

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 2 OCTOBER 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, 2 OCTOBER 2025 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow
D T Harrison

S Easterbrook
M L Hughes

S J Griffiths
D M Hughes

GC Haines
M R John

Present Virtually

RJ Collins
R Williams

W J Kendall

J E Pratt

A Wathan

Officers:

Rhodri Davies
Gillian Dawson
Dion Douglas
Craig Flower
Steven Jenkins
Robert Morgan
Jack Dangerfield
Jonathan Parsons
Michael Pitman
Adam Provoost
Oscar Roberts
Philip Thomas
Leigh Tuck

Development & Building Control Manager
Senior Lawyer
Principal Planning Officer
Minor Applications Team Leader
Development Control Team Leader
Principal Officer Highways Development Control
Senior Strategic Planning Policy Officer
Group Manager - Planning & Development Services
Technical Support Officer – Democratic Services
Strategic Planning Policy Team Leader
Business Administrative Apprentice - Democratic Services
Principal Planning Officer
Senior Development Control Officer

165. Apologies for Absence

Decision Made	Cllr Heather Griffiths Cllr Johanna Llewellyn- Hopkins
Date Decision Made	02 October 2025

166. Declarations of Interest

Decision Made	Cllr Della Hughes declared a Prejudicial Interest in agenda item 10 and left the meeting before this item. Cllr Alan Wathan declared a personal interest in agenda item 8 as a member of Bridgend Town Council Cllr Richard Collins declared a personal interest in agenda item 8 as a member of Maesteg Town Council
Date Decision Made	02 October 2025

167. Site Visits

Decision Made	<u>RESOLVED:</u> That a date of Wednesday 12 November 2025 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.
Date Decision Made	02 October 2025

168. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 10 July 2025, be approved as a true and accurate record.
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Date Decision Made	02 October 2025
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169. Public Speakers

Decision Made	The following public speaker had registered to speak at today's meeting:- Planning application P/25/43/FUL and P/25/41/FUL - Kathryn Jones – Statement read out by Legal Officer
Date Decision Made	02 October 2025

170. 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. 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	02 October 2025

171. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u> That Committee noted the Development Control Committee Guidance as shown in the report of the Corporate Director – Communities.
Date Decision Made	02 October 2025

**172. P/25/247/HYB - Former Ford Engine Plant, Waterton Industrial Estate,
Bridgend, CF31 3PJ**

Decision Made	<p><u>RESOLVED:</u></p> <p>(i) That the Committee formally expressed its preference for all future reserved matters applications linked to this outline consent to be brought before the Development Control Committee for determination.</p> <p>(ii) That the hybrid application be approved, subject to the conditions and amendments detailed in the officer's report and amendment sheet.</p> <p>Proposal:</p> <p>Hybrid planning Application seeking: outline planning permission for the development of a data centre campus (Use Class B8) including site preparation, new buildings and electrical substations and the accesses, infrastructure, spaces, facilities, landscaping, surface water drainage features and other works that will be needed to construct and serve the campus; and full planning permission for the first data centre and all associated works (EIA Development)</p>
Date Decision Made	02 October 2025

**173. P/25/43/FUL - Land at Cynhordy 1.6km east of Maesteg and 2km west of
Pont-y-Rhyl**

Decision Made	<p><u>RESOLVED:</u></p> <p>That the above application be granted, subject to the conditions contained in the report of the Corporate Director - Communities and an additional condition requiring an archaeological watching brief during groundworks.</p> <p>Proposal:</p> <p>The installation of a 90m high anemometer mast for a temporary period of up to three years.</p>
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Date Decision Made	02 October 2025
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174. P/25/41/FUL - Land at Pwll Yr Iwrch (1.7km to east of Maesteg and 3km west of Blaengarw) Maesteg

Decision Made	<p><u>RESOLVED:</u> That the above application be granted, subject to the conditions contained in the report of the Corporate Director – Communities.</p> <p>Proposal: The installation of a 90m high anemometer mast for a temporary period of up to three years</p>
Date Decision Made	02 October 2025

175. P/25/306/FUL - 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ

Decision Made	<p><u>RESOLVED:</u> That the above application be granted, subject to the conditions contained in the officer's report and the agreed removal of condition 3 relating to an obscurely glazed window.</p> <p>Proposal: Two storey side extension, hip to gable to rear single storey extension roof and new front porch.</p>
Date Decision Made	02 October 2025

176. Appeals

Decision Made	<p><u>RESOLVED:</u> (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>
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	<p>(2) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be DISMISSED:-</p> <p>Appeal No – 2038 - Subject of Appeal - Single Storey Rear and Side Extension, Rear Dormer With 2 X Juliet Balconies, Alterations to Roof Ridge and Porch (Part Retrospective): 103 Heol Las North Cornelly</p>
Date Decision Made	02 October 2025

177. Draft Outdoor Recreation Facilities Supplementary Planning Guidance

Decision Made	<p>The Senior Strategic Planning Policy Officer presented a report which:</p> <ul style="list-style-type: none">• Informed Development Control Committee of the outcome of the public consultation exercise on the draft Outdoor Recreation Facilities Supplementary Planning Guidance (SPG) document.• Informed the Development Control Committee of the intention to present the Outdoor Recreation Facilities SPG (Appendix 1), subject to minor amendments, following approval to do so by Cabinet, to Council to seek its adoption in order to support the Outdoor Recreation Facilities Policies within the adopted Replacement Local Development Plan (RLDP, March 2024). <p>Following a 6 week consultation, 2 changes were incorporated into the new SPG document.</p> <ul style="list-style-type: none">• <i>Insertion of a reference to the publication 'Including Disabled Children in Play Provision Position Statement' by the 'Play Safety Forum' under the heading 'Local Community Needs and Accessibility' within Section 7.0 Designing Outdoor Recreation Facilities of the draft SPG.</i>• <i>Updated web-link to 'Play Wales' document, 'Creating Accessible Play Spaces toolkit' under the heading 'Design Guidance by Outdoor Recreation Facility Typology' within Section 7.0 Designing Outdoor Recreation Facilities of the draft SPG.</i> <p>The following points arose following the Officers presentation:</p>
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This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

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	<ul style="list-style-type: none">• A specific question about an apparent inconsistency in Table 2 of the guidance, regarding the requirement for a "Local Area for Play" for different sizes of housing developments. The officer clarified this was due to a sliding scale of provision and the table would be made clearer.• A comment expressing disappointment at the low number of public responses (only four) to the consultation.• Thanks were given to the officers for producing a thorough and much-needed report. <p><u>RESOLVED:</u> That the contents of the Draft Outdoor Recreation Facilities SPG be noted.</p>
Date Decision Made	02 October 2025

178. Annual Monitoring Report

Decision Made	<p>The Senior Strategic Planning Policy Officer presented a report on key findings of the Replacement Local Development Plan (RLDP) Annual Monitoring Report (AMR) 2025 (Appendix 1), prior to the submission of the AMR to the Welsh Government by 31 October 2025</p> <p>He advised that the AMR provided a detailed assessment of progress against the 36 monitoring indicators, covering the key policy areas of the RLDP. Key findings were set out in section 3 of the report.</p> <p><u>RESOLVED:</u> That the contents of the Annual Monitoring Report be noted.</p>
Date Decision Made	02 October 2025

179. Training Log

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities advising Members of up and coming training initiatives be noted.
Date Decision Made	02 October 2025

180. Urgent Items

Decision Made	There were no urgent items
Date Decision Made	02 October 2025

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

The meeting closed at 12:00