

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 19 JULY 2018**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 19 JULY 2018 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	RJ Collins	SK Dendy
RM Granville	DRW Lewis	JE Lewis	JC Spanswick
RME Stirman	T Thomas	MC Voisey	KJ Watts
CA Webster	AJ Williams		

Apologies for Absence

MJ Kearn and A Williams

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Hayley Kemp	Principial Planning Officer
Greg Lane	Head of Democratic Services
Ingrid Lekaj	Trainee Solicitor
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Leigh Tuck	Senior Development Control Officer

135. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor A Williams  
Councillor DK Edwards  
Councillor M Kearn

136. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor A Williams – Prejudicial interest in Agenda item 9, in that her son was a member of the Penybont Football Academy. Councillor Williams left the meeting whilst this application was being considered.

Councillor N Burnett – Personal interest in Agenda item 9, as her brother lived next door to the application site.

Councillor JP Blundell – Personal interest in Agenda item 9, as a Member of Laleston Community Council who takes no part in planning matters.

137. SITE VISITS

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RESOLVED: That a date of Wednesday 29 August 2018 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

138. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 7 June 2018 be approved as a true and accurate record, subject to Councillors R Stirman and N Burnett being added to the list of Apologies for Absence listed for the meeting.

139. PUBLIC SPEAKERS

<u>Application Number</u>	<u>Application Site</u>	<u>Objector</u>
P/18/163/FUL	Penybont Football Club Bryntirion Park Llangewydd Road Bridgend CF31 4JU	G. Maddocks 54 Banc Yr Allt Bryntirion

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

141. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report, be noted.

142. P/17/1073/FUL - LAND OFF ALL SAINTS WAY, PENYFAI – RESIDENTIAL DEVELOPMENT OF 20 DWELLINGS INCLUDING 3 AFFORDABLE DWELLINGS PLUS ACCESS, CAR PARKING, OPEN SPACE, LANDSCAPING, DRAINAGE AND ASSOCIATED ENGINEERING WORKS

RESOLVED: That the above application be granted, subject to:

(A) The applicant entering into a Section 106 Agreement to provide:-

**AFFORDABLE HOUSING**

The Owner/Developer to provide 3 affordable housing units on the site to be delivered in accordance with a scheme agreed in writing between the Owner, the Council and a nominated Registered Social Landlord. The affordable housing scheme will include details of the type of units, location within the site, affordable tenure and timescale for delivery.

**PUBLIC OPEN SPACE**

Establish a 'Management Company' for the future maintenance of the open space and landscaping serving the development. Details of the Management Company, including

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the funding of the Management Company, and the maintenance regime shall be agreed in writing by the Local Planning Authority to ensure that the maintenance works are carried out in perpetuity.

(B) That the Corporate Director Communities be given plenary powers to issue a decision notice granting conditional 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.

143. P/18/163/FUL - PENYBONT FOOTBALL CLUB, LLANGEWYDD ROAD, BRIDGEND – PROVISION OF A SECOND STAND (250 SEATER) PLUS TV GANTRY

RESOLVED: That the above application be granted, subject to:

(A) The applicant entering into a Section 106 Agreement to:

- (1) Provide a contribution of £8,000 for the application of double yellow lines around the site access, opposite the site access and any areas deemed necessary to stop vehicles parking indiscriminately and affecting the free flow of traffic.
- (2) Undertake that planning permission P/17/744/FUL will not be implemented.

(B) 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 Section 106 Agreement, subject to the Conditions contained in his report.

144. P/18/174/FUL - FORMER PENCOED PRIMARY SCHOOL SITE, PENPRYSG ROAD, PENCOED – DEMOLITION OF PENCOED PRIMARY SCHOOL AND CONSTRUCT 40 RESIDENTIAL UNITS AND ASSOCIATED WORK

RESOLVED: That the report of the Corporate Director – Communities in respect of the above be noted, with it further noted that a full report on the application will be presented to the next meeting of the Development Control Committee on 30 August 2018.

145. APPEALS

RESOLVED: (1) That the Appeals received since the last report of the Corporate Director – Communities to the Development Control Committee, as outlined in the report, be noted.

(2) That the Inspectors appointed by the Welsh Ministers to determine the following Appeals has directed they be DISMISSED:-

<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/18/3197604 (1822)	Detached 2 bedroom 2 storey dwelling (resubmission of previous refusal) 2 Heol Y Berllan, Pyle.

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A/18/3197570                      Inclusion of agricultural land within curtilage of  
(Appeal A)                      dwellings, land rear of 51, 53 and 55 High Street Laleston.  
A/18/3197606  
(Appeal B)  
A/19/3197617  
(Appeal C)

D/18/3201727 (1830)      Retention of decking to the rear of the property 9 Bryn Cottages,  
Pontyrhyl.

146.      **SUGGESTED CHANGES TO THE PLANNING ENFORCEMENT SYSTEM IN WALES –  
UPDATE**

The Corporate Director – Communities submitted a report, regarding the latest position in relation to a number of suggested changes to the Planning Enforcement System in Wales.

By way of background information, the Group Manager Development advised Members, that following a number of concerns raised by MP's, AMs and Members regarding the effectiveness of the planning enforcement system in controlling major polluting activities that raise significant amenity issues, BCBC was asked to compile a list of potential improvements to the planning enforcement system that would provide greater strength to the local planning authorities to effectively and swiftly control development.

The report provided an outline of the current enforcement system, and suggested a number of changes and improvements to planning enforcement, and these were grouped under the headings contained in paragraph 3.2 of the report.

He proceeded by advising that, a number of key Members and Officers, attended a meeting on 11 June 2018 with the Cabinet Secretary, Ogmere AM and an official from the Welsh Government Planning Division. The Cabinet Secretary was sympathetic to the challenges facing Bridgend and other local planning authorities with regard to the enforcement of land use planning, and in particular, where there are significant environmental and amenity issues arising from some unauthorised activities.

The Cabinet Secretary indicated that any legislative changes would not be likely, given the challenging law making workload currently facing the National Assembly, however, there may be scope to look at how the current system operates, in order to encourage more effective use of existing powers and smarter working between the enforcement agencies.

The Group Manager Development added that a Task Group would be set-up comprising representatives from local planning authorities, Natural Resources Wales, Public Protection Officers and Welsh Government, with the first meeting taking place early Autumn. He added that Members would be updated with a further progress report on this matter in due course.

Members of Committee commended Officers for their hard work to date, which would no doubt continue in the future.

**RESOLVED:**                      That the report be noted.

147.      **ROYAL TOWN PLANNING INSTITUTE (RTPI) – THE VALUE OF PLANNING IN  
WALES**

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The Group Manager Development presented a report, which advised Members of the work carried out by RTPI Cymru about the value of planning in Wales and Bridgend.

He confirmed that the Royal Town Planning Institute (RTPI), is the UK's leading planning body for spatial, sustainable and inclusive planning, and is the largest planning institute in Europe with over 25,000 members. He added that Wales had its own National organisation, RTPI Cymru.

The toolkit devised by RTPI Cymru was derived from considerable stakeholder engagement in order to fully understand the scope of which values should be measured. A report entitled The Value of Planning in Wales identified that planning has contributed £2.35 billion to Welsh society in 2016/17.

This figure can be proportioned as follows: £122.4 million of developers' contributions to public infrastructure and projects, £2.47 million of recreational benefits through open spaces, £750,000 of community benefits and over £17 million of planning fee income.

Granting planning permission and enabling the completion of development has uplifted land values by £2.2 billion thus facilitating a more positive investment environment for the delivery of homes and infrastructure. It is estimated that 29% of the homes built in 2016/17 were affordable.

When applied to Bridgend the toolkit indicates that the value of planning is estimated to be £89.5 million in 2016/17. A full breakdown of this benefit was outlined in Appendix A to this report.

The Group Manager Development concluded his submission, be advising Members that the Director of RTPI Cymru was intending to speak at the next Member training session preceding the Development Control Committee on 30 August 2018.

RESOLVED: That the report be noted.

### 148. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining up and coming training sessions for Members on topical issues relating to Planning and Development Control, be noted.

### 149. URGENT ITEMS

None.

The meeting closed at 15:26