

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 OCTOBER 2018

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 11 OCTOBER 2018 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	RJ Collins	SK Dendy
DK Edwards	RM Granville	MJ Kearns	DRW Lewis
JE Lewis	JC Spanswick	KJ Watts	CA Webster
A Williams	AJ Williams		

Apologies for Absence

JC Radcliffe, RME Stirman and MC Voisey

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
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Leigh Tuck	Senior Development Control Officer

173. DECLARATIONS OF INTEREST

Councillor JP Blundell declared a personal interest in Agenda Item 11 as a Member of Laleston Community Council but who takes no part in planning matters.

Councillor JC Spanswick declared a personal interest in Agenda Item 9 as a Member of Brackla Community Council who takes no part in planning matters.

Councillor C Webster declared a personal interest in Agenda Item 8 as a Member of Bridgend Town Council who takes no part in planning matters.

Councillor N Burnett declared a personal interest in Agenda Item 8 as a Member of Bridgend Town Council who takes no part in planning matters.

Councillor KJ Watts declared a prejudicial interest in Agenda Item 10, as he had gave his observations previously on the application in his capacity as Ward Member.

174. SITE VISITS

RESOLVED: That a date of Wednesday 21 November 2018 be confirmed for any proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

175. APPROVAL OF MINUTES

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RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 30 August 2018, be approved as a true and accurate record.

176. PUBLIC SPEAKERS

There were no public speakers.

177. 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.

178. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

179. P/18/592/FUL - JESMOND VILLA 36 EWENNY ROAD

RESOLVED: That retrospective permission be granted for the above application, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Retention of change of use from an 8 bed guest house to an 8 bed Housing in Multiple Occupation (HMO)

180. P/18/410/FUL - LAND WEST OF BRYN BRAGL, BRACKLA

RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:

- (a) Provide a contribution of £20,000 towards improving existing play facilities in Brackla, and
- (b) Provide a minimum of (20%) 1 unit as affordable housing in perpetuity in accordance with Supplementary Planning Guidance 12.

Proposal

Residential development of 4 affordable housing units with car parking and associated works

(2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting permission for the above development, subject to the Conditions contained in his report.

181. P/18/618/FUL - LAND ADJ. TO TY GWYN, HEOL Y GRAIG, PORTHCAWL

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- RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to provide a financial contribution in the sum of £103,042.80 (index linked) towards the provision of affordable housing:-

Proposal

Erection of 3 No. detached dwellings and associated works

- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting consent in respect of the above proposal, once the applicant has entered into the afore mentioned Section 106 Agreement, subject to the Conditions contained in his report.

182. P/18/583/OUT - LAND AT BROADLANDS COTTAGE, BROADLANDS

- RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:

- (a) Provide a financial contribution for the sum of £4,156 (index linked) towards the provision of Children's Play Equipment and Outdoor Sports facilities, and
(b) To relinquish the access rights along the whole of the cycle path and Public Right of Way from Broadlands Cottage to Gypsy Lane.

Proposal

Residential development for 4 new build detached dwellings with associated new access.

- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice in respect of the above proposal, once the applicant has entered into the above mentioned Section 106 Agreement, subject to the standard Outline Conditions and the further Conditions contained in his report.

183. APPEALS

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

- (2) That the Inspectors appointed by Welsh Ministers to determine the following Appeal has directed it be Dismissed:-

Code No. Subject of Appeal

A/18/3202759 (1831) New three bedroom dwelling: Land at 49 Albany Road, Pontycymmer

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed it be Allowed, subject to Conditions:-

A/18/3203880 (1835) Demolition of existing flats and construction of new 5 bed detached house with attic room and car parking: 1 Danygraig Avenue, Porthcawl.

184. REVIEW OF THE PRE-APPLICATION ADVICE SERVICE AND PROPOSED CHANGES TO THE PRE-APPLICATION ADVICE GUIDANCE NOTE AND CHARGING REGIME

The Development and Building Control Manager submitted a report, the purpose of which, was to review the pre-application advice service as adopted in June 2016, and to provide Members with an updated pre-application advice charging regime.

The report gave some background information, following which the Officer confirmed that the current pre-application advice service and guidance have been in force since 13 June 2016, and it was therefore now an opportune time to review the system and suggest changes to remove any anomalies, to improve the service, and to insert new categories in order to clarify the range and variety of charges.

This included information that covered the following areas:-

- Review of the adopted Pre-application Advice Regime (including a comparison with previous years)
- Historic Pre-application Advice Fee Income between 2012 and 2016
- Pre-application Advice Fee Income since 2016
- Statutory Pre-application enquiries
- Non-statutory pre-application enquiries
- Householder Permitted Development PE's (£25)
- Householder Permitted Development PE's (if charged at £40)
- Number of free scoping meetings for major developments

The next section of the report outlined certain proposed charges, and these included a separate charge for providing permitted development advice for developments other than householder proposals. The new categories of charges were detailed in bullet point format in paragraph 6.3 of the report.

The remainder of the report covered:

1. Exemptions
2. Specialist Advice
3. Planning History Search, and
4. Copies of Approved Plans and Decision Notices

Prior to the report's conclusion, the Development and Building Control Manager advised of the next steps should Members agree with its recommendation, which was that Officers will refer the report and the updated Pre-Application Advice Guidance Note to Cabinet with a view to formally adopting the document in early 2019. It was also proposed to consult with key stakeholders on the impending changes. The pre-application advice service, will thereafter, be reviewed on an annual basis.

RESOLVED: That Members noted the content of the report and the draft updated pre-application advice charging schedule and guidance note and approve the documents for referral to Cabinet.

185. BCBC RESPONSE TO WG CONSULTATION: SUBORDINATE LEGISLATION CONSOLIDATION AND REVIEW - CONSOLIDATION OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AND TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

The Development and Building Control Manager submitted a report, which advised by way of background information, that the Welsh Government (WG) has issued a consultation document seeking views on the consolidation of the Town and Country Planning (Use Classes) Order 1987 (UCO) and Town and Country Planning (General Permitted Development) Order 1995 (GPDO). The purpose of the report, was to draw Members' attention to the consultation, and provide details of the BCBC response. The consultation ran between 31 May and 28 September 2018.

The report gave a summary for the benefit of Members, what the Use Classes Order (UCO) and General Permitted Development Order (GPDO) are. The UCO is now over 30 years old and the GPDO is over 21 years old and both documents have been subject to multiple amendments and revocations, not all of which apply in Wales.

WG propose to consolidate the UCO and the GPDO in the main, to streamline the Planning legislation for small and low impact developments and make sure the most accurate version of the legislation is readily available.

The Development and Building Control Manager then referred to paragraph 4.2.1 of the report, which outlined changes/clarifications (amongst others) that were proposed as part of the consultation.

RESOLVED: That Members noted the content of the report; the Welsh Government's Consultation Document and the LPA's response to the WG consultation (Appendix 1 to the report referred).

186. TRAINING LOG

RESOLVED: That the dates for the training sessions as detailed in the report of the Corporate Director – Communities for the coming months on key issues relating to certain service areas of planning and development control etc, be approved

187. URGENT MATTERS

None.

The meeting closed at 16:00