

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,  
ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 11 JANUARY 2024 AT 10:00

Present

Councillor RM Granville – Chairperson

N Clarke  
J E Pratt

RJ Collins

H Griffiths

J Llewellyn-Hopkins

Present Virtually

S Easterbrook  
M R John  
R Williams

S J Griffiths  
MJ Kearn

M L Hughes  
W J Kendall

D M Hughes  
A Wathan

Apologies for Absence

A R Berrow, C L C Davies and D T Harrison

Officers:

Rhodri Davies  
Gillian Dawson  
Craig Flower  
Robert Morgan  
Janine Nightingale  
Jonathan Parsons  
Philip Thomas  
Leigh Tuck  
Michael Pitman  
Oscar Roberts

Development & Building Control Manager  
Lawyer - Planning  
Planning Support Team Leader  
Senior Development Control Officer  
Corporate Director - Communities  
Group Manager Development  
Principal Planning Officer  
Senior Development Control Officer  
Democratic Services Officer – Information Technology  
Democratic Services Apprentice

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024**

**2. Declarations of interest**

Decision Made	Councillor R Collins declared a personal interest in Agenda item 8, as a Member of Maesteg Town Council who takes no part in planning matters.
Date Decision Made	11 January 2024

**3. Site Visits**

Decision Made	RESOLVED: That a date of Wednesday 21/02/2024 be agreed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	11 January 2024

**4. Approval of Minutes**

Decision Made	RESOLVED: That the minutes of a meeting of the Development Control Committee dated 30 November 2023, be approved as a true and accurate record.
Date Decision Made	11 January 2024

**5. Public Speakers**

Decision Made	There were no public speakers at today's meeting
Date Decision Made	11 January 2024

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024**

**6. Amendment Sheet**

Decision Made	RESOLVED:	That 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 for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.
Date Decision Made	11 January 2024	

**7. Development Control Committee Guidance**

Decision Made	RESOLVED:	Members noted the report on Development Control Committee Guidance.
Date Decision Made	11 January 2024	

**8. P/13/808/OUT Land Off Oakwood Drive, Maesteg, CF34 9TS**

Decision Made	RESOLVED:	(1) That having regard to the following application, the applicant enters into a Section 106 Legal Agreement to:  (i) Provide a financial contribution in the sum of £8,000 for a traffic order to confirm that vehicles cannot park or load/unload on Oakwood Drive or the road linking Oakwood Drive to Bethania Street in order to ensure that the streets remain free flowing. (ii) Provide a minimum of 15% of the units as affordable housing with the affordable tenure and location within the site to be agreed by the Council. (iii) Provide and maintain outdoor recreation space in accordance with Policy COM11 of the Bridgend Local Development Plan (2013) and Supplementary Planning Guidance Note 05 – Outdoor Recreation Facilities and New Housing Development (2022) prior to the first beneficial occupation of the residential element of the scheme.
	Proposal	

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024**

	<p>Mixed Use Development: Residential (201 Units), Employment/Enterprise Hub, Retail, Public Open Space, Access, Engineering Operations and Associated Works</p> <p>(2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the Applicant has entered into the aforementioned Section 106 Agreement and/or other appropriate legal agreement to secure the planning requirements listed under (A) above, subject to the standard outline conditions and the additional conditions as contained in the report of the Corporate Director - Communities:</p> <p>Subject to the inclusion of the following added Condition to the consent:-</p> <p>35. Notwithstanding the submitted plans, no development shall commence on site apart from remediation works until a revised hydraulic model has been developed to inform an updated Flood Consequence Assessment and any flood mitigation works, which shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details before the development is brought into beneficial use.</p> <p>Reason: To ensure that flood risk is clearly identified and that all parties are protected from flooding.</p>
Date Decision Made	11 January 2024

**9. Appeals**

Decision Made	<p>RESOLVED:</p> <p>(1) That the Appeals received since the last report to Committee on this item, be noted.</p> <p>(2) That the Inspector Appointed by the Welsh Ministers to determine the following Appeal has directed that the Appeal be part Allowed/part Dismissed, subject to Conditions (Appendix A to the report referred)</p>
---------------	--

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024**

	Appeal No. CAS-02978-D8C2G7 (1995) - Single storey side/rear extension and hip to gable, Dormer Loft Conversion : 11 Heol Y Foelas, Bridgend.
Date Decision Made	11 January 2024

**10. Royal Town Planning Institute (RTPI) Cymru Research Paper: “Building Capacity through Collaboration and Change” November 2023**

Decision Made	<p>The Group Manager – Planning and Development Services presented a report, in order to provide Members with information on the above, further information upon which could be accessed through the links shown in the body of the Officers report.</p> <p>He advised of a recent research project that had been carried out by the RTPI who were the governing professional body for Town Planners, that also represented the planning profession.</p> <p>The focus of the RTPI work in recent years was looking at resources for planning teams across Wales and they had also published a research paper which had concentrated upon the Planning Agenda in Wales. The research paper had also looked at any opportunities there may be for collaboration in terms of the processing of planning work.</p> <p>The paper further looked at what could be done to improve the current situation and the Group Manager – Planning and Development Services referred Members to paragraph 3 of the Corporate Director – Communities report, which listed some key findings of the research report as well as identifying solutions to improve resource constraints that have been placed on the various planning bodies that make up the profession, both within local government and the private sector.</p> <p>Looking at ways to develop and introduce good practices in order to ensure quality planning applications and in turn, the correct decision making on these was very important moving forward. This would help site developers and landowners to introduce quality sites that would then assist forming the Local Development Plan.</p> <p>As part of the overall process, it was also important to make planning information and data freely available to the public and other key bodies, by developing more improved ICT systems and information on the Council’s web site, etc. The Group Manager – Planning and Development Services stressed the</p>
---------------	--

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JANUARY 2024**

	importance of the Authority's pre-application advice service. He further added, that the Council were also looking at introducing Planning Performance Agreements with site developers.  RESOLVED: That the Committee noted the report.
Date Decision Made	11 January 2024

**11. Training Log**

Decision Made	RESOLVED: That the report of the Corporate Director – Communities listing up and coming Training Sessions for Members in key areas of Planning and Development Control, be noted.
Date Decision Made	11 January 2024

**12. Urgent Items**

Decision Made	There were no urgent items.
Date Decision Made	11 January 2024

To observe further debate that took place on the above items, please click this link

The meeting closed at Time Not Specified.