

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3 SEPTEMBER 2026

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 3 SEPTEMBER 2026 AT 10:00

Present

Councillor S J Griffiths – Deputy Chairperson

Present Virtually

RJ Collins
D M Hughes
J Llewellyn-Hopkins
I Williams

C L C Davies
M R John
J E Pratt

D T Harrison
W J Kendall
I M Spiller

M L Hughes
M Lewis
A Wathan

Officers:

Alex Carey
Kath Carter
Rhodri Davies
Lee Evans
Craig Flower
Charlotte Gay
Stephen Griffiths
Laura Griffiths
Jess Hartley
Abigail James
Steven Jenkins
Charlotte Mewburn
Janine Nightingale
Jonathan Parsons
Michael Pitman
Adam Provoost
Oscar Roberts
Philip Thomas
Deborah Williams

Principal Officer - Highways Development
Planning Officer
Development & Building Control Manager
Senior Planning Officer
Planning Support Team Leader
Planning Technician - Development and Building Control
Democratic Services Officer - Committees
Group Manager Legal, Democratic Services & Emergency Planning
Biodiversity Policy Manager
Planning Officer
Development Control Team Leader
Principal Planner
Corporate Director - Communities
Group Manager – Planning and Development Services
Technical Support Officer – Democratic Services
Strategic Planning & Transportation Manager
Democratic Services Officer - Committees
Development Control Team Leader
Strategic Planning Officer

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275. Apologies for Absence

Decision Made	Apologies for absence were received from Cllrs R Granville and R Williams.
Date Decision Made	3 September 2026

276. Declarations of Interest

Decision Made	Agenda Item 8 Cllr I Spiller – Personal – Member of Laleston Community Council. Cllr M Lewis – Personal - Shared Regulatory Services were mentioned as part of this item and as Chair of Licensing she is a Member of the Joint Committee for Shared Regulatory Services. Agenda Item 10 Cllr J Pratt – Personal – Member of Porthcawl Town Council. Agenda Item 11 Cllr A Wathan – Prejudicial – Relative purchasing a property near the development. Cllr S Griffiths – Personal – Signatory to application for public right of way on the land.
Date Decision Made	3 September 2026

277. Site Visits

Decision Made	<u>RESOLVED:</u> The date of Wednesday, 14/10/2026 was approved for site inspections arising at the meeting or identified in advance of the next Committee meeting by the Vice Chairperson, subject to checking the training event scheduled for the same morning.
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Date Decision Made	3 September 2026

278. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 23 July 2026 be approved as a true and accurate record.
Date Decision Made	3 September 2026

279. Public Speakers

Decision Made	The following public speakers had registered to speak at today's meeting, on the following planning applications: P/25/507/HYB - Cllr J P Blundell and S Gray (Llanmoor Dev Co Ltd). P/26/257/FUL - M Pinkham – 8 Ynyslas, Porthcawl and A Richards – 9 Ynyslas, Porthcawl. P/25/722/FUL - Cllr M Williams and J Downey (Simply Planning).
Date Decision Made	3 September 2026

280. Amendment Sheet

Decision Made	<u>RESOLVED:</u> That the Deputy Chairperson accepted the Development Control Committee Amendment Sheet as an
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	urgent item, in accordance with Part 4 (paragraph 4) of the Council Procedure Rules. This allows the 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	3 September 2026

281. 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	3 September 2026

282. P/25/507/HYB - Land west of Bridgend (Land between Llangewydd Road and A473 Bridgend)

Decision Made	Proposal: Llanmoor Homes sought Full and Outline Planning Permission for the extensive development of Land West of Bridgend, a specifically allocated strategic site for new development within the Bridgend Replacement Local Development Plan, 2024 (RLDP). The Application submission effectively comprises a Hybrid planning application (outline/full) for a residential development for up to 850 homes, public open space and a primary school, alongside landscaping, drainage, Green Infrastructure with vehicular and pedestrian/cycle access (outline application with all matters reserved except for means of access and full application for the initial phase comprising 377 dwellings, internal estate roads, public open space (including play areas), drainage, internal footpaths/cycleway with parking/landscaping together with associated works). A Full DC Committee Site Visit was undertaken on Wednesday 2 September 2026 at 9.30am. As well as Development Control Committee Members and Officers, Local Ward Members, a representative
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	from Laleston Community Council and the developer attended the site visit. The Committee agreed to vote upon whether or not to grant the application. Following conclusion of the vote, Members voted for the Recommendation to approve the application by nine (9) votes to four (4). <u>RESOLVED:</u> The Committee APPROVED the application, subject to the applicant entering into a Section 106 Agreement, the conditions and the informative notes (Not Conditions) relating to the detailed/ full planning permission (i.e. the first 377 homes and associated infrastructure), and the conditions and informative notes (Not Conditions) relating to the outline planning permission (i.e. the development of the remainder of the site for up to 850 homes and associated infrastructure, and a primary school).
Date Decision Made	3 September 2026

283. P/21/47/FUL - Land south of Old House Pub, Llangynwyd, CF34 9SB

Decision Made	Proposal: The application sought full planning permission for the erection of 10 glamping pods and associated works at Land south of the Old House Pub, Llangynwyd. <u>RESOLVED:</u> The Committee provided CONDITIONAL CONSENT for the application, subject to the conditions and advisory notes outlined in the report.
Date Decision Made	3 September 2026

284. P/26/257/FUL - 7 Ynyslas, Porthcawl, CF36 5EF

Decision Made	Proposal: The proposed development involves the demolition of the existing rear conservatory and the erection of a single storey rear extension and a garden studio at the rear of the garden. The site comprises a detached bungalow located on the west side of Ynyslas. The surrounding area consists mostly of properties of a similar nature. Many have rear extensions. The property benefits from a deep rear garden, which backs onto allotment gardens. <u>RESOLVED:</u> The Committee provided CONDITIONAL CONSENT for the application, subject to the conditions and advisory notes outlined in the report.
Date Decision Made	3 September 2026

**285. P/25/722/FUL - Land south of Wyndham Close, Brackla Industrial Estate,
Brackla, CF31 2AN**

Decision Made	Proposal: The Application sought full consent for the change of use of land to B8 to provide self-storage use and the siting of 149 containers measuring 2.4 x 6 x 2.6m (W x D x H) and coloured blue. The storage containers would be set out in roughly a square shape, with single rows on the northern and southern edge, and 2no double rows in-between. Vehicular access is proposed to be via a previous access on the northeast corner via Wyndham Close leading up to the plateau of land. Intersecting the rows of containers would be vehicular passages approximately 8m wide. The overall site covers an area of 0.98Ha, whilst the containers and vehicle tracks would be 70 x 60.85m in area. The Committee agreed to vote upon whether or not to grant the application. Following the conclusion of the vote, Members voted for the Recommendation to provide conditional consent for the application by eight (8) votes to two (2), with one abstention (1).
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	<u>RESOLVED:</u> The Committee provided CONDITIONAL CONSENT for the application, subject to the conditions and advisory notes outlined in the report.
Date Decision Made	3 September 2026

286. 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	3 September 2026

287. Annual Monitoring Report

Decision Made	The purpose of this report was to present the findings of the Replacement Local Development Plan Annual Monitoring Report 2026 to the Development Control Committee prior to its submission to Welsh Government by 31 October 2026. <u>RESOLVED:</u> The Committee noted the contents of this report together with the RLDP AMR 2026 for submission to Welsh Government (Appendix 1).
Date Decision Made	3 September 2026

288. Supplementary Planning Guidance (SPG): Educational Facilities and Residential Development

Decision Made	The purpose of this Report was to provide the Development Control Committee with an overview of the public consultation exercise on the draft Educational Facilities and Residential Development SPG document. It also summarises the resultant changes made to the SPG and informs the Committee of the intention to seek Cabinet approval to present the document to Council to seek its adoption. <u>RESOLVED:</u> The Development Control Committee: a) Noted the contents of the Report, the final draft Educational Facilities and Residential Development SPG (Appendix 1) and the summary of consultation responses received on the draft Educational Facilities and Residential Development SPG, together with resultant amendments attached as Appendix 2; b) Noted that the final SPG will be reported to Cabinet to seek approval to present the SPG to Council for adoption.
Date Decision Made	3 September 2026

289. Training Log

Decision Made	In response to an overview of the Training Log by the Group Manager - Planning & Development Services, Members noted that it would have been preferable if a minibus could have been organised for the site visit to Swansea SA1 on 18 September. The Group Manager - Planning & Development Services responded by indicating that this was not possible because of the considerable cost of hiring a minibus and the amount of time needed to organise a trip of that kind. It was suggested that if any Member needed a lift to the site visit to Swansea SA1 to contact the Deputy Chairperson or the Group Manager - Planning & Development Services. It was also noted that the scheduled meeting on 11 May was unlikely to go ahead as it was very soon after the local elections on 6 May.
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	<u>RESOLVED:</u> That the report of the Corporate Director – Communities advising Members of up-and-coming training initiatives be noted.
Date Decision Made	3 September 2026

290. Urgent Items

Decision Made	None
Date Decision Made	3 September 2026

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

The meeting closed at 12:45.