

# Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr Bridgend County Borough Council

Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB



*Rydym yn croesawu gohebiaeth yn Gymraeg. Rhowch wybod i ni os mai Cymraeg yw eich dewis iaith.*

*We welcome correspondence in Welsh. Please let us know if your language choice is Welsh.*



**Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate**  
Deialu uniongyrchol / Direct line /: 01656 643148 / 643694 / 643513  
Gofynnwch am / Ask for: Democratic Services

Ein cyf / Our ref:  
Eich cyf / Your ref:

**Dyddiad/Date:** Thursday, 29 January 2026

Dear Councillor,

## **DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held Hybrid in the Council Chamber - Civic Offices, Angel Street, Bridgend, CF31 4WB / remotely via Microsoft Teams on **Thursday, 5 February 2026 at 10:00**.

## **AGENDA**

### **1      Apologies for Absence**

To receive apologies for absence from Members.

### **2      Declarations of Interest**

To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.

### **3      Site Visits**

To confirm a date of Wednesday 18/03/2026 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

**By receiving this Agenda Pack electronically you will save the Authority approx. £3.20 in printing costs**

4	<u>Approval of Minutes</u>	5 – 10
	To receive for approval the minutes of the 18/12/2025	
5	<u>Public Speakers</u>	
	To advise Members of the names of the public speakers listed to speak at today's meeting (if any).	
6	<u>Amendment Sheet</u>	
	That the Chairperson accepts 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.	
7	<u>Development Control Committee Guidance</u>	11 – 14
8	<u>P/25/758/FUL - 52 Coychurch Road, Bridgend CF31 2AP</u>	15 – 30
9	<u>Appeals</u>	31 – 54
10	<u>Houses In Multiple Occupation - Supplementary Planning Guidance</u>	55 – 118
11	<u>Audit Wales Report Bridgend County Borough Council - Planning and Development Service</u>	119 – 158
12	<u>Training Log</u>	159 – 160
13	<u>Urgent Items</u>	
	To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.	
<p><b>Note: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. The meeting will be recorded for subsequent transmission via the Council's internet site which will be available as soon as practicable after the meeting. If you would like to view this meeting live, please contact <a href="mailto:cabinet_committee@bridgend.gov.uk">cabinet_committee@bridgend.gov.uk</a> or tel. 01656 643148 / 643694 / 643513 / 643159.</b></p>		
<p>Yours faithfully  <b>K Watson</b>  Chief Officer, Legal and Regulatory Services, HR and Corporate Policy</p>		

Councillors:

A R Berrow  
RJ Collins  
C L C Davies  
RM Granville  
H Griffiths  
S J Griffiths  
GC Haines  
D T Harrison  
M L Hughes  
D M Hughes  
M R John  
W J Kendall  
J Llewellyn-Hopkins  
J E Pratt  
Vacancy  
A Wathan  
I Williams  
R Williams