

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 16 FEBRUARY 2017**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 16 FEBRUARY 2017 AT 2.00 PM**

Present

Councillor M Thomas – Chairperson

N Clarke	PA Davies	CA Green	DRW Lewis
JE Lewis	LC Morgan	D Patel	JC Spanswick
JH Tildesley MBE	C Westwood		

Apologies for Absence

GW Davies MBE, HE Morgan, R Williams 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
Hayley Kemp	Principial Planning Officer
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
Leigh Tuck	Senior Development Control Officer

881. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor P Davies – P/16/1012/FUL – Personal interest as a member of Laleston Community council who takes no part in planning matters, and due to the fact that she lived in the street situate next to the application site.

Councillor CA Green – P/16/1012/FUL – Personal interest as a member of Laleston Community Council who takes no part in planning matters.

Councillor JC Spanswick – P/16/908/FUL – Personal interest as a member of Brackla Community Council who takes no part in planning matters.

J Parsons – P/16/1012/FUL – Prejudicial interest as the applicant was a former work colleague. Mr Parsons left the meeting whilst this application was being considered.

P Thomas – P/16/1012/FUL – Prejudicial interest as the applicant was a former work colleague. Mr Thomas left the meeting whilst this application was being considered.

882. SITE VISITS

RESOLVED: That a date of Wednesday 15 March 2017 be agreed for any proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

883. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 19 January 2017, be approved as a true and accurate record.

884. PUBLIC SPEAKERS

There were no public speakers

885. AMENDMENT SHEET

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 Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

886. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the above Committee Guidance be noted.

887. P/16/908/FUL - THE WHITE HOUSE, BRIARY WAY, BRACKLA

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>
P/16/908/FUL	Regularisation of side extension ref P/15/183/FUL

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

RESOLVED: That the following application be deferred, in order that the applicant can meet with residents and the local Member and consider reviewing the layout and design of the development:-

<u>Code No.</u>	<u>Proposal</u>
P/14/838/FUL	Erection of 36 dwellings, car parking, an acoustic fence, landscaping and assoc. works

889. P/16/138/FUL - ASDA OFF COYCHURCH ROAD, BRIDGEND

RESOLVED: (1) The applicant enters into a S106 Agreement to provide a financial contribution of £24k to the re-phasing of the traffic signals at the site entrance (Asda/Coychurch Road) and the adjacent Coychurch Road/Tremains Road junctions, so that they coincide with each other:-

<u>Code No.</u>	<u>Proposal</u>
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P/16/138/FUL

Change use of part of store car park to an automated petrol filling station & assoc. infrastructure.

(2) That the Corporate Director – Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal, once the applicant has entered into the aforementioned S106 Agreement, subject to the Conditions contained in his report.

890. P/16/286/RLX - LAND AT BRACKLA INDUSTRIAL ESTATE, BRIDGEND

RESOLVED:

- (1) That the applicant enters into a Deed of Variation or supplemental S106 Planning Obligation to confirm that all the obligations in the existing Section 106 Agreement apply to the Section 73 consent and:-
- (i) Provide an additional financial contribution in accordance with the Educational Facilities SPG formula towards the provision of additional nursery and primary school places in the schools serving the development; this figure will be based on the additional nine units that are permitted by this application.
- (ii) Provide an additional financial contribution on the commencement of development of £4,230 towards the provision of a Neighbourhood Equipped Area of Play, public open space and associated facilities to serve the proposed residential development in the North East Brackla Development Area

Code No

Proposal

P/16/286/RLX

Relaxation of Condition 2 (limit of units) & 15 (Single Aspect Apartments) of P/13/246/OUT

(2) That the Corporate Director – Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal, once the applicant has entered into the aforementioned S106 agreement, subject to the standard conditions and conditions as detailed in his report.

891. P/16/1012/FUL - 20 MAES Y GRUG, BROADLANDS

RESOLVED:

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

Code No

Proposal

P/16/1012/FUL

Provision of gates and railings in forecourt

892. P/16/128/FUL - FORMER MARGAM SURFACE MINE, FFORDD-Y-GYFRAITH - PROPOSED ALTERNATIVE RESTORATION AND AFTERCARE SCHEME IN RESPECT OF THE FORMER MARGAM SURFACE MINE

The Group Manager Development presented a report, advising that a number of planning applications had previously been made in respect of the above, and that in May 2016 a special meeting of the Committee approved an alternative restoration scheme.

He added that further reports had been received by subsequent meetings of the Development Control Committee, that proposed minor amendments to a number of planning conditions, as well as an extension of the time limit for completion of the works until 31 July 2018. These amendments had been approved by Members.

The Group Manager Development t explained that the process of finalising the necessary Legal Agreement with both Celtic Energy Ltd and the landowner had reached a position where the Legal Agreement will be in the form of two separate agreements. He added that the Legal Agreements have not been completed, and therefore, the appropriate decision notice has not as yet been released.

The Group Manager Development then gave a resume of the report for the benefit of Members.

Members then asked a number of questions on this application, which were responded to by Officers.

RESOLVED: That the above planning application be approved subject to there being two Legal Agreements, one with Celtic Energy Limited (the operator) and a separate one for Beech (the landowner), and subject to the revised Conditions contained in the report/Report's Amendment Sheet.

893. ALL WALES ANNUAL PLANNING PERFORMANCE REPORT 2015-2016

The Corporate Director – Communities submitted a report in respect of the above.

The Development Control Manager advised that a copy of the Minister's (second) All Wales Annual Performance Report for the period 2015-16 and published in January 2017 could be found via the link detailed in the report, while a copy of the Planning Performance Framework Table for the period was attached at Annex 1 to the report.

He confirmed that the report summarised the performance of the Planning Division and the Planning Inspectorate within Welsh Government (section 2) and all 25 Local Planning Authorities (LPA) in Wales (section 3), against the agreed indicators over the period April 2015 to March 2016, as well as performance trend over time.

The report indicated that the performance of the LPA in BCBC, is indicated as being generally at or above average across the board for the above period. Examples of this in relation to various categories of data and statistics was shown in the latter part of the report.

RESOLVED: That the content of the report of the Corporate Director Communities and the Minister's All Wales Planning Performance Report 2015-16, be noted.

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894. APPEALS

RESOLVED: That the two Appeals received since the last report to the Development Control Committee be noted.

895. TRAINING LOG

RESOLVED: That the forthcoming training sessions detailed in the report of the Corporate Director – Communities be agreed and noted, with it further noted that future training would be convened in respect of Advertisement Control and Trees and Development.

896. URGENT ITEMS

None

The meeting closed at 4.15 pm