

The Chairman

Development Control Committee

Bridgend County Borough Council

Civic Offices

Angel Street

Bridgend



29th August 2018

Reference Planning application No P/18/429/FUL, 31 Prince Road, Kenfig Hill , CF33 6ED

Dear Sir

The agenda for the 30th August 2018 meeting of the Development Control Committee was posted online last Thursday 23rd August and the Report to committee written by Mr Mark Shephard which is listed within that agenda has raised the following issues which I wish to comment upon. I also wish to have these comments added to the other information that has already been forwarded to your committee.

Mr Shephard's report makes a reference to the fact that any potential new residents at the proposed development will have been forwarded to the United Welsh Housing Association by the council. This comment appears to indicate that there is a commercial element to the proposed development and that it is not simply a property that could be regarded as a normal HMO residential unit and this raises the following questions.

Will any referrals for new residents be made from BCBC alone or will any potential resident referrals also include referrals from other councils or organisations from outside the BCBC local area?

Will BCBC or any other potential organisation be paying the United Welsh Housing Association to house any new residents at this development if its gets planning approval ?

Is there any existing financial connection between BCBC and the United Welsh Housing Association where BCBC are already paying the United Welsh Housing Association to house people / residents at any other venues either inside the BCBC area or outside the BCBC local area?

There is the potential for a significant conflict of interest situation facing BCBC if there is already an existing financial connection between BCBC and the United Welsh Housing Association. Your committee are being asked to provide approval for a planning application which at face value appears to be for a commercial venture which at some point BCBC will be making use of by forwarding potential residents / clients for short term housing which BCBC may or may not be paying for. Answers to all of these questions need to be provided before your committee can possibly be in a position to discuss this planning application any further.

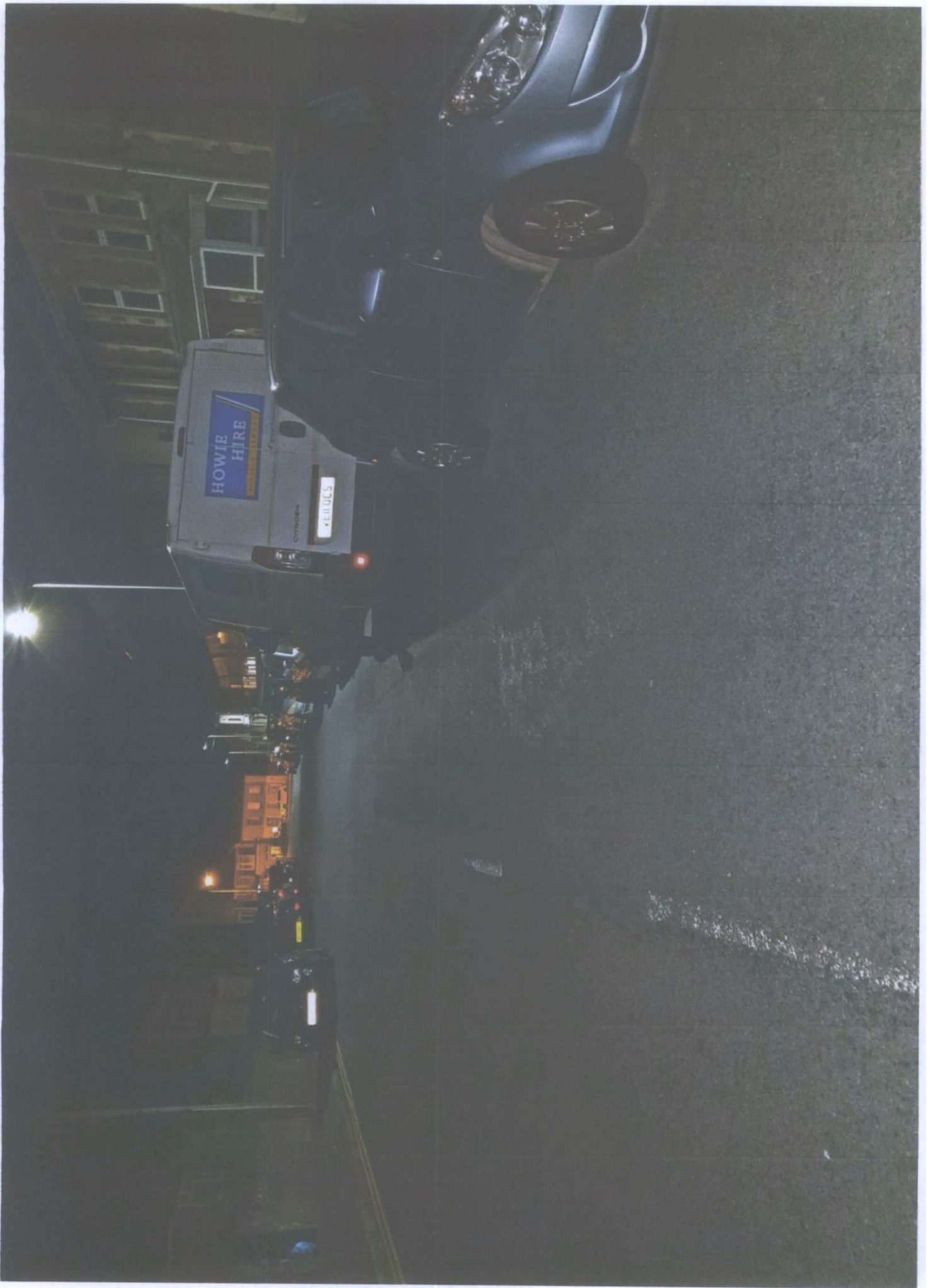
Mr Sheppard's report to committee also makes a fleeting reference to terms of the Human Rights Act and he also suggests referring to the advice given in the National Planning Guidance in the form of Planning Policy Wales (Edition 9, November 2016) (PPW) is of relevance to the determination of this application. In particular he quotes from section 4.3.1

"Putting people, and their quality of life now and in the future, at the centre of decision making "

It's a shame that Mr Sheppard's report didn't take that advice and go into more detail about the obligations and duty of care facing your committee under the terms of the Human Rights Act when considering this application.

There are in fact significant Human Rights issues which need to be discussed openly and in a lot more detail as a part of this planning application. In particular Under Article 2 Section 8 and Protocol 1 Section 1 of the Human Rights Act, BCBC have a legal obligation and your committee in particular have a Duty of Care to protect the Human Rights of myself, my family and the other residents of Prince Road when considering this planning application. Under both Section 8 and Protocol 1 our Human Rights should take precedence over any potential commercial development. Under the provisions of these sections of the Human Rights Act we have the right to peacefully enjoy a family life and we also have the legal right to peacefully enjoy our property. The recent use of 31 Prince Road and the *current planning application* are both totally incompatible with the provisions of the Human Rights Act and your committee have a duty of care to take these facts into consideration and therefor reject the report recommendation that has been made to you by Mr Mark Sheppard.

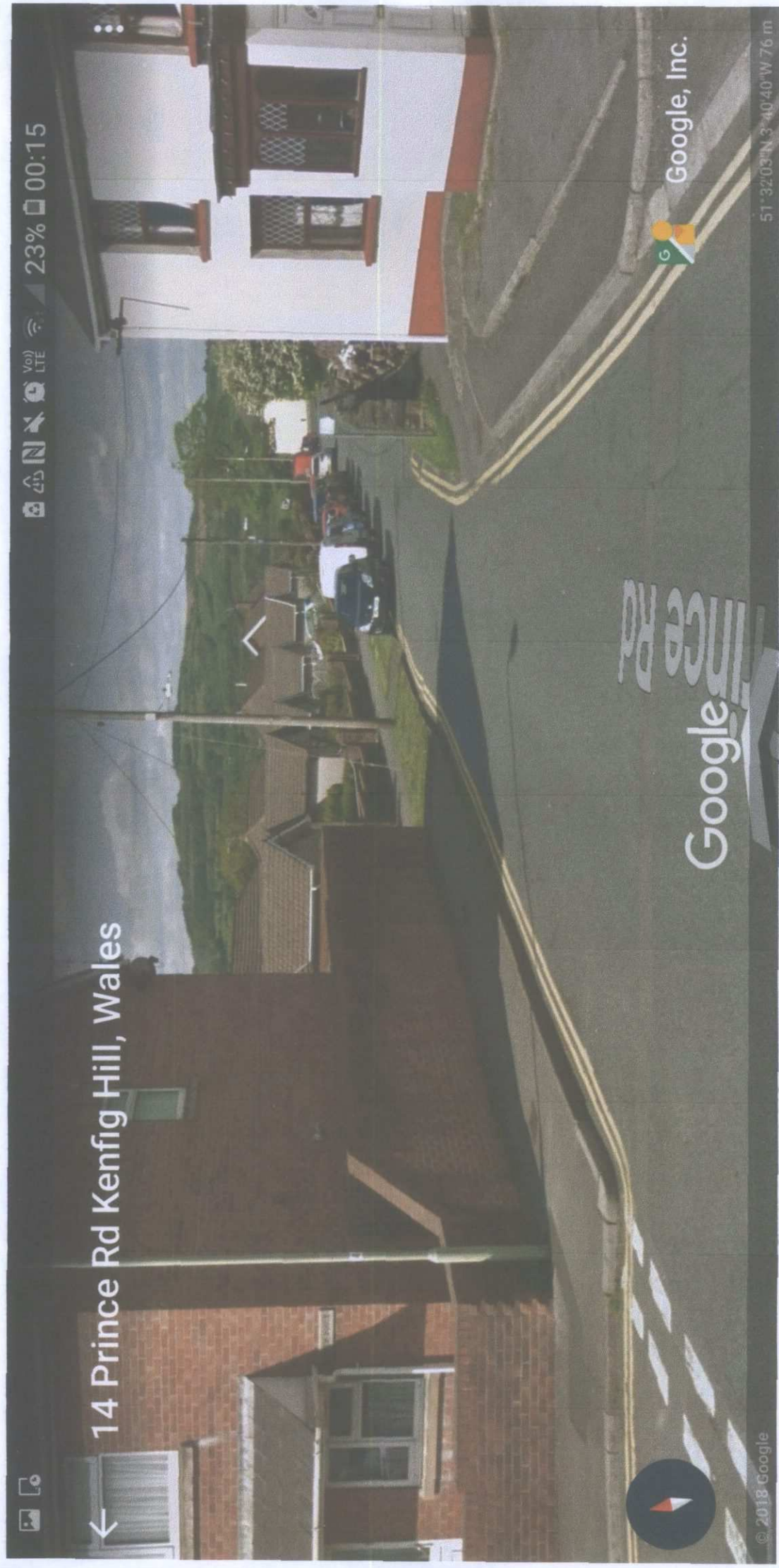






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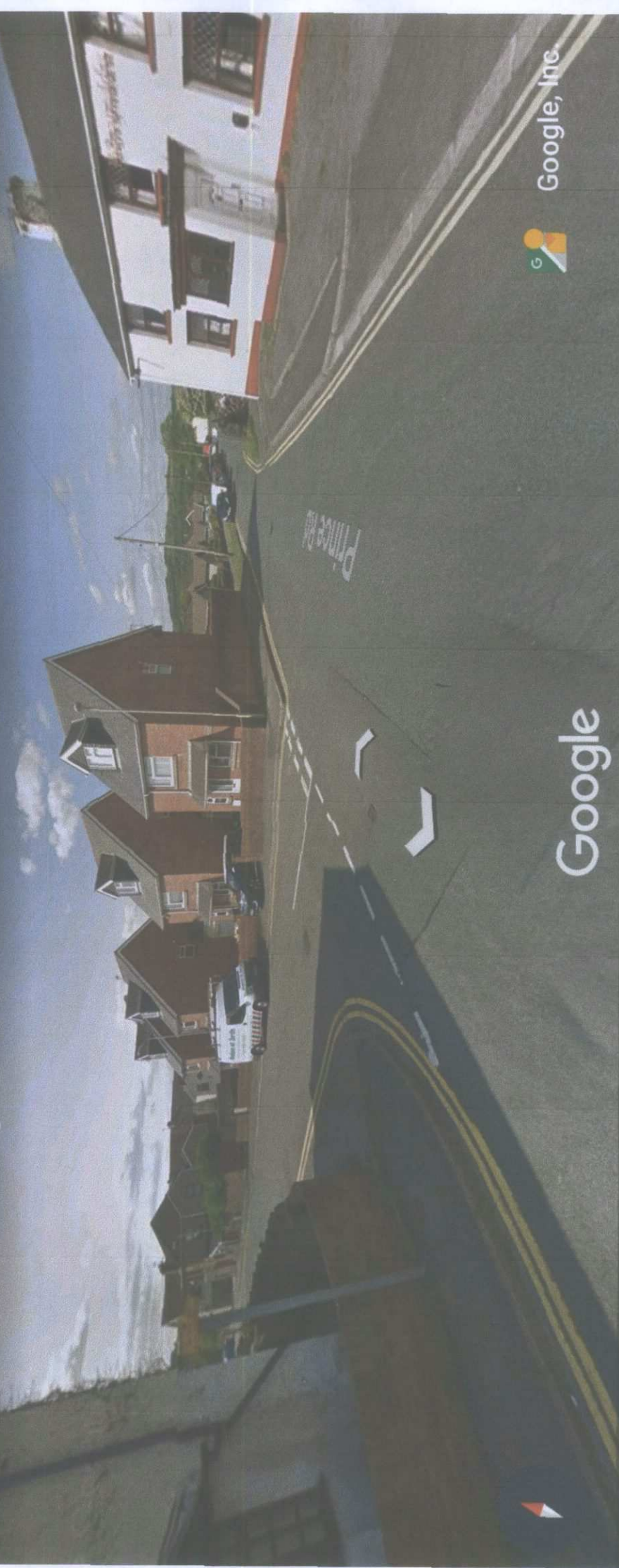
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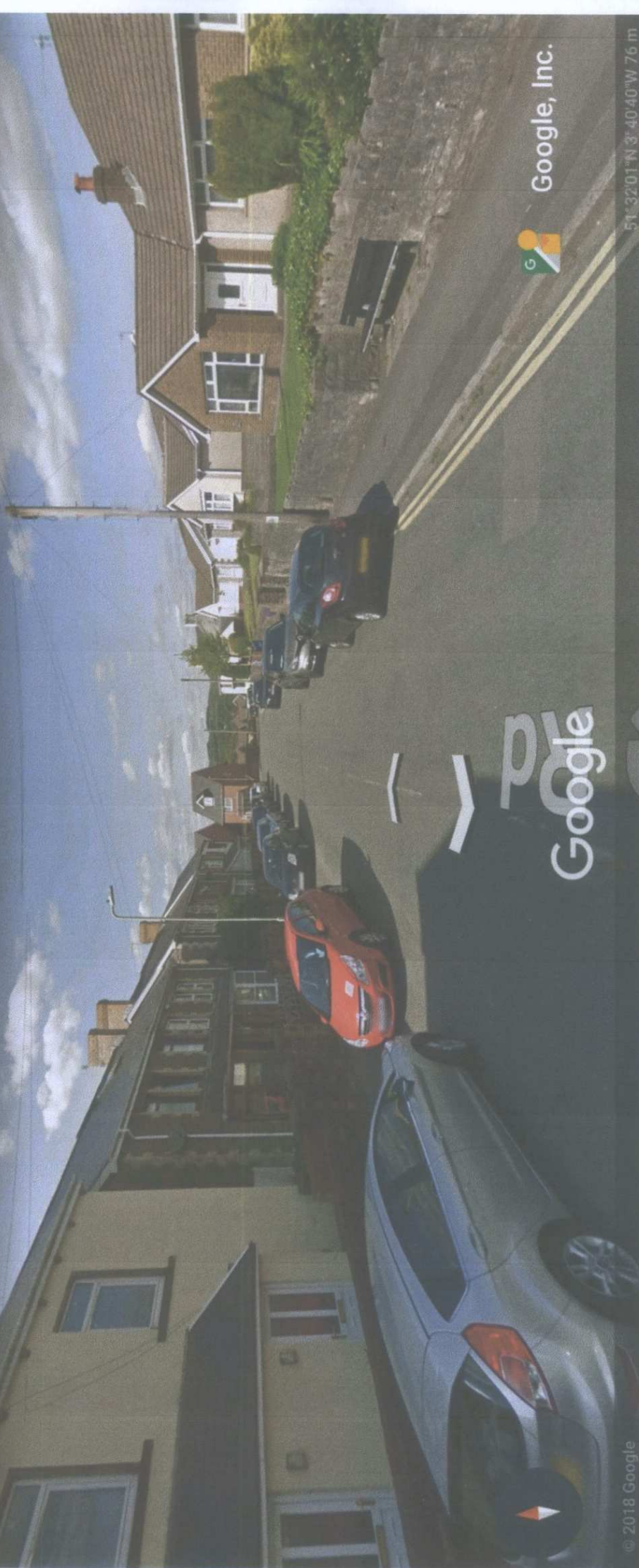
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