

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,  
ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 17 APRIL 2025 AT 10:00**

**Present**

Councillor RM Granville – Chairperson

A R Berrow  
M L Hughes

S Easterbrook  
D M Hughes

H Griffiths

S J Griffiths

**Present Virtually**

RJ Collins  
J E Pratt

C L C Davies  
R J Smith

M R John  
A Wathan

W J Kendall  
R Williams

**Officers:**

Rhodri Davies  
Gillian Dawson  
Lee Evans  
Mark Galvin  
Robert Morgan  
Jonathan Parsons  
Oscar Roberts  
Philip Thomas  
Leigh Tuck

Development & Building Control Manager  
Lawyer - Planning  
Senior Planning Officer  
Senior Democratic Services Officer - Committees  
Senior Development Control Officer  
Group Manager Development  
Business Administrative Apprentice - Democratic Services  
Principal Planning Officer  
Senior Development Control Officer

**103. Apologies for Absence**

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

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

Decision Made	Apologies for absence were received from Councillors DT Harrison and J Llewellyn-Hopkins
Date Decision Made	17 April 2025

**104. Declarations of Interest**

Decision Made	<p>The following declarations of interest were made:-</p> <p>Councillor M John – personal interest in Agenda item 9, as the local Ward Member.</p> <p>Councillor R Williams – prejudicial interest in Agenda item 10, as the applicant was known to him. Councillor Williams left the meeting whilst the application was being considered.</p> <p>Councillor R Granville – prejudicial interest in Agenda item 10, as the applicant (and his family) was known to him. Councillor Granville left the meeting for this item and the Vice-Chairperson took the Chair in place of him (for this item only).</p> <p>Councillor S Easterbrook – personal interest in Agenda item 12, as he had family members living in the area of the application site.</p>
Date Decision Made	17 April 2025

**105. Site Visits**

Decision Made	RESOLVED:	That a date of 28 May 2025 be approved for any site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	17 April 2025	

**106. Approval of Minutes**

Decision Made	RESOLVED:	That the minutes of meetings of the Development Control Committee dated 23 January and 20 February 2025, be approved as true and accurate records.
Date Decision Made	17 April 2025	

**107. Public Speakers**

Decision Made	The following public speakers spoke on the undermentioned planning applications:-  P/24/696/FUL – Councillor T Thomas, (Ward Member), G Hutchinson (objector) and R Hathaway, (applicant's agent).  P/24/148/FUL – A Edwards (objector) and R Hathaway (applicant's agent).	
Date Decision Made	17 April 2025	

**108. 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	17 April 2025	

**109. Development Control Committee Guidance**

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining guidance for Members on Development Control and Planning issues, be noted.
Date Decision Made	17 April 2025	

**110. P/24/652/FUL - Maple Meadows, Wern Tarw Road (Church Street),  
Rhiwceiliog**

Decision Made	RESOLVED:	That the above application be deferred, in order to request the submission of a detailed implementation and maintenance plan (including a timetable and costings estimate) for the Ecological Restoration Works prior to determination of the application and to investigate the requirement for securing a financial contribution by the applicants towards the compliance and monitoring of the Ecological Restoration Works:-
	PROPOSAL:	Three residential traveler pitches with day/utility room, static caravan and tourer with ecological restoration scheme and ecological mitigation, improved access, internal driveway, parking areas, boundary fencing and installation of private treatment plant.
Date Decision Made	17 April 2025	

**111. P/24/696/FUL - Bryngarw Mill, 4 Abergarw Drive, New Road, Brynmenyn  
CF32 9LH**

Decision Made	RESOLVED:	That the above application be granted, subject to the Conditions
---------------	-----------	--

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

	<p>contained in the report of the Corporate Director – Communities:-</p> <p>PROPOSAL: Change of use from use class C3 (dwelling house) to use class 2 (Residential accommodation for people in need of care) for one person.</p> <p>Note:</p> <p>That the Chairperson of the Committee sends a letter to Care Inspectorate for Wales, as follows:-</p> <ol style="list-style-type: none"><li>1. That Care Inspectorate for Wales should inform BCBC Planning when they receive applications for licences in the Bridgend County Borough.</li><li>2. That Care Inspectorate for Wales should further check with the LPA before issuing a licence to make sure the correct planning permission is in place.</li></ol>
Date Decision Made	17 April 2025

**112. P/24/148/FUL - Marlas Yard And Paddock, Pyle, CF33 4PE**

Decision Made	<p>RESOLVED: (1) That the Applicant enters into a Section 106 Agreement to: -</p> <ol style="list-style-type: none"><li>(i) Provide a financial contribution of £9,690 towards the provision of Formal Outdoor Sport to be used to upgrade/improve existing provision in the local area.</li><li>(ii) Provide a financial contribution of £3,619 towards the provision of Equipped Playing Space/Informal Playing Space to be used to upgrade/improve existing provision in the local area.</li><li>(iii) Provide a financial contribution of £18,599 towards the provision of additional primary school places in the schools serving this development (Education Provision for Nursery - 1 additional space).</li></ol> <p>(2) That 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</p>
---------------	---

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

	<p>Conditions contained in the report of the Corporate Director - Communities:-</p> <p>PROPOSAL:</p> <p>Demolition of cow barn and pig sheds to allow a residential development consisting of 17 units in total. 15 new units and the conservation of existing Listed Barns to provide 2 residential units, including Active Travel route, access, car parking, landscaping, drainage and attenuation, and associated works.</p>
Date Decision Made	17 April 2025

**113. 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 the Welsh Ministers to determine the following appeals has directed that they be DISMISSED:-</p> <p>(i) Appeal No. – 2012 Subject of Appeal – Retention of existing detached outbuilding for joint use as ancillary use to existing dwelling and part-time use as hair &amp; beauty salon: 9 Pyle Road, Pyle.</p> <p>(ii) Appeal No. – 2018 Subject of Appeal – Outline application for a pair of semi-detached dwellings: Land at Sycamore Close, Litchard, Bridgend.</p> <p>(iii) Application No. – CAS-03529-X4T0G9 (2013) Subject of Appeal - Retention of outbuilding to side of dwelling: 3 Llwyn Coch, Bridgend, CF31 5BJ</p> <p>(3) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be ALLOWED, subject to conditions:-</p> <p>Appeal No. – 2017</p>
---------------	---

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

	<p>Subject of Appeal – Removal of Condition 3 (Occupation Limits) of P/19/911/RLX: Land at Moor Lane, Porthcawl.</p> <p>(4) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Enforcement Notice be UPHELD:-</p> <p>Application No. – CAS-03530-T4G6Q9 (2014)</p> <p>Subject of Appeal – Alleged unauthorised extension: 3 Llwyn Coch, Bridgend, CF31 5BJ.</p>
Date Decision Made	17 April 2025

**114. Update to Members regarding an application by Marubeni Europower**

Decision Made	<p>The Corporate Director – Communities provided a report to Committee, the purpose of which, was to update Members on the determination of the above application.</p> <p>Attached to the report at Appendix A, was a letter from Welsh Government, whilst Appendix B included details of a Decision Notice in respect of Application No. P/23/218/FUL. The detail regarding both these appendices was explained in the report.</p> <p>RESOLVED:</p> <p>(1) That Members noted the Welsh Government's decision to cancel the Holding Direction.</p> <p>(2) That Members further noted that the Decision Notice has now been issued.</p>
Date Decision Made	17 April 2025

**115. Training Log**

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining up and coming topics for Member training be noted, with it further noted that the Review of the Code of Practice be added to the
---------------	-----------	--

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

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 APRIL 2025**

	schedule, as well as additional sessions on the subject of Special Planning Guidance.
Date Decision Made	17 April 2025

**116. Urgent Items**

Decision Made	There were no urgent items
Date Decision Made	17 April 2025