

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 22 NOVEMBER 2018**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 22 NOVEMBER 2018 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	SK Dendy	DK Edwards
RM Granville	MJ Kearn	DRW Lewis	JC Radcliffe
JC Spanswick	RME Stirman	MC Voisey	KJ Watts
CA Webster	AJ Williams		

Apologies for Absence

RJ Collins, JE Lewis and A Williams

Officers:

Rhodri Davies	Development & Building Control Manager
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Michael Pitman	Business & Administrative Apprentice

188. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Collins, JE Lewis and Alex Williams

189. DECLARATIONS OF INTEREST

Councillor C Webster declared a personal interest agenda in Item 8 of the agenda and she is a former volunteer for the SSAFA.

Councillor JP Blundell declared a personal interest in agenda Item 10 as he is a member of Laleston Community Council.

190. SITE VISITS

RESOLVED: That a date of Wednesday 02 January 2019 be confirmed for any proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

Note: In light of the low attendance at Development Control Committee site visits, the Chairperson urged all members of the committee to make every effort to attend future such meetings, as this would help members to gain a greater understanding of the site which will assist in any debate that ensues upon the application when it is further considered at the Committee meeting.

191. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 11 October 2018, be approved as a true and accurate record.

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192. PUBLIC SPEAKERS

There were no public speakers.

193. 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.

194. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

195. P/18/711/FUL - MARITIME BUILDING, COSY CORNER, PORTHCAWL

RESOLVED: (1) That having regard to the following application, the applicant enters into a section 106 agreement to:

- (a) Provide a financial contribution of £8,000 to fund a change to legal traffic orders on the parking triangle of the Esplanade.

Proposal

Mixed use maritime centre complex comprising main building, cafe/bistro/wine bar/micro-brewery, green room offices, external areas, loading & unloading points, amphitheatre/auditorium, temporary sea cadet hut/construction office portacabins & proposed temporary hoardings & 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.

196. P/18/518/FUL - PLOT 65 DUFFRYN OAKS DRIVE, PENCOED

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

Proposal

Amended dwelling house type.

197. P/18/564/OUT - GARDEN OF BROADLANDS HOUSE, HEOL BLANDY, BROADLANDS

RESOLVED: (1) That having regard to the following application, the applicant enters into a section 106 agreement to:

- (a) Provide a financial contribution for the sum of £3,117 towards the provision of children's play equipment and outdoor sport facilities.

Proposal

Residential development for 3 new build dwellings.

(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.

198. 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 Inspector appointed by Welsh Ministers to determine the following Appeals has directed they be Dismissed:-

<u>Code No.</u>	<u>Subject of Appeals</u>
D/18/3212252 (1839)	Erect a 1.8m high fence on the boundary wall to the side of the property 43 Ty Gwyn Drive Bridgend

A/18/3207624 (1836)	Outline application for a two story dwelling attached to 15 Elm Crescent Bridgend
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(3) That it be noted that the following appeal has been Withdrawn by the appellant.

<u>Code No.</u>	<u>Subject of Appeal</u>
X/18/3202858	Certificate of lawfulness for an existing use of land & buildings as a gasification plant (use class b2) Newton Down Industrial Estate, Tythegston Court.

199. ANNUAL PERFORMANCE REPORT (APR) 2017-2018

The Group Manager Development reported on the 2018 Annual Performance Report (APR), which had been completed and forwarded to Welsh Government, and was being placed before Members for information purposes.

The report covered the period from 1 April to 31 March 2018.

He stated that although the number of planning staff had reduced by almost half in recent years, the number of planning applications, particularly in respect of major schemes had slightly increased. Some of the key points of the APR were highlighted in 3.4 of the report.

He also explained that in terms of customer satisfaction levels, 2018 reflected that the percentage has decreased to 50% from 74% (in 2015). He believed this to be attributed to the low response rate of 14%. Further details of these figures were provided in the full APR report, attached at Appendix 1 to the covering report.

The Group Manager Development concluded his submission, by advising that the team were looking at ways to improve engagement with customers with a view to looking at ways of improving satisfaction rates in the future.

RESOLVED: That the report be noted.

200. 2018 ANNUAL MONITORING REPORT (AMR) FOR THE LOCAL DEVELOPMENT PLAN 2006-2021

The Group Manager Development provided a report on the findings of the Bridgend County Borough Council Local Development Plan 2018 Annual Monitoring Report (Appendix 1 to the report). He stated that the aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved.

By way of background, he advised that the Council had a statutory obligation to produce an AMR. The 2018 AMR was required to be submitted to Welsh Government prior to 31 October 2018, and this target was met with it being submitted on 30 October 2018.

He continued by advising, that the main aim of the AMR is to assess the extent the extent to which the LDP Strategy and Policies are being achieved. The AMR had 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 next section of the report outlined that the LDP's performance was monitored through a set of aims and indicators as was explained in paragraph 3.4 of the report.

Paragraph 4.3 of the report confirmed in bullet point format, that the LDP Regulations and the LDP Manual specified what the AMR is required to include, whilst paragraph 4.4 advised that an overview of the LDP Monitoring Data for the fourth AMR period, provided an interesting insight into the implementation of the LDP over the past 12 months. The key findings of these were detailed in this part of the report.

The Group Manager Development continued by confirming that a new LDP was already in progress, and the local planning authority were hoping that the allocation of land use in this would be used at least or if not more effectively than in the current LDP.

He concluded his submission by sharing with members the report's Conclusions and Financial Implications.

He finally responded to questions from Members.

RESOLVED: That the report be noted.

201. TRAINING LOG

RESOLVED: That the dates for the Development Control 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 etc, be approved.

202. URGENT ITEMS

None.

The meeting closed at 14:55