

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 19 SEPTEMBER 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, 19 SEPTEMBER 2024 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow  
J Llewellyn-Hopkins

D T Harrison

M L Hughes

D M Hughes

Present Virtually

C L C Davies  
R J Smith

M R John  
A Wathan

W J Kendall  
R Williams

J E Pratt

Apologies for Absence

RJ Collins and H Griffiths

Officers:

Rhodri Davies	Development & Building Control Manager
Gillian Dawson	Lawyer - Planning
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Steven Jenkins	Development Control Team Leader
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

**This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg**

**46. Apologies for Absence**

Decision Made	Apologies for absence were received from the following Members:-  Councillor R Collins Councillor H Griffiths
Date Decision Made	19 September 2024

**47. Declarations of Interest**

Decision Made	There were no declarations of interest
Date Decision Made	19 September 2024

**48. Site Visits**

Decision Made	RESOLVED: That a date of Wednesday 30 October 2024 be agreed for any proposed site inspections arising at the meeting &/or identified in advance of the next Committee by the Chairperson.
Date Decision Made	19 September 2024

**49. Approval of Minutes**

Decision Made	RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 20 August 2024, be approved as a true and accurate record.
Date Decision Made	19 September 2024

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**50. Public Speakers**

Decision Made	There were no public speakers at today's meeting, other than the Legal Officer reading out a written submission from Councillor N Clarke in relation to Planning Application P/23/610/FUL.
Date Decision Made	19 September 2024

**51. Amendment Sheet**

Decision Made	RESOLVED:	That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item, in accordance with Par 4 (paragraph 4) of the Council Procedure Rules, in order for Committee to consider any necessary modifications to the Committee Report, so as to take account of any late representations and revisions that may require to be accommodated
Date Decision Made	19 September 2024	

**52. Development Control Committee Guidance**

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining guidance for the Development Control Committee, Be noted.
Date Decision Made	19 September 2024	

**53. P/24/249/FUL, 19 Nant Fforwg, Cefn Glas, Bridgend, CF31 4TJ**

Decision Made	RESOLVED:	That the above application be granted, subject to the Conditions
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	contained in the report of the Corporate Director – Communities:-  Proposal  Retention of change of use from dwellinghouse (use class C3) to House in Multiple Occupation (HMO) (use class C4).
Date Decision Made	19 September 2024

**54. P/23/610/FUL, Rooklands Leisure Park, Pyle Road, Porthcawl CF36 5EJ**

Decision Made	RESOLVED:  That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-  Proposal  Proposed lodge caravan site consisting of 37 static caravan/lodges, a reception building, new access and access roads, parking areas, bin store and associated works  Amend Condition 5 of the report to that as follows:-  5. No development shall commence until a short journey travel plan which includes soft and hard measures to improve pedestrian safety, active travel access points and street lighting is be submitted to and approved in writing by the local Planning Authority. Such a plan shall contain, measures and initiatives relating to the encouragement and promotion of the use of sustainable and active transport modes for short journeys to and from the site for new and existing visitors, pedestrian access points from the site and increased pedestrian safety highway infrastructure. The plan shall be implemented before the first beneficial use of the development, with the travel plan document sent with any welcome pack or literature and displayed on the site and website.  Reason: In the interests of promoting sustainable and active travel modes of transport to and from the site and to comply with policies SP3 and PLA12 of the Bridgend Local Development Plan 2024.
Date Decision Made	19 September 2024

**55. Appeals**

Decision Made	<p>(1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities be noted.</p> <p>(2) That the Inspector appointed by Welsh Ministers to determine the following appeals, has directed that the Appeals be Dismissed:-</p> <p>a) Appeal No. – CAS-02483-N2F1B6 (1982)</p> <p>Subject of Appeal – Erection of 70 dwellings, community route and associated play area and public open space: Land r/o Waunscil Avenue extending to the rear of Morfa Street, Bridgend.</p> <p>b) Appeal No. – CAS-03065-L4R2B7 (1999)</p> <p>Subject of Appeal - Residential development for up to 50 residential units (outline application with all matters reserved): Land west of A4065 north of Leyshon Way, Bryncethin</p> <p>c) Appeal No. – CAS-03246-Q8W1S8</p> <p>Subject of Appeal - Single storey one bedroom bungalow: Land to the side of 1 Ger Y Bont, Bridgend.</p> <p>d) Appeal No. – CAS-03377-H9V6K6 (2008)</p> <p>Subject of Appeal – Conversion of property to 5 No. 2 bedroom flats, rear dormer extension: Fire escape to rear: Ardwyn, 53 Cowbridge Road, Bridgend.</p> <p>e) Appeal No. – CAS-03528-D2J2T8 (2011)</p> <p>Subject of Appeal – Re-modelling of dwelling comprising alterations and extensions including increase in eaves and ridge height and the provision of Flat-Roof dormers: 1 The Whimbrels, Porthcawl</p> <p>f) Appeal No. - CAS-03313-V4X5J4 (2010)</p> <p>Subject of Appeal – Change of use and conversion of the existing barn to a single residential property:</p>
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	<p>Land off Dyffryn Madoc, Maesteg</p> <p>3) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Enforcement Notice be quashed:-</p> <p>Appeal No. - CAS-02850-K6N4H4 (1990)</p> <p>Unauthorised inclusion of land into garden curtilage: 36 Llwyn Helig, Kenfig Hill</p> <p>4) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that the Appeal be allowed subject to conditions (see Appendix B to the report)</p> <p>Appeal No. – CAS-02850-K6N4H4 (1991)</p> <p>Subject of Appeal – Unauthorised inclusion of land into garden curtilage: 36 Llwyn Helig, Kenfig Hill.</p>
Date Decision Made	19 September 2024

**56. P/23/218/FUL Land at Brynmenyn and Bryncethin, Bridgend**

Decision Made	<p>The Corporate Director – Communities submitted a report, which outlined arrangements for the Special Development Control Committee to be held on 17 October 2024, to consider the Hy Bont planning application proposed within the above area.</p> <p>Following discussions by Members and Officers, it was:</p> <p>RESOLVED: (1) That a special meeting of the Development Control Committee be held to consider Planning Application P/23/218/FUL on the above date at 2.00pm in the Civic Offices, Angel Street, Bridgend.</p> <p>(2) That the format for the day of the meeting be as described in the report, but subject to any changes which the Chairperson agrees with the Corporate Director – Communities.</p> <p>(3) That speaking rights for objectors to the application be extended to 10 minutes each</p>
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	for no more than three individuals and that the time for the applicant to respond shall also be extended to 10 minutes.
Date Decision Made	19 September 2024

**57. Nomination and Appointment to the Rights Of Way Sub-Committee**

Decision Made	RESOLVED:	That the report be deferred to the next scheduled meeting of the Development Control Committee, in order that Officers can re-consider the composition of the Sub-Committee in line with guidance (if any) outlined in the Council's Constitution.
Date Decision Made	19 September 2024	

**58. Training Log**

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining up and coming training sessions for Members, be noted.
Date Decision Made	19 September 2024	

**59. Urgent Items**

Decision Made	There were no urgent items	
Date Decision Made	19 September 2024	

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

The meeting closed at 11:30.