

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 31 OCTOBER 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, 31 OCTOBER 2024 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow
A Wathan

RJ Collins

S Easterbrook

M L Hughes

Present Virtually

C L C Davies
J E Pratt

S J Griffiths
R J Smith

D T Harrison

M R John

Officers:

Rhodri Davies

Development & Building Control Manager

Jane Dessent

Solicitor

Lee Evans

Senior Planning Officer

Craig Flower

Planning Support Team Leader

Mark Galvin

Senior Democratic Services Officer - Committees

Steven Jenkins

Development Control Team Leader

Jonathan Parsons

Group Manager Development

Michael Pitman

Technical Support Officer – Democratic Services

Philip Thomas

Principal Planning Officer

Leigh Tuck

Senior Development Control Officer

Declarations of Interest

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60. Apologies for Absence

Decision Made	Apologies were received from Councillors D M Hughes, MJ Kearn, W J Kendall, J Llewellyn-Hopkins and R Williams.
Date Decision Made	31 October 2024

61. Declarations of Interest

Decision Made	None
Date Decision Made	31 October 2024

62. Site Visits

Decision Made	That a date of Wednesday 11/12/2024 be confirmed for any proposed site inspections identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	31 October 2024

63. Approval of Minutes

Decision Made	The minutes of a meeting of the Development Control Committee dated 19 September 2024 were approved as a true and accurate record.
Date Decision Made	31 October 2024

64. Public Speakers

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

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Decision Made	The following public speakers addressed the Committee on planning application P/22/508/FUL:- Councillor HJ David – Ward member Jeffrey Thomas – Objector Geraint John – Agent for the applicant
Date Decision Made	31 October 2024

65. Amendment Sheet

Decision Made	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	31 October 2024

66. Development Control Committee Guidance

Decision Made	That the Development Control Committee guidance be noted.
Date Decision Made	31 October 2024

**67. P/22/508/FUL Land at Cefn Road (former reservoir) Cefn Cribwr, CF32
ODA**

Decision Made	(1) That the applicant enters into a Section 106 Agreement to: (i) Provide a financial contribution of £9,120 towards the provision of Formal Outdoor Sport to be used for the improvement of facilities within proximity of the proposed development.
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	<p>(ii) Provide a financial contribution of £12,000 towards improvements in public transport facilities in the corridor serving the application site.</p> <p>(2) The Corporate Director Communities be given delegated powers to issue a decision notice granting planning 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>Typographical errors in the report had been noted and the following adjustments to the conditions are required:</p> <p>Condition 1: The approved Site Layout Drawing should be referenced: Drawing No. 2275 00 (03) 101 Revision I; Street Scenes should be amended to 2275-00(03)400 Revision D and Site Sections changed to 2275-00(03)401 Revision D.</p> <p>The wording of Condition 11 should also be adjusted to ensure that the agreed boundary treatment adjacent to 11 Cefn Road is maintained in perpetuity to ensure that the privacy of the neighbour is protected in the long term:</p> <p>11. Notwithstanding the approved layout plan, no development shall commence until a revised scheme and plan indicating the positions, height, design, materials and type of boundary treatment to be erected on the shared boundary with 11 Cefn Road and timetable for implementation has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include temporary fencing for the period of site clearance/construction and details of the scale and type of boundary treatment for the completed development which shall have regard to the proposed site levels and existing levels of the adjoining property and shall include a variation in finishes. Development shall be carried out in accordance with the agreed plan and timetable and the agreed boundary treatment shall be retained and maintained in perpetuity.</p> <p>Reason: To ensure that the living conditions of the adjoining occupiers are protected during construction and following the completion/occupation of the development. amenities of the area are protected.</p>
Date Decision Made	31 October 2024

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Decision Made	(1) That the applicant enters into a Section 106 Agreement to: - (i) Provide 15% (two units) of the residential units as affordable housing units. (ii) Provide a financial contribution for the sum of £5,700 (index linked) towards the provision/improvement of equipment/outdoor sport facilities within the locality of the application site. (2) The Corporate Director Communities be given delegated powers to issue a decision notice granting planning permission in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in her report.
Date Decision Made	31 October 2024

69. Appeals

Decision Made	(1) That the appeals received since the last meeting of the Development Control Committee, as detailed in the report of the Corporate Director – Communities be noted. (2) That the appeals decided since the last meeting of the Development Control Committee, as listed in the report of the Corporate Director – Communities be Dismissed.
Date Decision Made	31 October 2024

70. Training Log

Decision Made	That the report of the Corporate Director – Communities outlining up and coming training for members be noted. It was further noted that a workshop on Supplementary Planning Guidance be scheduled in December 2024 and also, that Welsh Water Dwr Cymru, be invited to give a further update to Committee at a future date to be agreed, in 2025.
Date Decision Made	31 October 2024

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71. Urgent Items

Decision Made	There were no urgent items.
Date Decision Made	31 October 2024

The meeting closed at 11:20.