward.

Councillor S Easterbrook – Agenda items 8, 9, 10 and 11, Personal interest – As a member of Bridgend Town Council who takes no part in planning matters

Councillor A Wathan – As immediately above.

Councillor D Hughes – Agenda item 8, Prejudicial interest as a relative was an objector to the application and a further objector she had previously worked with before she became a BCB Councillor. Councillor Hughes left the meeting when this item was being considered.

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141. SITE VISITS

RESOLVED: That a date of Wednesday 18/10/2023 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson, was agreed by the Committee.

142. APPROVAL OF MINUTES

RESOLVED: That the minutes of the Committee dated 27/07/23 were approved as a true and accurate record.

143. PUBLIC SPEAKERS

P/22/455/RLX – Objectors – S Morse and A Nelson, on behalf of Bridgend Town Council Councillor DA Unwin, Applicant's agent, R Chichester. The Legal Officer also read out a statement on behalf of the two Ward members Councillors S Bletsoe and T Wood.

P/23/220/FUL – on behalf of Bridgend Town Council Councillor DA Unwin, the Legal Officer also read out a statement on behalf of Mr V & Mrs A Williams (objectors) and statements on behalf of the two Ward members Councillors S Bletsoe and T Wood

P/23/147/FUL – Objector, R Leonard

P/23/227/FUL – The Legal Officer read out statements on behalf of the two Ward Members Councillors S Bletsoe and T Wood.

144. AMENDMENT SHEET

RESOLVED: The Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow the Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that were required to be accommodated.

145. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Committee noted the report outlining the Development Control Committee guidance.

146. P/22/455/RLX - COED PARC, PARK STREET, BRIDGEND, CF31 4BA

RESOLVED: That the Committee agreed to defer this application, in order to seek clarity on the distances between the dwellings and neighbouring properties and to confirm that the distances can fully comply with guidance.

Proposal

Vary condition 1 of P/22/85/RLX to substitute plans and propose amended house designs for Phase 3 of the development.

147. P/23/220/FUL - 33 HEOL-Y-NANT, CEFN GLAS, BRIDGEND, CF31 4HT

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

Proposal

Retrospective change of use from a dwelling house (use class C3) to a House in Multiple Occupation (HMO) (use class C4) for a maximum of 4 persons.

148. **P/23/227/FUL - 61 PARK STREET, BRIDGEND, CF31 4AX**

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

Proposal

Change of use from dwelling to House in Multiple Occupation (HMO) maximum 6 persons.

149. **P/23/147/FUL - REAR OF 82 MERTHYRMAWR ROAD, BRIDGEND, CF31 3NN**

RESOLVED:

- (1) That the Committee were minded to refuse this application and await a further report to the next Committee meeting, outlining the reason(s) for such refusal.
- (2) That Councillor J Pratt be appointed as the lead Member to liaise with Officers on the reasons for refusal as suggested by Members during debate on the item.

Proposal

Detached dwelling with garage and on-site parking.

150. **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 appeal, has directed the Appeal be Dismissed:-

Appeal No. – CAS-02289-T3Y1C3 (1973)

Subject of Appeal – Outline application for Residential Development for 15 Dwellings with approval for access: Land adjacent to Tondu Road North of Pascoes Avenue Bridgend.

151. **P/23/218/FUL - LAND AT BRYNMENYN AND BRYNCETHIN, BRIDGEND**

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That having regard to the report of the Corporate Director – Communities on the above application, Committee:

- RESOLVED:**
- (1) That members agreed that a Special Meeting of the Development Control Committee be held to consider Application P/23/218/FUL.
 - (2) That the format for the day of the Special Committee should be as generally described in the report but subject to any changes which the Chairperson agrees with the Corporate Director - Communities. It should be noted here that the timetable in the report should reference the Hydrogen Plant being in Brynmenyn and the Solar Farm site in Bryncethin (as opposed to the other way around as was specified in the report).
 - (3) That speaking rights for Objectors be extended to 10 minutes which may be shared by more than 1 objector and that the time for the Applicant to respond shall also be extended to 10 minutes.
 - (4) That the Chairperson shall notify Committee of the date for the Special Meeting once a suitable date has been identified.

152. **TRAINING LOG**

RESOLVED: That Members noted the report of the Corporate Director – Communities outlining up and coming Committee training sessions.

153. **URGENT ITEMS**

There were no urgent items.