

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 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, 21 AUGUST 2025 AT 10:00**

Present

Councillor RM Granville – Chairperson

D T Harrison
S Easterbrook
G Haines

M L Hughes
S Griffiths
RC Collins

W J Kendall

Present Virtually

R Williams

D Hughes

M John

J Pratt

Officers:

L Pannell	Principal Strategic Planning Policy Officer
S Jenkins	Development Control Team Leader
J Parsons	Group Manager Planning and Development Services
O Roberts	Democratic Services Officer
MA Galvin	Senior Democratic Services Officer - Committees
R Davies	Development and Building Control Manager
J Nightingale	Corporate Director - Communities
P Thomas	Development Control Team Leader
C Flower	Minor Applications Team Leader
R Morgan	Principal Officer Highways Development Control
L Tuck	Principal Officer Highways Development Control
H Boaler	Senior Planning Officer
G Dawson	Legal Officer

151. Apologies for Absence

Decision Made	There were no apologies for absence
Date Decision Made	21 August 2025

152. Declarations of Interest

Decision Made	<p>The following declarations of interest were made:-</p> <p>Councillor RM Granville – prejudicial interest in Agenda Item 8. Councillor Granville left the meeting whilst this item was being considered and the Vice-Chairperson took the Chair for this item only.</p> <p>Councillor M John – personal interest in Agenda item 10, as one of the Local Ward members.</p>
Date Decision Made	21 August 2025

153. Site Visits

Decision Made	<p>RESOLVED:</p> <p>That a date of Wednesday 1 October 2025 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.</p>
Date Decision Made	21 August 2025

154. Approval of Minutes

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025

Decision Made	RESOLVED:	That the minutes of a meeting of the Development Control Committee dated 10 July 2025, be approved as a true and accurate record.
Date Decision Made	21 August 2025	

155. Public Speakers

Decision Made	The following public speaker had registered to speak at today's meeting:- Planning application P/24/806/FUL - Councillor P Davies, Local Ward Member.	
Date Decision Made	21 August 2025	

156. 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. This allows for Committee to consider any necessary modifications to the Committee Report, so as to take account of any late representations and revisions that require to be accommodated.
Date Decision Made	21 August 2025	

157. Development Control Committee Guidance

Decision Made	RESOLVED:	That Committee noted the Development Control Committee Guidance as shown in the report of the Corporate Director – Communities.
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DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025

Date Decision Made	21 August 2025

**158. P/25/98/BCB - Corneli Primary School, Greenfield Terrace, North
Cornelly, CF31 4WB**

Decision Made	<p>RESOLVED:</p> <p>That the above application be granted, subject to the condition contained in the report of the Corporate Director - Communities and a decision notice issued after the consultation period ends on the 13th August 2025, subject to and provided that no, new or further material objections are received:-</p> <p>Proposal:</p> <p>Demolition of the two existing primary schools, construct a new Welsh Medium Primary School building with associated infrastructure and landscape works (amended plans showing revised coach drop off and pick up from hall drive and removal of the coach drop off and pick up from Greenfield Terrace and additional noise details).</p>
Date Decision Made	21 August 2025

159. P/24/806/FUL - 34 Caerau Road, Caerau, Maesteg, CF34 0PB

Decision Made	<p>RESOLVED:</p> <p>That the above application be granted, subject to the conditions contained in the report of the Corporate Director – Communities:-</p> <p>Proposal:</p> <p>Change of use from use class D1 to 6 bed House of Multiple Occupation (use class C4) and associated works.</p>
Date Decision Made	21 August 2025

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160. P/25/259/RLX - Land West of Maesteg Road, Tondy, CF32 9DF

Decision Made	<p>RESOLVED: (1) That the above application be deferred to allow the applicant to undertake traffic surveys, to be carried out between 01 September and 06 September 2025 (Monday - Friday). The new traffic survey data will then be checked to validate the survey work undertaken as part of the Technical Note that accompanied the application. If there are no significant differences, the Applicant must then enter into a Section 106 Deed of Variation, to vary the original Section 106 dated 12th December 2018 (Original S106 Agreement), to amend the provisions of paragraph 22 under Part 4 of the Third Schedule to the Original S106 Agreement, to provide for a revised trigger for the completion of the link road: prior to the occupation of the 235th Residential Unit.</p> <p>(2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting planning consent in respect of this proposal, subject to and once the Applicant has entered into the aforementioned Section 106 Deed of Variation, in a form acceptable to the Council, subject to the conditions contained in her report.</p> <p>Proposal:</p> <p>Vary condition 30 (link road) of P/16/366/OUT (As Amended by P/20/829/NMA) to permit agreed scheme of highway mitigation works to be constructed prior to the beneficial occupation of the 235th dwelling (Original Consent required works to be completed before occupation of the 136th dwelling)</p>
Date Decision Made	21 August 2025

161. Appeals

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025

Decision Made	<p><u>RESOLVED:</u></p> <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. – 2021 - Subject of Appeal – 1 No. Single Storey Bungalow: 1 no. Single Storey Bungalow: Land to the Side of 1 Ger Y Bont Bridgend.</p> <p>(ii) Appeal No. – 2029 – Subject of Appeal - Single Storey Extension to front of Dwelling: 123 Heol Y Bardd Bridgend.</p> <p>(iii) Appeal No. – 2030 – Subject of Appeal - First Floor Side Extension and Porch Extension to Front Elevation: 86 Tremains Court Bridgend.</p> <p>(iv) Appeal No. – 2020 – Subject of Appeal - Outline Planning Application for one Block of 2 Bedroom Apartments (With Approval For Access) and Highway Improvement Works: Parcel B Land North of Underhill Cottages Tondy Road Bridgend.</p> <p><i>(Note: The application for costs in respect of this appeal were refused)</i></p> <p>(v) The two appeals that were reported in July for 145 Commercial Street Maesteg (P/24/323/FUL & P/24/285/CAC) have since been withdrawn by Walters Environmental Limited.</p>
Date Decision Made	21 August 2025

162. Retail and Commercial Development Supplementary Planning Guidance

Decision Made	<p>The Corporate Director – Communities submitted a report, the purpose of which, was to provide the Development Control Committee with an overview of the public consultation responses on the draft Retail and Commercial Development Supplementary Planning Guidance (SPG) document. It also summarised the resultant changes made to the draft SPG and informed Committee of the intention to present the amended draft final form SPG document to Council to seek its adoption following Cabinet approval on 22 July 2025. Adoption of the SPG will enable effective implementation of the Retail and Commercial Development Policies within the adopted Replacement Local Development Plan (RLDP), the Council's statutory land-use Planning document.</p> <p>RESOLVED: That the Development Control Committee noted the contents of</p>
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	the report, the final form draft Retail and Commercial Development SPG (Appendix 1) and the summary of consultation responses received on the draft Retail and Commercial Development SPG, together with resultant amendments attached at Appendix 2 of the report.
Date Decision Made	21 August 2025

163. Training Log

Decision Made	RESOLVED: That the report of the Corporate Director – Communities advising Members of up and coming training initiatives, be noted.
Date Decision Made	21 August 2025

164. Urgent Items

Decision Made	There were no urgent items.
Date Decision Made	21 August 2025

The meeting closed at 12:06.