

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 1 SEPTEMBER 2016

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 1 SEPTEMBER 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

GW Davies MBE	PA Davies	CA Green	DRW Lewis
JE Lewis	HE Morgan	LC Morgan	JC Spanswick
G Thomas	JH Tildesley MBE	C Westwood	R Williams
M Winter	RE Young		

Officers:

Rhodri Davies	Development & Building Control Manager
Julie Ellams	Democratic Services Officer - Committees
Craig Flower	Planning Support Team Leader
Tony Godsall	Traffic & Transportation Manager
Susan B Jones	Development Planning Manager
Gary Jones	Head of Democratic Services
Rod Jones	Senior Lawyer
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees
Leigh Tuck	Senior Development Control Officer

791. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:

Councillor N Clarke
Councillor D Patel

792. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor R Williams – P/16/553/FUL – Personal interest as a Member of Pencoed Town Council but takes no part in the consideration of planning matters.

Councillor GW Davies – P/16/495/FUL – Personal interest as a Member of Maesteg Town Council but takes no part in the consideration of planning matters and a prejudicial interest as he is known to one of the objectors. Councillor Davies withdrew from the meeting during consideration of the item.

793. SITE VISITS

RESOLVED: That the date for site inspections (if any) arising from the meeting or identified in advance of the next meeting of the Committee by the Chairperson was confirmed as Wednesday 28 September 2016.

794. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 4 August 2016, be approved as a true and accurate record.

795. PUBLIC SPEAKERS

There were no public speakers.

796. AMENDMENT SHEET

There was no Amendment Sheet.

797. P/16/495/OUT THE GARTH INN 140 BRIDGEND ROAD MAESTEG CF34 0NE

RESOLVED: That the following application be granted, subject to the conditions contained in the report of the Corporate Director Communities:

Code No. Proposal

P/16/495/OUT Outline for 1 no. detached dwelling in rear garden of The Garth Inn

798. P/16/553/FUL 48 MINFFRWD ROAD, PENCOED CF35 6SD

RESOLVED: That the following application be granted, subject to the conditions contained in the report of the Corporate Director Communities:

Code No. Proposal

P/16/553/FUL Ground floor rear extension (Kitchen, dining, utility, bedroom), first floor dormer to provide access to sun deck/balcony

799. APPEALS

RESOLVED: That the following Appeals received as outlined in the report of the Corporate Director – Communities be noted:-

Code No. Subject of Appeal

A/16/3155147 (1776) Erection of detached bungalow in garden, in lieu of previously approved garage: garden of 19 Priory Gardens, Bridgend

A/16/3155051 (1777) Remove detached garage and replace with a two storey granny annex: 63 Ewenny Road, Bridgend

A/16/3154814 (1778) Relax condition 2 of P/98/555/FUL to extend opening hours until 12.30am Sundays-Wednesdays, 2.30am Thursdays, 3.30am Fridays & 4.30am Saturdays: 33 Market Street, Bridgend

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A/16/3156036 (1779) Proposed detached dwelling: Land adjacent to 13 Heol Tre Dwr, Waterton, Bridgend.

800. TRAINING LOG

The Group Manager Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director Communities be noted.

801. YSGOL BRYN CASTELL, BRIDGEND PHASE 2 DEVELOPMENT AND PLANNING BRIEF

The Development Planning Manager sought approval of the Ysgol Bryn Castell (Phase 2) Development and Planning Brief as a material consideration in the determination of future planning applications.

She reported that the former Ysgol Bryn Castell school has been relocated to the re-modelled Ogmores Comprehensive site in Bryncethin as part of the Council's School Modernisation Programme. She stated that part of the former Ysgol Bryn Castell school site has already been released and residential development is currently under construction on Phase 1.

She also reported to assist in the future development process and the disposal of Phase 2, a Development and Planning Brief had been undertaken by planning consultants. Its intention was to provide a framework for the redevelopment of the site and to demonstrate there are no significant technical constraints that could not be overcome with regard to its future development. She stated that the document had been developed in consultation with officers, including Highways, who are satisfied that the highway and access arrangements proposed are appropriate.

The Development Planning Manager summarised the contents of the Development Planning Brief in the context of an overview of the site; the planning policy context; constraints / opportunities and technical investigations; design principles and parameters and planning obligations.

RESOLVED: That the Ysgol Bryn Castell Development and Planning Brief be approved as Development Control guidance, to be used as a material consideration in the determination of future planning applications for the site.

802. URGENT ITEMS

There were no urgent items.

The meeting closed at 2.25 pm