

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 5 FEBRUARY 2026

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,
ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 5 FEBRUARY 2026 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow
R Williams

M L Hughes

M R John

I Williams

Present Virtually

H Griffiths
J E Pratt

D M Hughes
A Wathan

W J Kendall

J Llewellyn-Hopkins

Officers:

Nimi Chandrasena
Jack Dangerfield
Rhodri Davies
Gillian Dawson
Robert Morgan
Jonathan Parsons
Michael Pitman
Adam Provoost
Philip Thomas

Democratic Services Officer - Support
Senior Strategic Planning Policy Officer
Development & Building Control Manager
Lawyer - Planning
Principal Officer Highways Development Control
Group Manager – Planning and Development Services
Technical Support Officer – Democratic Services
Strategic Planning & Transportation Manager
Development Control Team Leader

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204. Apologies for Absence

Decision Made	Cllr Richard Collins
Date Decision Made	05 February 2026

205. Declarations of Interest

Decision Made	Cllr Joanna Llewellyn Hopkins declared a personal interest in agenda item 8
Date Decision Made	05 February 2026

206. Site Visits

Decision Made	<u>RESOLVED:</u> That a date of Wednesday 18th March 2026 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.
Date Decision Made	05 February 2026

207. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 18 December 2025 be approved as a true and accurate record.
Date Decision Made	05 February 2026

208. Public Speakers

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

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Decision Made	The following public speakers had registered to speak at today's meeting:- Objector – Dale Caple Applicant – Nicola Davies
Date Decision Made	05 February 2026

209. 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	

210. 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	05 February 2026

211. P/25/758/FUL - 52 Coychurch Road, Bridgend CF31 2AP

Decision Made	<p><u>P/25/728/FUL</u></p> <p>Retention of annexe and change of use from ancillary accommodation to holiday let 52 Coychurch Road, Bridgend, CF31 2AP</p> <p>A vote was requested by Cllr Mark John. Cllr Heather Griffiths left the meeting prior to the vote taking place.</p> <p>The outcome of the vote was as follows:</p> <p>For – 10 Against – 1</p> <p>Decision: Refused.</p>
Date Decision Made	05 February 2026

212. Appeals

Decision Made	<p><u>RESOLVED:</u></p> <p>That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.</p>
Date Decision Made	05 February 2026

213. Houses In Multiple Occupation - Supplementary Planning Guidance

Decision Made	<p>The Senior Strategic Planning Policy Officer presented a report which reported back to Committee the results of the 6-week public consultation exercise on the Houses in Multiple Occupation (HMO) draft Supplementary Planning Guidance (SPG), the comments received and issues raised, the Local Planning</p>
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	<p>Authority's (LPA) response, and how those have influenced the final version of the SPG.</p> <p>The following points were discussed:</p> <ul style="list-style-type: none">• Disappointment at the low response rate of the consultation• Concerns about retrospective applications for HMOs <p>These points were answered and clarified by Planning officers.</p> <p><u>RESOLVED:</u> that Development Control Committee:</p> <ul style="list-style-type: none">a) Noted the contents of this report and the consultation responses received on the draft Houses in Multiple Occupation SPG (Appendix 1), together with the resultant amendments attached as Appendix 2.b) Noted the contents of the two-page guidance note titled 'A Guide to HMO Planning, Licensing and Building Regulations' attached as Appendix 3.
Date Decision Made	05 February 2026

214. Audit Wales Report Bridgend County Borough Council - Planning and Development Service

Decision Made	<p>The Group Manager Planning and Development presented a report which updated the committee on the Audit Wales report on the Planning & Development Service at Bridgend CBC, together with the subsequent Management Response.</p> <p>The following points were discussed:</p> <ul style="list-style-type: none">• Staff vacancies – 15 unfilled posts• High caseloads• Graduate recruitment opportunities
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	<ul style="list-style-type: none">• Section 106 Monies and financial modelling <p>These points were clarified/answered by the planning officers.</p> <p>Moved</p>
Date Decision Made	05 February 2026

215. 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	05 February 2026

216. Urgent Items

Decision Made	There were no urgent items.
Date Decision Made	05 February 2026

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

The meeting closed at 11:35am