

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 27 OCTOBER 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

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

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
Craig Flower	Planning Support Team Leader
Julie Jenkins	Team Leader Development Control
Gary Jones	Head of Democratic Services
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Kevin Mulcahy	Group Manager - Highways Services
Andrew Rees	Senior Democratic Services Officer - Committees
Leigh Tuck	Senior Development Control Officer
Helen Williams	Senior EHO Pollution

821. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor LC Morgan.

822. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor D Patel – P/15/856/FUL – Prejudicial interest as Member of the Board of Valleys to Coast. Councillor Patel withdrew from the meeting during consideration of the application.

Robert Morgan, Senior Development Control Officer – P/16/9/FUL - Prejudicial interest as he knows objectors to the application. Mr Morgan withdrew from the meeting during consideration of the application.

823. 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 23 November 2016.

824. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 29 September 2016, be approved as a true and accurate record subject to the word “was” being replaced by the

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word "is" in the declarations of interest made by Councillor N Clarke in Minute number 804.

825. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present, the names of the public speakers addressing the following applications which were considered at the meeting:-

<u>Name</u>	<u>Planning Application No:</u>	<u>Reason for Speaking</u>
Mr Ben Denton	P/16/547/FUL	Objector
Mr Alec Robertshaw	P/16/9/FUL	Objector
Councillor CE Smith	P/15/358/OUT	Objector
Mr Ron Richards	P/16/472/FUL	Objector
Mr John Matthews	P/16/472/FUL	Agent

826. AMENDMENT SHEET

RESOLVED: 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, in order to allow for Members to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

827. P/16/547/FUL - PENYBONT FOOTBALL CLUB BRYNTIRION PARK, LLANGEWYDD ROAD, BRIDGEND

RESOLVED: That the following application be deferred for further information to be requested from the applicant on the car and coach parking scheme.

<u>Code No.</u>	<u>Proposal</u>
P/16/547/FUL	Extension & enhancement of existing Penybont Football Club facilities including extension stand to accommodate 518 seats, new turnstile with payment booth, TV gantry, bar cellar extension & amended site access layout.

828. P/16/9/FUL - BRIDGEND RETAIL PARK OFF COWBRIDGE ROAD BRIDGEND

RESOLVED: That the application be deferred as the Committee is minded to refuse the application on the grounds of the loss of semi-mature trees planted on 'islands' within the existing car park, the impact of the loss of car parking spaces in a car park where the existing provision already falls well below that which would be required by the Council's current car parking standards and the effect the development would have on the viability and attractiveness of Bridgend Town Centre and that detailed reasons for refusal be reported to the next meeting of the Committee for consideration.

<u>Code No.</u>	<u>Proposal</u>
P/16/9/FUL	Two Class A3 (Food and Drink) Units and Associated works

829. P/15/358/OUT - LAND WEST OF HEOL TY MAEN CEFN GLAS BRIDGEND

RESOLVED:

(1) That the application enter into a Section 106 Agreement to:

(i) Provide 20% of the units as affordable housing units in accordance with the Affordable Housing Supplementary Planning Guidance (SPG). The Section 106 Agreement will provide for these units to be transferred to a Registered Social Landlord, with the type of units, location within the site, affordable tenure, transfer price and timescale for delivery to be agreed by the Council.

(ii) Provide a financial contribution in accordance with the Educational Facilities Supplementary Planning Guidance (SPG) formula towards the provision of additional primary school places in the schools serving the development; this figure being dependent on the final development mix and numbers with contributions provided on a pro-rata basis.

(iii) Provide outdoor recreation space in accordance with Policy COM11 of the Bridgend Local Development Plan with arrangements for future management and maintenance to be agreed in writing by the Council.

(iv) Provide a retained grassland area to the west of the site as detailed on plan 5: Compensation Measures attached to the David Clements Ecology, Ecological Assessment for land off Llangewydd Road, Bridgend dated May 2015 and the land shall be managed and maintained in accordance with the Recommendations (Part 6) of the said report.

(v) Provide a financial contribution of £72,000 towards enhanced highway facilities on the local highway network including the introduction of the MOVA system at the traffic signal controlled A473/B4622 junction, the upgrading of local bus stops on Barnes Avenue and Llangewydd Road and the implementation of a traffic speed order for Barnes Avenue and Heol Ty Maen.

(2) That the Corporate Director Communities be granted power to issue a decision notice granting outline consent in respect of this proposal, reserving landscaping, layout, scale and appearance for future consideration, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in the report of the Corporate Director Communities in addition to the standard outline conditions:-

Code No.

Proposal

P/15/358/OUT

Residential development with vehicular access point from Heol Ty Maen

Subject to the amendment of the reason for Condition 11 as follows:

11 Reason: In the interests of biodiversity and nature conservation and to satisfy the Council's biodiversity and resilience of ecosystems duty under Section 6 of the Environment (Wales) Act 2016.

830. P/15/856/FUL - LAND REAR OF 65-66 AEL-Y-BRYN NORTH CORNELLY

RESOLVED: (1) That the application enter into a Section 106 Agreement to:

Provide a minimum of (15%) 3 of the units as affordable housing units in accordance with Supplementary Planning Guidance 13 in perpetuity.

Provide a contribution of £10,810.00 to fund the upgrading of facilities on the public open space in Gibbons Way and Heol Y Parc, North Cornelly.

Provide £7,000.00 to fund the necessary Road Traffic Order and signage to achieve the 20mph speed restriction.

(2) That the Corporate Director Communities be GRANTED power to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement , subject to the conditions contained in the report of the Corporate Director Communities and the additional conditions set out below;

Code No.

Proposal

P/15/856/FUL

Construction of 23 Dwellings and Associated Works

Subject to the addition of Conditions 17 to 20 as follows:-

17. No development shall commence until a scheme for permanently stopping up the existing access and reinstating the vehicular access as footway has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

18. The proposed means of access shall be laid out as proposed with footways and radius kerbing, constructed and retained in permanent materials as approved in writing by the Local Planning Authority with vision splays of 2.4m x site frontage in both directions before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

19. The access hereby approved shall be at a gradient not steeper than 5% (1 in 20) for the first 10 metres and thereafter not steeper than 8.3% (1 in 12)

Reason: In the interests of highway safety.

20. No structure, erection or planting exceeding 0.6 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

831. P/16/472/FUL - LAND OFF HORSEFAIR ROAD WATERTON INDUSTRIAL ESTATE

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

Code No. Proposal

P/16/472/FUL Private car park area and outside storage compounds comprising the provision of hard surfacing (SUDS) & substantial boundary landscaping

Subject to the amendment of Conditions 2 to 5 as follows:

2. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme detailing the layout of 150 off-street parking spaces and associated vehicle circulation shall be submitted to the Local Planning Authority for approval. The approved parking area shall be completed within 2 months of the date of this decision in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

3. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme for the provision of junction improvements from the proposed access road onto Horsefair Road, in the form of substantial physical barriers to separate the two access points and give way white line markings shall be submitted to the Local Planning Authority for approval. The approved junction improvement scheme shall be implemented within 2 months of the date of this decision and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

4. Notwithstanding the submitted plans, within 1 month of the date of this decision, a scheme for the provision of safe pedestrian access from the footways along Horsefair Road into the proposed development site, including dropped kerbs at the site entrance and a segregated pedestrian footway through the site into the proposed car park, shall be submitted to the Local Planning Authority for approval. The approved pedestrian access scheme shall be implemented within 2 months of the date of this decision and shall thereafter be retained as such in perpetuity.

Reason: In the interests of highway and pedestrian safety.

5. The overspill CGI car parking area hereby permitted shall not be used outside the following times: 07.00-20.00 hours Mondays-Fridays. At all other times, the car park shall be secured to prevent access outside the permitted hours.

The restoration of Locomotive Cabs hereby permitted shall not take place outside the following times: - 09:00-18:00 hours on any day. At all other times the Locomotive Cabs section shall be secured to prevent access outside the permitted hours.

Access to the steel container site shall not be permitted outside the following times:

07.00-22.00 hours on any day. At all other times, this part of the site shall be secured to prevent access outside the permitted hours.

Reason: In the interests of safeguarding residential amenities.

832. P/16/328/FUL - PLOT 1 REAR OF ARWERYDD PORTHCAWL ROAD SOUTH CORNELLY

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

Code No.

Proposal

P/16/328/FUL

Proposed three bed house on already constructed slab with minor elevational changes

Subject to the amendment of Condition 9 and the addition of Conditions 11 and 12 as follows:

9. No development shall commence until a scheme for the provision of a shared private drive of 4.5m wide for 10m reducing to 3.65m with turning facility has been submitted to and approved in writing by the Local Planning Authority. The private drive shall be finished in permanent materials in accordance with the approved scheme before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

11. No development shall commence until a scheme for the provision of 3 off-street car parking spaces for the proposed dwelling has been submitted to and approved in writing by the Local Planning Authority. The parking areas shall be finished in permanent materials in accordance with the approved scheme before the development is brought into beneficial use and retained as such thereafter

Reason: In the interests of highway safety.

12. The existing entrance gates shall be removed and there shall be no gates fitted to the amended private driveway arrangement approved under condition 9.

Reason: In the interests of highway safety.

833. APPEALS

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

<u>Code No.</u>	<u>Subject of Appeals</u>
A/16/3158271 (1782)	Single Residential Dwelling on Former Storage Site: The Yard, Laleston Road, Cefn Cribbwr
A/16/3158287 (1783)	Ten Dwellings, Access, Parking, Landscaping and Associated Works: Land South of St Illtyds Road, Bridgend
A/16/3158287 (1784)	Three Dwellings, Access, Parking, Landscaping and Associated Works: Land South of St Illtyds Road, Bridgend
C/16/3159263 (1785)	Unauthorised Log Cabin

834. BRIDGEND CBC LOCAL PLANNING AUTHORITY - ANNUAL PERFORMANCE REPORT 2015-2016

The Committee received the report of the Corporate Director Communities on the 2016 Annual Performance Report (APR). The report provided an update on the direction of travel in terms of performance since last year and supplied to the Welsh Government and Wales Data Unit which in turn formed part of the national planning performance framework. The report identified that despite having one of the smallest planning teams in Wales, Bridgend has been one of the top performing planning authorities in Wales. The report also identified that there had been a change in customer satisfaction in that there 48% of respondents thought Bridgend gave good planning advice against a Welsh average of 57%. This compared to Bridgend's performance in 2015 when 74% of respondents thought Bridgend gave good planning advice against a Welsh average of 57%. This was attributed to the introduction of new Development Management Procedures following the Planning (Wales) Act 2015 and the reduction in the number of respondents. The Local Planning Authority's Annual Performance Report for 2015/16 would be formally submitted to the Welsh Government before the deadline of 31 October 2016.

RESOLVED: That the Committee noted the content of the report and the Local Planning Authority's Annual Performance Report for 2015/16.

835. 2016 ANNUAL MONITORING REPORT FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN 2006 - 2021

The Committee received the report of the Corporate Director Communities on the findings of the Local Development Plan 2016 Annual Monitoring Report (AMR). The aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. The AMR has two primary roles, firstly to consider whether the policies identified in the monitoring process are being implemented successfully and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

The report identified that there was no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets.

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The findings of the AMR for 2016 suggest that no full or partial review of the LDP is required at this time and that the actions set out in the AMR which will seek to address under performance are implemented.

RESOLVED: That the Committee noted the report.

836. TRAINING LOG

The Development and Building Control Manager reported on an updated training log. Cllr. Patel requested a future training session on planning application consultation/notification procedures.

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

837. URGENT ITEMS

There were no urgent items.

The meeting closed at 4.56 pm