

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 23 JULY 2026

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 23 JULY 2026 AT 10:00

Present - Virtually

Councillor RM Granville – Chairperson

RJ Collins
M L Hughes
J Llewellyn-Hopkins
I Williams

C L C Davies
D M Hughes
J E Pratt
R Williams

S J Griffiths
M R John
I M Spiller

D T Harrison
W J Kendall
A Wathan

Officers:

Huw Boaler
Alex Carey
Rhodri Davies
Gillian Dawson
Craig Flower
Dion Douglas
Stephen Griffiths
Abigail James
Steven Jenkins
Adrian Jones
Christopher Lewis
Moiria Lucas
Stuart Mander
Robert Morgan
Janine Nightingale
Jonathan Parsons
Michael Pitman
Adam Provoost
Michelle Smith
Leigh Tuck
Chris Waite

Senior Planning Officer
Principal Officer - Highways Development
Development & Building Control Manager
Lawyer - Planning
Planning Support Team Leader
Principal Planning Officer
Democratic Services Officer - Committees
Planning Officer
Development Control Team Leader
Planning Enforcement Officer
Project Manager - School Modernisation
Senior Conservation & Design Officer
Group Manager - Housing & Homelessness Services
Principal Officer Highways Development Control
Corporate Director - Communities
Group Manager – Planning and Development Services
Technical Support Officer – Democratic Services
Strategic Planning & Transportation Manager
Strategic Resources and Planning Officer
Senior Development Control Officer
Principal Architectural Technologist

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259. Apologies for Absence

Decision Made	None
Date Decision Made	23 July 2026

260. Declarations of Interest

Decision Made	Agenda Item 8: Cllr J E Pratt – Personal – Member of Porthcawl Town Council. Agenda Item 9: Cllrs I M Spiller, A Wathan and I Williams – Personal – Members of Bridgend Town Council. Agenda Item 11: Cllr J E Pratt – Prejudicial – Family member attends Mynydd Cynffig Junior School. Agenda Item 12: Cllr J E Pratt – Prejudicial – Family member attends Porthcawl Primary School.
Date Decision Made	23 July 2026

261. Site Visits

Decision Made	<u>RESOLVED:</u> The date of Wednesday, 02/09/2026 was approved for site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	23 July 2026

262. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 11 June 2026 be approved as a true and accurate record.
Date Decision Made	23 July 2026

263. Public Speakers

Decision Made	The following public speakers had registered to speak at today's meeting, on Planning Application P/25/737/FUL: Cllr S Bletsoe Cllr D Unwin – Bridgend Town Council Mike Williams Liam Griffiths-Downing
Date Decision Made	23 July 2026

264. 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	23 July 2026

265. 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	23 July 2026

**266. P/25/20/FUL - Former Fulgonis Restaurant, 83 John Street, Porthcawl
CF36 3AY**

Decision Made	<u>Proposal:</u> 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 The Application and original Recommendation were considered by the Development Control Committee on 11 June 2026. Members voted against the Recommendation to grant the Application by seven (7) votes to six (6). The Application was considered at this meeting of the Development Control Committee. The recommended was for approval subject to entering into a section 106 agreement to secure the planning obligations required under Recommendation (A) and the planning conditions required under Recommendation (B) as the development complies with Council RLDP policy and guidelines. Members debated the application and agreed to vote upon whether it should be approved subject to conditional consent. The result of the vote was that the application be REFUSED by eight (8) votes to four (4). <u>RESOLVED:</u>
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	That the above application be REFUSED for the following reasons in the addendum report: 1. The proposed development, by reason of its excessive height, scale, width, bulk and massing, would result in an over-dominant and visually intrusive form of development that fails to respect local distinctiveness, contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Planning Policy Wales 12 (2024) and Technical Advice Note 12: Design (2016). 2. The proposed development, by reason of its design, fails to respond adequately to local context, urban form and the established character and townscape of John Street and would dominate the surrounding built environment, contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Supplementary Planning Guidance Note 08: Residential Development (2008). 3. The proposed development, by reason of its design, scale and siting, would result in an overly prominent and intrusive feature when viewed from Porthcawl Conservation Area failing to preserve or enhance its setting, contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Planning Policy Wales 12 (2024), Technical Advice Note 24: The Historic Environment (2026) and Part 4 of the Historic Environment (Wales) Act 2023.
Date Decision Made	23 July 2026

267. P/25/737/FUL - Land Adjacent 44 Canberra Road, Bridgend CF31 1HH

Decision Made	Proposal: Demolition of the existing garages and construction of 6no. 1-bedroom flats and associated works <u>RESOLVED:</u> (A) That the above application be granted and the applicant be required to enter into a Section 106 Agreement to: (1) Provide a financial contribution of £8,757.55 (Index Linked) for the improvement of outdoor recreation facilities and/or public realm improvements in the vicinity of the proposed development.
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	(B) The Corporate Director - Communities issues a decision notice granting consent in respect of this proposal subject to and once the Applicant has entered into the Section 106 Agreement subject to the Conditions contained in the report of the Corporate Director Communities Subject to the inclusion of the additional Conditions 20 and 21 to the consent: 20. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable. Reason: To ensure that the general amenities of the area are protected in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan 2024. 21. No development shall take place, including any works of demolition/site clearance, until a Demolition and Construction Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Statement shall provide for: i. The routing of demolition and construction traffic to/from the site from Coity Road ii. The weight and size of plant and materials deliveries to ensure suitable access from Coity Road iii. the parking of vehicles of site operatives and visitors iv. loading and unloading of plant and materials v. storage of plant and materials arising from the demolition and used in constructing the development vi. details of measures to protect public safety during the demolition and construction works vii. wheel washing arrangements The demolition and construction works shall be carried out in accordance with the agreed Statement and shall be implemented for the entire duration of the demolition and construction period. Reason: In the interests of highway and public safety and to accord with Policies SP3 and SP5 of the Bridgend Replacement Local Development Plan 2024.
Date Decision Made	23 July 2026

268. P/24/457/FUL - Land South-west of Pont Rhyd Y Cyff, Llangynwyd

Decision Made	Proposal: Proposed residential development of up to 122 new dwellings, access, landscaping, drainage, peat translocation and enhancements, biodiversity enhancements, engineering and associated works (amended description and red line, reducing house numbers and amending layout to retain an area of peat (in situ) and relocate another area of peat to a receptor site). Committee agreed to vote upon whether or not to grant the application. Following conclusion of the vote, Members voted for the Recommendation to GRANT the Application by twelve (12) votes to two (2). <u>RESOLVED:</u> (A) That the above application be granted and the applicant be required to enter into a Section 106 Agreement to secure as follows: (1) 15% (18 units) of the total number (122) of residential units as affordable housing units in the mix 6 x 1-bed units (walk up flats communal access flats) 2x 2-bedroom units (walk up flats communal access flats/houses) 1 x 3 bed unit (house) Social Rented units and 5 x 2- bed units (walk up flats communal access flats/houses) 4x 3- bed units (houses) Intermediate units; (2) a financial contribution of £593,347.16 (Index Linked) towards Education provision within the locality of the Application site; (3) a financial contribution of £262,390.55 (Index Linked) towards the upgrading of Outdoor Recreation Facilities and/or public realm within the locality of the Application site; (4) a fee of £360 towards the inspection/certification of on-site Outdoor Recreation Facilities; (5) That no commencement of construction of any dwelling pursuant to this Application shall occur unless and until (i) a completed s278/s111 Agreement for the Active Travel Route (ATR) Works has been entered into by the Applicant AND (ii) a substantive start on the ATR Works has occurred and has been demonstrated to the satisfaction of both the Local Planning Authority and Highways Authority and confirmed in writing to the Applicant;
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	(6) a financial contribution of £9,000 (Indexed Linked) towards Traffic Regulation Orders (TRO) to cover the cost of making and publication of the TRO Orders; and, (7) A financial contribution of £9,333 (Index Linked) (representing a one -third apportionment of the total funding requirement across the 3 x allocated housing sites), towards the upgrade of the bus stops within the vicinity of the development. (8) a financial contribution of £10,000 (Index Linked) towards the resurfacing and/or improvements of 'FP1 Llangynwyd Middle' Public Right of Way. (9) All public open space and Outdoor Recreation Facilities shall be (i) delivered and (ii) maintained by the developer to a standard acceptable to the Council until responsibility is passed to the Council / Management Company for adoption. (B) The Corporate Director - Communities issues a decision notice granting consent in respect of this proposal subject to and once the Applicant has entered into the Section 106 Agreement subject to the Conditions contained in the report of the Corporate Director Communities Subject to the amendment of Condition 24 <u>(Construction Environmental Management Plan)</u> shown in bold: 24. No development, other than site set-up, temporary fencing/hoarding, surveys, ground investigation, archaeological investigation, contamination investigation, remediation works, ecological mitigation/protection works and installation of tree/habitat protection measures, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include: a) Construction methods: Method statement, details of materials, how waste generated will be managed. b) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. c) Soil Management: details of topsoil strip, storage and amelioration for re-use; d) CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures. e) Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
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	f) Traffic Management: details of site deliveries and wheel wash facilities and measures to control dust; g) Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention; and best practice will be implemented, including details of emergency spill procedures and incident response plan; h) Responsible Persons: Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details; i) Noise and Nuisance: details relating to noise and vibration mitigation, hours of operation/ construction, timescales for phases and measures to control dust and dirt, and measures to control light spill during construction; j) Biodiversity Management: details of trees, retained habitats, hedgerow protection including buffer zones; invasive species management; species and habitats protection, avoidance and mitigation measures; reptile clearance methodology and other species management, Details of the toolbox talk for site operatives in relation to reptile clearance and the details of the ecologist that will be giving the talk and on call; k) Construction Drainage: details of construction drainage to include how the retained peat body and its buffer zone would be protected from contaminants from surface water during construction and measures to prevent any contaminated water from construction and any SAB drainage features from entering the protected peat area and its buffer, and details of how the existing ditches/watercourses will be protected from sediment runoff and pollution. No vegetation clearance or substantive construction works shall commence until the CEMP has been approved and the agreed CEMP shall be implemented as approved during the site preparation and construction phases of the development. Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction and to ensure accordance with Policies accord with Policies SP3, SP17 and DNP5, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024). <u>New Condition 45 (Comprehensive drainage scheme)</u> 45. Notwithstanding the submitted plans, no development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how roof and yard water will be dealt with, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.
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	Reason: to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased and to ensure accordance with Policies accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024). An amended drainage advisory Note shall read as follows (new text in bold): F) DRAINAGE ADVISORY NOTE As the development is over 100 m2 SAB approval will be required. From 7 January 2019, new developments greater than 100m2 of construction area require sustainable drainage to manage on-site surface water. The surface water drainage systems must be designed and built in accordance with standards for sustainable drainage. These systems must be approved by the SuDS Approving Body (SAB) before construction work begins. The Applicant shall submit a sustainable drainage Application form to the Bridgend County Borough Council SAB. Further information in relation to the new legislation including the sustainable drainage Application forms can be obtained from the following link: https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/sustainable-drainage-systems/ To satisfy the condition 45, the applicant must: • Provide amended surface water drainage layouts; • Submitted ordinary watercourse consent applications for any modifications to existing watercourses to the land drainage team; • Provide hydraulic calculations to confirm the site does not flood during the 1 in 100yr + 30% CC storm event; • Provide a surface water maintenance plan to confirm maintenance activities and owners; • Submit a Sustainable Drainage Application to the Bridgend SAB – SAB@bridgend.gov.uk The SAB application must be approved prior to commencement of construction.
Date Decision Made	23 July 2026

Hill CF33 6ET

Decision Made	<u>Proposal</u> Demolition of Mynydd Cynffig Junior School, Air Training Corps facility, play area and loss of allotment gardens and construction of a new primary school, 2no. all weather sports pitches, solar panels, replacement allotment provision, play areas, open space, access & highways arrangements, parking, landscaping, drainage, off-site ecological mitigation at Bedford Park and Tondu Woodlands and all other associated works. <u>RESOLVED:</u> That the above application be GRANTED, subject to the conditions contained in the report of the Corporate Director Communities AND Subject to the amendment to Condition 9 of the report, as follows: 9. That within six months of the completion of the occupation and beneficial use of Phase 1 of the development (Drawing A105 PHASING STRATEGY PLANNING REV A), the approved parking, servicing, and cycle storage areas (including EV charging, blue badge bays, and ALN drop-off spaces) shall be fully constructed and implemented and made available for use. These areas shall be retained thereafter for their designated purpose. Reason: To ensure adequate off-street provision for vehicles, cyclists, and service users and to accord with Policy SP5 of the Bridgend Replacement Local Development Plan (2024).
Date Decision Made	23 July 2026

**270. P/25/553/BCB - Porthcawl Primary School, Meadow Lane, Porthcawl
CF36 5EY**

Decision Made	<u>Proposal:</u> Construction of a Welsh Medium Seedling School within the site boundary of Porthcawl Primary School, incorporating a car park, external play space and two all-weather pitches for use by Porthcawl Primary
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	School. <u>RESOLVED:</u> That the above application be GRANTED, subject to the conditions contained in the report of the Corporate Director Communities.
Date Decision Made	23 July 2026

271. Appeals

Decision Made	<u>RESOLVED:</u> That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.
Date Decision Made	23 July 2026

**272. Timetable for Preparation of Next Set of Supplementary Planning
Guidance 2026/27**

Decision Made	<u>RESOLVED:</u> The Development Control Committee noted the report. Development Control Committee further noted progress on the new proposed SPG Educational Facilities and Residential Development (Member Champions: Councillors Griffiths, Haines and Hughes) AND nominated the following Members to ‘champion’ production of the new proposed SPGs due to be progressed throughout the remainder of 2026/27:
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	Planning Obligations and Infrastructure Cllr R Granville Green Infrastructure and Biodiversity Cllr W Kendall Cllr Johnanna Llewellyn-Hopkins Parking Standards Cllr J E Pratt Employment Cllr Martin Hughes
Date Decision Made	23 July 2026

273. 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	23 July 2026

274. Urgent Items

Decision Made	None.
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Date Decision Made	23 July 2026
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To observe further debate that took place on the above items, please click this [link](#).

The meeting closed at 12:45.