

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 29 MAY 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, 29 MAY 2025 AT 10:00**

Present

Councillor RM Granville – Chairperson

S Easterbrook
A Wathan

GH Haines

D T Harrison

M L Hughes

Present Virtually

RJ Collins
D M Hughes
J E Pratt

C L C Davies
M R John
R Williams

H Griffiths
W J Kendall

S J Griffiths
J Llewellyn-Hopkins

Officers:

Lee Evans
Leigh Tuck
Dion Douglas
Robert Morgan
Gillian Dawson
Craig Flower
Rhodri Davies
Jonathan Parsons
Rachel Keepins
Oscar Roberts

Principal Planning Officer
Principal Highways Officer
Principal Planning Officer
Senior Development Control Officer
Lawyer - Planning
Planning Support Team Leader
Development and Building Control Manager
Group Manager Development
Democratic Services Manager
Business Administrative Apprentice – Democratic Services

117. Apologies for Absence

Decision Made	Apologies for absence were received from Cllr A Berrow.
Date Decision Made	29 May 2025

118. Declarations of Interest

Decision Made	<p>The following declarations were made:</p> <p>Councillor A Wathan – Item 8 – Personal interest, as he is a member of Bridgend Town Council who takes no part in planning matters</p> <p>Councillor S Easterbrook – Item 8 – Personal interest, as he is a member of Bridgend Town Council who takes no part in planning matters</p>
Date Decision Made	29 May 2025

119. Site Visits

Decision Made	<u>RESOLVED:</u> That a date of 9 July 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	29 May 2025

120. Approval of Minutes

Decision Made	<p><u>RESOLVED:</u> That the minutes of meetings of the Development Control Committee dated 23 January and 20 February 2025, be approved as true and accurate records.</p> <p>The Committee posed a question on future opportunities to discuss matters arising from previous meetings reported back to the Committee. This question was answered by the Lawyer – Planning, with the</p>
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	clarification that a future meeting could include an update to previous discussion for example as an Urgent Item.
Date Decision Made	29 May 2025

121. Public Speakers

Decision Made	The following public speakers spoke on the undermentioned planning applications:- P/24/80/FUL – Councillor David Unwin (Ward Member)Cerys Matthews (applicant's agent)
Date Decision Made	29 May 2025

122. Amendment Sheet

Decision Made	<u>RESOLVED:</u> 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	29 May 2025

123. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities outlining guidance for Members on Development Control and Planning issues, be noted
Date Decision Made	29 May 2025

124. P/25/8/FUL - 1 Grove Gardens, Bridgend CF31 3EG

Decision Made	<u>RESOLVED:</u> That the above application be granted, subject to the Conditions contained in the report of the
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	Corporate Director – Communities:- PROPOSAL: Change of use to 6 bedroom House in Multiple Occupation (HMO)
Date Decision Made	29 May 2025

**125. P/24/80/FUL - Land Adjacent To Old Stormy Down Quarry, Heol-y-splot,
Stormy Down CF33 4RS**

Decision Made	<u>RESOLVED:</u> That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:- PROPOSAL: Engineering works to construct processing areas, storage areas, acoustic bunds and visual screening bunds, erection of aggregates recycling plant and acoustic barriers, construction of a weighbridge office, ancillary works and landscaping (part-retrospective)
Date Decision Made	29 May 2025

126. 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>Appeal No. – 2025 Subject of Appeal – Adding a new detached garage and converting the existing internal garage to a living space: 3 Brook Vale</p> <p>(2) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be PART ALLOWED/PART DISMISSED:-</p> <p>Appeal No. – 2015 Subject of Appeal – Replace boundary wall with one of increased height; retention of wooden playroom: 5 Belmont Close Maesteg</p> <p>(3) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that</p>
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	it be DISMISSED, subject to conditions:- Appeal No. – 2019 Subject of Appeal – Partial demolition of garage and construction of two storey rear extension to provide a family room and utility to the ground floor and 2no. Bedrooms to the first floor, create 1no. Additional parking space to front and extend dropped kerb: 98 Yr Ysfa Maesteg
Date Decision Made	29 May 2025

127. Affordable Housing Supplementary Planning Guidance

Decision Made	<p>The purpose of this report, submitted by the Corporate Director – Communities, was to inform Development Control Committee of the outcome of the public consultation exercise on the draft Affordable Housing Supplementary Planning Guidance (SPG) document.</p> <p>The report also informed the Development Control Committee of the intention to present the Affordable Housing SPG (Appendix 1) to Council to seek its adoption in order to support the Affordable Housing Policies within the adopted Replacement Local Development Plan (RLDP, March 2024).</p> <p><u>RESOLVED:</u> That the Committee noted the contents of the report, the final draft replacement Affordable Housing SPG (Appendix 1) and the summary of consultation responses received on the draft Affordable Housing SPG, together with resultant amendments attached as Appendix 2.</p>
Date Decision Made	29 May 2025

128. Training Log

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities outlining up and coming topics for Member training be noted.
Date Decision Made	29 May 2025

129. Urgent Items

Decision Made	None.
Date Decision Made	29 May 2025

To observe further debate that took place on the above items, please click this [link](#).

The meeting closed at 11:21.