

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 26 APRIL 2018**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 26 APRIL 2018 AT 10:00**

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	SK Dendy
MJ Kearn	RMI Shaw	JC Spanswick	RME Stirman
JH Tildesley MBE	KJ Watts	CA Webster	AJ Williams

Apologies for Absence

DRW Lewis, JE Lewis, T Thomas and MC Voisey

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Rod Jones	Senior Lawyer
Hayley Kemp	Principial Planning Officer
Ingrid Lekaj	Trainee Solicitor
Robert Morgan	Senior Development Control Officer
Kwaku Opoku-Addo	Policy, Development and Transport Team Leader
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

107. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

Councillor C Webster declared a personal interest in agenda item 9 – Planning Application P/17/910/FUL as the applicant is known to her.

Councillor RMI Shaw declared a personal interest as a Community Councillor of the Garw Valley Community Council but takes no part in any consideration of planning matters.

Councillor MJ Kearn declared a prejudicial interest in agenda item as he had pre-determined the application. Councillor Kearn withdrew from the meeting during consideration of this item.

108. SITE VISITS

RESOLVED: That a date of Wednesday 6 June 2018 be confirmed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.

109. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 15 March 2018, be approved as a true and accurate record.

110. PUBLIC SPEAKERS

There were no public speakers listed to speak at today's meeting.

111. AMENDMENT SHEET

RESOLVED: 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.

112. P/17/1073/FUL - LAND OFF ALL SAINTS WAY PENYFAI CF31 4BT

RESOLVED: That the application be DEFERRED to allow the developer to provide additional information and clarity regarding the levels and distances between the application site (access road) and existing properties, together with another consultation exercise.

113. P/17/910/FUL - ADJACENT TO 1 DANYGRAIG AVENUE PORTHCAWL CF36 5AA

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

Proposal

Four bed detached house and access

The following condition 10 was added:

10 The parking area hereby approved shall be implemented in permanent materials before the development is brought into beneficial use and retained for parking purposes thereafter in perpetuity.

Reason: In the interests of highway and pedestrian safety.

114. P/17/816/FUL - PYLE GARDEN CENTRE 2 HEOL MOSTYN PYLE CF33 6BJ

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

Proposal

Redevelopment and extension for extended coffee shop / restaurant area, farm shop, kitchen area, toilets and 2 new concession retail units.

115. APPEALS

The Development and Building Control Manager presented a report, on Appeals received and Appeals decided upon, since the last Committee meeting.

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

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 26 APRIL 2018**

<u>Code No</u>	<u>Subject of Appeal</u>
A/18/3197583 (1821)	Part conversion of existing outbuilding to 1 No. holiday let with associated external alterations (re-submission): The Coppings, Bryncethin, Bridgend
A/18/3197583 (1822)	Detached 2 bedroom two storey dwelling (re-submission of previous refusal): 2 Heol Y Berllan, Pyle, Bridgend
A/18/3197617 (1823)	Inclusion of agricultural land within curtilage of dwelling: Land rear of 51 High Street, Laleston
A/18/3197606 (1824)	Inclusion of agricultural land within curtilage of dwelling: Land rear of 53 High Street, Laleston
A/18/3197570 (1825)	Inclusion of agricultural land within curtilage of dwelling: Land rear of 55 High Street, Laleston
A/18/317616 (1826)	Erect 3 No. detached dwellings and associated works: Land adj. Ty Gwyn, Heol y Graig, Porthcawl
A/18/3198111 (1827)	Two static residential gypsy caravans together with the erection of day / utility room, two touring caravans and relocated access driveway: land at the former playground Fountain Terrace, Aberkenfig

- (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/17/3186793 (1815)	The use of land for the stationing of a mobile home for residential purposes: Land at Minfrwd lakes, Rhiwceiliog, Pencoed

- (3) That the Inspector appointed by the Welsh Ministers to determine the following Appeal, has directed that the following APPEAL BE DISMISSED:

<u>Code No.</u>	<u>Subject of Appeal</u>
A/17/3187606 (1818)	Proposed kennels & cattery & temporary dwelling: Ty Risha Farm, Pen Y Cae, Penyfai

116. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

117. URGENT ITEMS

There were no urgent items.

The meeting closed at 10:25