

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 FEBRUARY 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, 22 FEBRUARY 2024 AT 10:00

Present

Councillor RM Granville – Chairperson

A R Berrow
M R John

S Easterbrook
MJ Kearn

D T Harrison
A Wathan

D M Hughes

Present Virtually

N Clarke
M L Hughes

RJ Collins
W J Kendall

H Griffiths
J E Pratt

S J Griffiths
R Williams

Apologies for Absence

J Llewellyn Hopkins, C Davies

Officers:

Rhodri Davies
Gillian Dawson
Craig Flower
Steven Jenkins
Robert Morgan
Jonathan Parsons
Michael Pitman
Philip Thomas
Mark Galvin

Development & Building Control Manager
Lawyer - Planning
Planning Support Team Leader
Development Control Team Leader
Senior Development Control Officer
Group Manager Development
Technical Support Officer – Democratic Services
Principal Planning Officer
Senior Democratic Services Officer - Committees

2. Declarations of Interest

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Decision Made	Councillor S Easterbrook declared a personal interest in Agenda item 9., as a local Ward Member and a member of Bridgend Town Council, that takes no part in planning matters.
Date Decision Made	22 February 2024

3. Approval of Minutes

Decision Made	RESOLVED: That the minutes of a meeting of the Development Control Committee dated 11/1/2024, be approved as a true and accurate record.
Date Decision Made	22 February 2024

4. Public Speakers

Decision Made	There were no public speakers at today's meeting.
Date Decision Made	22 February 2024

5. 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	22 February 2024

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6. Development Control Committee Guidance

Decision Made	RESOLVED:	Members noted the report on Development Control Committee Guidance.
Date Decision Made	22 February 2024	

7. P/22/692/FUL 13 Reynallt Place, Porthcawl CF36 3DR

Decision Made	RESOLVED:	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-
	Proposal	
	New single garage in side garden.	
Date Decision Made	22 February 2024	

8. P/23/473/RLX Upper Ogmores Valley, Between Blaengwynfi, Nantymoel & Blaengarw In Bridgend & Neath Port Talbot CF23 8RD

Decision Made	RESOLVED:	(1) That having regard to the above application, the applicant be required to enter into a S106 agreement or provides a revised unilateral undertaking in a form to secure the submission of a Biodiversity Enhancement Management Plan (BEMP), prior to the commencement of development. The BEMP would include a natural sediment management initiative and wider habitat creation works in the Upper Garw Valley, and Water Vole conservation works.
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Proposal

Vary condition 2 of PEDW Ref DNS/3213662 (P/20/893/DNS) to increase the rotor diameter of the proposed wind turbines from 105m to 117m - the overall tip height of the wind turbines will remain as consented.

- (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 a pplicant has entered into the aforementioned Section 106 Agreement, or has provided a revised unilateral undertaking in a form acceptable to the Council, subject to the Conditions contained in the report of the Corporate Director – Communities.

Subject to the following additional Conditions being added to the planning consent:

40. Prior to commencing construction of any wind turbine generators, or deploying any construction equipment or temporal structure(s) 50 metres or more in height (above ground level) the developer shall submit to and have agreed in writing by the Local Planning Authority, in conjunction with the Ministry of Defence an aviation lighting scheme defining how the development will be lit throughout its life to maintain civil and military aviation safety requirements as determined necessary for aviation safety by the Ministry of Defence. This should set out:

- a. details of any construction equipment and temporal structures with a total height of 50 metres or greater (above ground level) that will be deployed during the construction of wind turbine generators and details of any aviation warning lighting that they will be fitted with; and
- b. the locations and heights of all wind turbine generators and any anemometry mast featured in the development identifying those that will be fitted with aviation warning lighting identifying the position of the lights on the wind turbine generators; the type(s) of lights that will be fitted and the performance specification(s) of the lighting type(s) to be used.

Thereafter, the developer must exhibit such lights as detailed in the approved aviation lighting scheme. The lighting installed will remain operational for the lifetime of the development.

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	<p style="text-align: right;">Reason: To maintain aviation safety</p> <p>41. The undertaker must notify the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing of the following information:</p> <ul style="list-style-type: none"> a. the date of the commencement of the erection of wind turbine generators. b. the maximum height of any construction equipment to be used in the erection of the wind turbines. c. the date any wind turbine generators are brought into use. d. the latitude and longitude and maximum heights of each wind turbine generator, and any anemometer mast(s). <p>The Ministry of Defence must be notified of any changes to the information supplied in accordance with these requirements and of the completion of the construction of the development.</p> <p>Reason: To maintain aviation safety.</p>
Date Decision Made	22 February 2024

9. Appeals

Decision Made	<p>RESOLVED:</p> <ul style="list-style-type: none"> (1) That the two appeals received since a report on Appeals was submitted to the last meeting of the Development Control Committee, as detailed in the report of the Corporate Director – Communities, be noted. (2) That the Inspector Appointed by the Welsh Ministers to determine the following Appeal has directed that the Appeal be DISMISSED (Appendix A to the report referred) <p>Appeal No. CAS-03071-C2M9Y2 (2000) – Subject of Appeal - Retention of french doors and balcony as built: 28 Sanderling Way, Porthcawl .</p>
Date Decision Made	22 February 2024

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10. Reports For Noting - Update Report to Members regarding an application by Mulberry Homes Ltd. – App. No. P/21/301/FUL – Land rear of Waunscil Avenue, extending to the rear of Morfa Street, Bridgend – Erection of 70 dwellings, Community Route and Associated play area and public open space (which is now the subject of an Appeal)

Decision Made	<p>The Corporate Director Communities submitted a report in order to update the Committee, on a recent Appeal against non-determination for a proposed residential development on land to the rear of Waunscil Avenue, Bridgend.</p> <p>Following consideration of the report by Members, it was</p> <p>RESOLVED:</p> <p>(1) That Members noted the resolution of the Group Manager - Planning and Development Services to refuse Application P/21/301/FUL, for the reasons set out in the report and in the attached Appendix A (to the report).</p> <p>(2) That Officers report the outcome of the Appeal to a future Development Control Committee meeting, as part of the standard Appeals Agenda item.</p>
Date Decision Made	22 February 2024

11. Training Log

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining the up and coming training sessions for Members as detailed within the report, be noted.
Date Decision Made	22 February 2024	

12. Urgent Items

Decision Made	There were no urgent items
Date Decision Made	22 February 2024

The meeting closed at 10:50.