

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 JUNE 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, 11 JUNE 2026 AT 10:00

Present:-

Councillor RM Granville – Chairperson

I M Spiller

A Wathan

Present Virtually:-

RJ Collins
D M Hughes
I Williams

C L C Davies
M R John
R Williams

S J Griffiths
J Llewellyn-Hopkins

D T Harrison
J E Pratt

Officers:

Rhodri Davies
Gillian Dawson
Craig Flower
Stephen Griffiths
Janine Nightingale
Jonathan Parsons
Michael Pitman
Robert Morgan
Alex Carey
Leigh Tuck

Development & Building Control Manager
Lawyer - Planning
Planning Support Team Leader
Democratic Services Officer - Committees
Corporate Director - Communities
Group Manager – Planning and Development Services
Technical Support Officer – Democratic Services
Principal Officer – Highways Development Control
Principal Officer – Highways Development Control
Strategic Transportation Highways and Development Control Team Leader

244. Apologies for Absence

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Decision Made	Apologies for absence were received from Councillors W Kendall, M Hughes and H Griffiths
Date Decision Made	11 June 2026

245. Declarations of Interest

Decision Made	Councillor I Spiller declared a prejudicial interest in Agenda item 9. He exercised his right to speak on this application as a Committee member, then left the meeting whilst the report was being debated and voted upon. Councillor J Pratt declared a personal interest in Agenda item 8 as a member of Porthcawl Town Council who takes no part in planning matters.
Date Decision Made	11 June 2026

246. Site Visits

Decision Made	<u>RESOLVED:</u> That the date of Wednesday 22/07/2026 be agreed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	11 June 2026

247. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of Development Control Committee dated 8/05/2026 be approved as a true and accurate record.
Date Decision Made	11 June 2026.

248. Public Speakers

Decision Made	The following invitees had registered to speak upon planning applications at today's meeting:- P/25/20/FUL – Councillor S Aspey, C Jones, P Foster and S Courtney P/25/731/FUL – Councillor I Spiller, Councillor DA Unwin and J Wilks P/26/219/NMA – Councillor T Thomas and D Barry
Date Decision Made	11 June 2026

249. Amendment Sheet

Decision Made	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	11 June 2026

250. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u> That the Development Control Committee Guidance report, be noted.
Date Decision Made	11 June 2026

251. P/25/20/FUL - Former Fulgonis Restaurant, 83 John Street, Porthcawl,

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CF36 3AY

Decision Made	<u>RESOLVED:</u> That the DC Committee was minded to refuse the above application and that, in accordance with the adopted Planning Code of Practice, the application be deferred to the next meeting of DCC, for the reasons for such refusal to be formulated by Members, summarised as being the impact of the building on the street scene and Porthcawl conservation area by virtue of its height, scale, massing and design, under provision of car parking. Proposal Demolition of the buildings at the former Fulgoni's restaurant and redevelopment of the site to form a five-storey landmark building containing 43no. affordable apartments, a commercial/community space and adjusted access and associated works, including substation.
Date Decision Made	11 June 2026

252. P/25/731/FUL - Land to the South Of A48, Craig Y Parcau, Bridgend

Decision Made	<u>RESOLVED:</u> (1) That having regard to the above application and strictly Subject to the Applicant entering into a Section 106 Agreement to: i) Provide a minimum of 20% of the total number of residential units (which 20% equates to 24 AH units made up of 12 x 1 bed social rented walk-up flats, 2 x 1 bed intermediate walk-up flats, 5 x 2 bed intermediate houses, 4 x 3 bed intermediate houses and 1 x 4 bed intermediate house), to secure compliance with Policy COM3 and to ensure that the 24 affordable units are constructed to Welsh Development Quality Requirement Standards; ii) Provide a financial contribution of £921,140 (index linked) to accommodate the likely number of children generated by the proposed development; iii) Provide a financial contribution of £203,721.12 (index linked) towards the provision of Outdoor Recreation Facilities to be used towards the upgrading/improvement and maintenance of off site playing pitches and other outdoor provision in the vicinity of the development; iv) Provide a financial contribution of £360 (index linked) to fund an inspection/certification of the on-site play area to ensure that it is being built to conform with the agreed plans before providing a confirmation letter;
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	iv) Provide a financial contribution of £9,500 (index linked) to fund a traffic regulation order to facilitate and implement a scheme to reduce the speed limit on this part of the A48 from 50mph to 40mph and to implement a scheme to install a pedestrian crossing of the A48 at the eastern end of the site frontage; v) Provide a financial contribution of £10,000 (index linked) to the Council's Rights of Way team to maintain/carry out improvements to the surface of Footpath MER/11/1; and, vi) Provide a defined commuted sum and/or requirement for index linked ground rent service charges to include ecological management and maintenance of the dedicated bat roost, surveillance and wardening in perpetuity (a costed management plan will be required); identification of relevant land to be subject to the planning obligation and be managed for biodiversity, delivery of management and maintenance, a mechanism for the management and maintenance plan to be reviewed periodically (5 years is advised) and details of any proposed changes to tenure to be carried out to the satisfaction of the LPA in consultation with NRW. vii) (2) That the Corporate Director - Communities issues a decision notice to GRANT consent in respect of this development Proposal subject to and once the Applicant has entered into the Section 106 Agreement, subject also to the Conditions contained in her report. Proposal Demolition of existing buildings and proposed residential development of up to 120 units together with associated highways, drainage, open space and other infrastructure works
Date Decision Made	11 June 2026

253. P/26/219/NMA - Land to the North of the M4 and West of Heol Y Cyw, Bridgend

Decision Made	<u>RESOLVED:</u> That the above application be GRANTED and Condition 1 of the original planning permission (ref: DNS/3279521) be re-worded as follows (with all other conditions attached to the original permission to remain unchanged): 1. The development to which this permission relates shall begin no later than the expiration of ten years beginning with the date of this permission.
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	Reason: To comply with Section 91 of the Town and Country Planning Act 1990. Proposal Non-material amendment to Condition 1 of planning permission ref: DNS/3279521 to extend the time to commence the development from 5 years from the date of the permission to 10 years.
Date Decision Made	11 June 2026

254. Appeals

Decision Made	(1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted. (2) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be ALLOWED, subject to Conditions: (a) Appeal No. 2051 – Subject of Appeal - Proposal for the Erection of a Freestanding D48 Digital 'Billboard' Advertising Poster. (b) Appeal No. 20237 – Subject of Appeal - Retention of Existing Hard Standing Area and Fencing, the Provision of 2 Static Residential Gypsy Caravans & 2 Touring Caravans, 2 Utility/Day Rooms, Car Parking, Boundary Fencing, Ecological Enhancements which include the Removal of some areas of Hardstanding with Planting Areas, and the Installation of a Private Treatment Plant: Rose Meadow Yard Croft Top Farm, Laleston (3) That the Inspector appointed by the Welsh Ministers to determine the following Appeals has directed that they be DISMISSED:- (a) Appeal No. 2048 – Subject of Appeal – Retention of Summer House in Rear Garden (b) Appeal No. 2059 – Subject of Appeal - Remove Existing Lawned Area to Replace with Two Parking Spaces
Date Decision Made	

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255. Nomination and Appointment to the Rights of Way Sub-Committee

Decision Made	The Chief Officer – Legal and Regulatory Services, HR and Electoral submitted a report that recommended the appointment of members to the Committee’s Rights of Way Sub-Committee:- <u>RESOLVED:</u> That Committee agreed that the Rights of Way Sub-Committee be formed of the following members: Development Control Committee Chairperson Development Control Committee Vice-Chairperson Councillor D Hughes Councillor J Pratt Councillor I Williams Councillor R Collins
Date Decision Made	11 June 2026

256. Development Control Committee Site Visit Panel

Decision Made	The Chief Officer – Legal and Regulatory Services, HR and Electoral submitted a report outlining the process in order to form the Committee Site Visit Panel. <u>RESOLVED:</u> That the Site Visit Panel be comprised of the following members: Development Control Committee Chairperson; Development Control Committee Vice-Chairperson; Councillor J Llewellyn-Hopkins Reserve member – Councillor D Hughes
Date Decision Made	11 June 2026

257. Training Log

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities outlining the forthcoming Training Sessions for members, be noted.
Date Decision Made	11 June 2026

258. Urgent Items

Decision Made	There were no urgent items.
Date Decision Made	11 June 2026

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

The meeting closed at 13.38hrs.