

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 9 NOVEMBER 2017**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 9 NOVEMBER 2017 AT 10.00 AM**

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	RJ Collins
SK Dendy	DRW Lewis	RMI Shaw	RME Stirman
T Thomas	JH Tildesley MBE	MC Voisey	KJ Watts
CA Webster	AJ Williams		

Apologies for Absence

J Gebbie, JE Lewis and JC Spanswick

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
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
Leigh Tuck	Senior Development Control Officer

47. DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

Councillor MC Voisey – Agenda item 8 – Planning application P/17/585/FUL – Personal interest as he owns a property and runs a business elsewhere on Bridgend Industrial Estate, which is not in the vicinity of the application site.

48. SITE VISITS

RESOLVED: That a revised date of Tuesday 19 December 2017 be confirmed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.

49. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 28 September 2017, be approved as a true and accurate record.

50. PUBLIC SPEAKERS

There were no public speakers.

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51. 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 the Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

52. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Development Control Committee guidance as contained in the report of the Corporate Director – Communities be noted.

53. P/17/585/FUL - NODOR HOUSE, SOUTH ROAD, BRIDGEND INDUSTRIAL ESTATE, BRIDGEND, CF31 3PT

RESOLVED: (1) That the application be referred to Council as a proposal that is a departure from the Development Plan that the Development Control Committee is not disposed to refuse based on the supporting information submitted with the application, the limited scale of the premises, the use of a physiotherapy clinic and studio only, sequential assessments of alternative sites and the operational requirements of the business;

(2) That if Council resolve to approve the proposal, the conditions contained in the report of the Corporate Director Communities be included on the retrospective consent (R64):-

Proposal:

Change of use to Class D1 Physiotherapy clinic and studio

54. P/17/486/FUL - ASDA BRIDGEND SUPERSTORE, COYCHURCH ROAD, BRIDGEND, CF31 3AS

RESOLVED: (1) That the applicant enter into a Section 106 Agreement to provide a financial contribution of £26,400 (index linked) 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;

(2) That the Corporate Director Communities be given delegated 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:

Proposal:

Change of use of part of store car park to a filling station and associated infrastructure

Note:

The following advisory note was added:

That the agent/applicant be requested to liaise with the Store Manager at Asda Bridgend to give careful consideration to the scheduling of deliveries to the Petrol Filling Station having regard to the proximity of the facility to residential properties at Coychurch Road Gardens and the potential disturbance to the occupiers of those properties.

55. ANNUAL PERFORMANCE REPORT 2016-2017

The Group Manager Development reported on the 2017 Annual Performance Report (APR). He stated that the report provided an update on the direction of travel in terms of performance since last year and is derived from information supplied to the Welsh Government and Wales Data Unit which in turn formed part of the national planning performance framework. He informed the Committee that despite having one of the smallest planning teams in Wales, Bridgend continues to be one of the top performing planning authorities in Wales. Despite the number of planning staff reducing by almost half in recent times, the number of planning applications, particularly major schemes has slightly increased. He summarised the key points arising from the APR.

The Group Manager Development reported there had been another change in customer satisfaction levels, in that 62% of respondents thought Bridgend gave good planning advice against a Welsh average of 57%. This compared to Bridgend's performance in 2016 when 48% of respondents thought Bridgend gave good planning advice against a Welsh average of 57% and in 2015, when 74% of survey respondents agreed that the Local Planning Authority gave good advice, against a Welsh average of 62%. The increase was attributed to a number of factors such as an efficient and valued pre-application advice process.

The Committee questioned whether there is scope to apply a surcharge on applicants where they apply for retrospective planning consent to act as an incentive for applicants to apply for planning consent before commencing development. The Group Manager Development informed the Committee that legislation does not permit a surcharge to be applied to retrospective planning applications. He stated there had been discussions with the WLGA, Welsh Government and Royal Town Planning Institute on proposals for the full cost recovery in the determination of planning applications.

- RESOLVED:
- (1) That the Committee noted the content of the report and the Local Planning Authority's Annual Performance Report for 2016/17;
  - (2) That a report be submitted to the next meeting of the Committee on a proposal that a letter be sent by the Committee to the Environment Minister and Assembly Members that a surcharge be applied to retrospective planning applications.

56. 2017 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) - 2006-2021

The Development Planning Team Leader presented the report of the Corporate Director Communities on the findings of the Local Development Plan 2017 Annual Monitoring Report (AMR). He stated that the aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. It 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 Development Planning Team Leader reported on the key findings of the AMR process and stated that the overall LDP strategy had been successful, delivering many benefits to communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered with the exception of a few challenging brownfield sites that have stalled due to a combination of viability issues and in some cases, land ownership issues. However a number of key provision policy targets are not being met which indicates that these policies are not functioning as intended. He informed the Committee that a recent assessment had shown that the County Borough has housing and land supply against the housing requirement of the LDP of 4 years. He stated that it was imperative that the Local Planning Authority progresses with the statutory review of the LDP which will address the shortfall in housing land supply and facilitate the identification / allocation of additional housing land. The replacement LDP will assist in seeking to avoid 'planning by appeal' and ad-hoc development coming forward outside the development plan system and not in accordance with Plan's strategy.

The Development Planning Team Leader reported that 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.

The Development Planning Team Leader reported that the next steps in the process would be for the AMR to be reported to Council. He stated that the Plan would continue to be monitored on an annual basis through the preparation of successive AMRs. He informed the Committee that the Regulations governing the production of LDPs allow for a 'selective review', which would allow for a partial review to cover issues associated with the housing land supply and site selection. He also informed the Committee that the Council is required to commence a full review of the LDP every four years and in order to meet statutory requirements it would have to commence in early 2018. He stated that it was therefore necessary and a statutory requirement for a review to be commenced to cover all aspects of the LDP in order to fully assess the nature and scale of revisions that might be required. He also informed the Committee that a full review will assist in meeting 2021 deadline for having an adopted revised LDP in place to avoid the local policy vacuum that would be created if the current LDP is allowed to expire. He stated that the next stage required the preparation of a 'Review Report' which would be reported to this Committee and Council.

The Development Planning Team Leader reported on a proposal to form a LDP Steering Group, in that this Committee will take on this role and which will oversee the review of the Local Development Plan from start to completion.

- RESOLVED:
- (1) That the Committee noted the content of the AMR report;
  - (2) That the Development Control Committee takes the responsibility of LDP Steering Group for the production of the replacement Bridgend Local Development Plan, subject to Council confirmation.

## 57. APPEALS

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

- RESOLVED:
- (1) That the following Appeals received since the last Committee meeting be noted:-

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<u>Code No.</u>	<u>Subject of Appeal</u>
A/17/3186793 (1815)	Use Of Land For The Stationing Of A Mobile Home For Residential Purposes – Land at Minffrwd Lakes, Rhiwceiliog, Pencoed
A/17/3186945 (1816)	Change Use Of Single Residential Dwelling (C3) To 10 Bedroom Assisted Living Care Home (C2) & Associated Works Including Conversion Of Garage Into 3 Bedrooms, Existing Annex Into 2 Self Contained Units, Infill Porch Extension - North Lodge, Penyfai
A/17/3184080 (1817)	Demolition & Replacement Of An Existing Bungalow With 3 Two Storey Detached Dwellings - Summerville Bungalow, Heol Las, Mawdlam
A/17/3187606 (1818)	Proposed Kennels & Cattery & Temporary Dwelling: Ty Risha Farm, Pen Y Cae, Penyfai

(2) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the following Appeal be ALLOWED SUBJECT TO CONDITIONS:

<u>Code No.</u>	<u>Subject of Appeal</u>
A/17/3167313 (1794)	Extension To Provide Additional Class A1 Retail Floorspace (1 Unit) - Next To Unit 6/7 Waterton Retail Park, Bridgend

(3) That the following Appeal had been withdrawn by the appellant:

<u>Code No.</u>	<u>Subject of Appeal</u>
D/17/3181332 (1810)	New Detached Domestic Garage to Replace Existing Detached Domestic Garage – 16A Danycoed, Blackmill

58. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

59. URGENT ITEMS

There were no urgent items.

The meeting closed at 11.27 am