

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 DECEMBER 2016**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 22 DECEMBER 2016 AT 2.00 PM**

Present

Councillor M Thomas – Chairperson

PA Davies	CA Green	DRW Lewis	JE Lewis
LC Morgan	D Patel	JC Spanswick	G Thomas
C Westwood	R Williams	M Winter	RE Young

Apologies for Absence

N Clarke, HE Morgan and JH Tildesley MBE

Officers:

Rhodri Davies	Development & Building Control Manager
Jane Dessent	Lawyer
Julie Ellams	Democratic Services Officer – Committees
Craig Flower	Planning Support Team Leader
Tony Godsall	Traffic & Transportation Manager
Gary Jones	Head of Democratic Services
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer

856. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillors D Lewis, J Lewis and G Thomas declared a personal interest in Agenda item 8(a) as members of St Brides Minor Community Council who take no part in planning matters.

Councillor Spanswick declared a personal interest in Agenda items 8(a)(b)(d) as a member of Brackla Community Council who takes no part in planning matters.

T Godsall (Traffic and Transportation Manager) declared a prejudicial interest as the applicant for Agenda item 8(d) and left the meeting whilst this item was being discussed.

857. SITE VISITS

RESOLVED: That Members agreed to confirm a date of Wednesday 18 January 2017 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

858. APPROVAL OF MINUTES

RESOLVED: That Committee approved the Minutes of a meeting of the Development Control Committee dated 24 November 2016.

859. PUBLIC SPEAKERS

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

<u>Name</u>	<u>Planning Application No.</u>	<u>Reason for speaking</u>
Jean Phillips	P/16/251/OUT	Objector and a member of St Brides Minor Community Council

860. AMENDMENT SHEET

RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet 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.

861. P/16/251/OUT - LAND OFF FFORDD LEYSHON, BRYNCETHIN

RESOLVED:

(1) That having regard to the following application, the applicant enters 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 school serving the development; this figure being dependent on the final development mix and numbers with contributions provided on a pro-rata basis.

(iii) Provide an outdoor recreation facility (Local Equipped Area of Play) in accordance with Policy COM11 of the Bridgend Local Development Plan and to submit and agree as part of the obligation the arrangements for future management and maintenance of this outdoor recreation facility.

(iv) Provide a financial contribution, prior to the commencement of development, toward the improvement of pedestrian safety facilities along the A4061 with the figure being dependent on the final development mix and numbers with the contribution provided on a pro-rata basis.

(v) Provide a management scheme for the long term maintenance of the remainder of the 'Site of Importance for Nature Conservation' that is within the ownership of the

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applicant to compensate for the loss of part of the SINC to development.

<u>Code No.</u>	<u>Proposal</u>
P/16/251/OUT	Up to 15 dwellings with public open space, landscaping, access & associated works  (2) The Corporate Director Communities be given delegated powers to issue a decision notice granting outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions contained in his report

and subject to the addition to Condition 2 of the report as follows:

- No development is permitted in the 1% and 0.1% fluvial flood outline of Nant Bryncethin and therefore within the area hatched in blue on the 'Illustrative Masterplan' BRYN-02 Revision C received on 24 November 2016.

862. P/16/901/FUL - 67 MAES TALCEN, BRACKLA

RESOLVED: That the application be granted

Subject to the inclusion of the following Advisory Note:

This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

<u>Code No.</u>	<u>Proposal</u>
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P/16/901/FUL	Wooden fence at rear of house dividing gardens of 67 and 68 Maes Talcen.
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863. P/16/874/FUL - 36 FFORDD SANDERLING, PORTHCAWL

RESOLVED: That the application be granted subject to the conditions contained within the report.

<u>Code No.</u>	<u>Proposal</u>
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P/16/874/FUL	Construction of a single storey extension to provide an indoor pool.
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864. P/16/930/BCB - LAND OFF NORTH ROAD, BRIDGEND INDUSTRIAL ESTATE

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

<u>Code No.</u>	<u>Proposal</u>
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P/16/930/BCB Construct a pedestrian access to Brackla Park and Ride facility from Bridgend Industrial Estate - Phase II of the Brackla Park and Ride Scheme

and subject to the addition of the following condition:

5. No development on land over the existing culverts shall commence until a scheme to protect the existing drainage channels during the course of construction has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme of protection and throughout the period of construction.

Reason: to ensure that no damage occurs to the culverted watercourses and that flood risk is not increased.

865 APPEALS

RESOLVED: (1) That the two appeals received by the Corporate Director – Communities since his last report to Committee, be noted.

Code No. Subject of Appeal

A/16/3162383(1788) Extension to Cefn Cribbwr Garage's existing hard surface parking area: east of Cefn Cribbwr Garage, Cefn Road, Cefn Cribbwr

A/16/3164386(1789) 2 Self catering single storey log cabin holiday let units: former playground site Fountain Road, Aberkenfig

(2) That it be noted that the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that the following Appeals be ALLOWED subject to conditions (Appendices A and C to the report refers):-

Code No. Subject of Appeal

A/16/3156036 (1779) Detached dwelling: land adjacent to 13 Heol Tre Dwr, Waterton

A/16/3158329 (1786) Detached garage and store: Land at Dan yr Eglwys, Bettws

(3) That it be noted that the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the following Appeal be DISMISSED (Appendix B to the report refers):-

Code No. Subject of Appeal

A/16/3158471 (1782) Single storey dwelling on former storage site: The Yard, Laleston Road, Cefn Cribbwr

866 TRAINING LOG

RESOLVED: 1) That an electronic copy of the training session

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“What’s the LDP worth to the Borough?” on 22<sup>nd</sup> December 2016, be circulated to all members of Development Control Committee.

2) That the training session “Active Travel Plans” planned for 19 January 2017 be postponed to a later date and that a training session on “Guidance on Consultation with Neighbours” be delivered on 19 January 2017 instead.

867 **URGENT ITEMS**

None

The meeting closed at 3.15 pm