

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 19 JANUARY 2017**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 19 JANUARY 2017 AT 2.00 PM**

Present

Councillor M Thomas – Chairperson

N Clarke	PA Davies	DRW Lewis	JE Lewis
HE Morgan	G Thomas	JH Tildesley MBE	C Westwood
R Williams	M Winter		

Apologies for Absence

GW Davies MBE, CA Green, LC Morgan, D Patel, JC Spanswick and RE Young

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Tony Godsall	Traffic & Transportation Manager
Rod Jones	Senior Lawyer
Richard Matthams	Development Planning - Team Leader
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees
Kevin Stephens	Democratic Services Assistant
Philip Thomas	Principal Planning Officer

868. DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

Councillor R Williams – P/16/861/FUL – Personal interest as he is a patient of the dental practice who are one of the objectors to the application. Personal in agenda item 11 – Pencoed Primary School – Planning Development Brief as a member of the governing body of Pencoed Primary School.

869. 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 15 February 2017.

870. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 22 December 2016, be approved as a true and accurate record.

871. 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:-

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<u>Name</u>	<u>Planning Application No:</u>	<u>Reason for Speaking</u>
Cllr HM Williams	P/14/838/FUL	Objector
Cllr M Jenkins of Ogmore Valley Community Council	P/14/838/FUL	Objector
Mr M Griffiths	P/14/838/FUL	Objector
Mr S Courtney	P/14/838/FUL	Agent

872. 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.

873. P/14/838/FUL - LAND EAST CWM FELIN & SOUTH CRAIG TERRACE / EBENEZER TERRACE, BLACKMILL

RESOLVED: That the application be deferred as the Committee is minded to refuse the application on the grounds of the visual impact of the acoustic barrier, the future maintenance of the acoustic barrier, the parking arrangements at the development, the density of the layout of the proposed development and the potential impact on the adjoining business and that detailed reasons for refusal be reported to the next meeting of the Committee for consideration.

Code No.                      Proposal

P/14/838/FUL                  Erection of 36 dwellings, car parking, an acoustic fence, landscaping and assoc. works.

874. P/16/861/FUL - 12 PARK STREET, BRIDGEND

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

Code No.                      Proposal

P/16/861/FUL                  Change of use from Class A2 to Class C4, including the installation of a fire escape stair, additional shower toilet facilities providing 5 bed accommodation and the upgrading of the existing thermal elements of the existing building.

875. P/16/939/FUL - SOUTH WALES POLICE HEADQUARTERS, COWBRIDGE ROAD, BRIDGEND

RESOLVED: (1) That the following application be referred to Council as a proposal that represents a departure from the Development Plan which the Development Control Committee are not disposed to refuse as the development forms part of the Police rationalisation strategy to invest in their Headquarters site which will allow the early

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release of their land at Waterton Cross as part of the wider Bridgend Strategic Regeneration Growth Area.

(2) That if Council resolve to approve the proposal, the conditions detailed in the report of the Corporate Director Communities be attached to the consent

Code No.

Proposal

P/16/939/FUL Construct a single storey cafe building with ancillary spaces for use by the South Wales Police

876. P/16/600/FUL - LAND AT FORMER ARCHBISHOP MCGRATH SCHOOL, HEOL YR YSGOL, TONDU

RESOLVED: That condition 17 of P/16/600/FUL be re-worded as follows:

The extended school access road serving the development shall be completed in permanent materials prior to any part of the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety.

877. APPEALS

The Group Manager reported on the appeals received and the appeals which had been decided since the last meeting of the Committee.

The Group Manager also reported that applications for the review of old mineral planning consents Cornelly Quarries were called in for decision by the (now) Minister for Environment, Sustainability and Housing under paragraph 13 of the Environment Act 1995. He stated that the applications were to determine a scheme of conditions to which the mineral permission for the site was to be subject and the matter on which the Welsh Ministers particularly wished to be informed for the purpose of consideration of the applications was the effect of the proposed quarrying operations on the water environment, including the potential for significant effect on the Kenfig Special Area of Conservation. The Inquiry sat for 3 days and the Inspector recommended that the scheme of conditions, as amended and agreed, be approved. He stated that this recommendation had been endorsed by the Cabinet Secretary for Environment and Rural Affairs.

RESOLVED: (1) That the following Appeals received as outlined in the report of the Corporate Director – Communities be noted:-

Code No.

Subject of Appeals

A/16/3164893 (1790) Demolition of existing single garage and construction of a new 3 bedroom detached property (revised parking): rear of 23 Nottage Mead, Porthcawl

A/16/3164970 (1791) Construct a pair of semi-detached houses 8 Glannant Row, Bettws

A/16/3165452 (1792) Detached dwelling Land adj to Old Police Station, Bethania Row, Ogmere Vale

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(2) That the Inspector appointed by Welsh Ministers to determine the following Appeals, has directed that the following Appeals be DISMISSED.

<u>Code No.</u>	<u>Subject of Appeals</u>
X/16/3156490 (1780)	Childminding business from home with a maximum of 10 children: Vale View, Hillcrest, Penyfai
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

(3) That it be noted that the following appeal had been withdrawn:

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

(4) That the report on the review of old mineral planning consents Cornelly Quarries be noted.

878. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

879. PENCOED PRIMARY SCHOOL - PLANNING DEVELOPMENT BRIEF

The Committee received a report which sought approval of the Pencoed Primary School Planning and Development Brief as a material consideration in the determination of any future planning application for the site.

Pencoed Primary School was set to be relocated to a new build school on the site of Pencoed Primary School playing fields at Penprysg Road with effect from 1 April 2018 as part of the Council's School Modernisation Programme. The existing site was to be disposed of as it had been declared surplus to requirements. The redevelopment of the site put forward a number of development parameters and design principles, which could be used to guide the redevelopment of the site.

RESOLVED: That the Development Control Committee:

- (1) Approved the Pencoed Primary School Planning and Development brief as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the site, and
- (2) Delegated authority to the Group Manager Development to make any necessary factual and / or cartographical amendments to the document that may be required prior to formal publication.

880. URGENT ITEMS

There were no urgent items.

The meeting closed at 3.40 pm