

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 28 MARCH 2019**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 28 MARCH 2019 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	DK Edwards	RM Granville	MJ Kearn
DRW Lewis	JC Spanswick	RME Stirman	MC Voisey
CA Webster	AJ Williams		

Apologies for Absence

NA Burnett, RJ Collins, SK Dendy, JE Lewis, JC Radcliffe and KJ Watts

Officers:

Rhodri Davies	Development & Building Control Manager
Lee Evans	Senior Planning Officer
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
Kevin Mulcahy	Group Manager - Highways Services
Jonathan Parsons	Group Manager Development
Leigh Tuck	Senior Development Control Officer

232. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:-

Councillor NA Burnett  
Councillor RJ Collins  
Councillor SK Dendy  
Councillor JE Lewis  
Councillor JC Radcliffe  
Councillor KJ Watts

233. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor MC Voisey – P/18/983/FUL – Personal interest as a Member of Bridgend Town Council who takes no part in planning matters.

Councillor RM Granville – P/19/59/FUL - Prejudicial interest, due to him previously objecting to the application resulting in pre-determination. Councillor Granville spoke at the meeting in the capacity of a public speaker/Ward Member, then left the meeting whilst this item was being considered.

Councillor CA Webster – P/18/983/FUL – Personal interest as a Member of Bridgend Town Council who takes no part in planning matters, and Ward Member.

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Councillor G Thomas – Agenda item 16, South Wales Wood Recycling Ltd, near Heol-y-Cyw – Personal interest as the Ward Member.

Councillor DBF White (public speaker) – P/18/983/FUL – Personal interest as the application is in his Ward. He is also a patient at Ashfield Surgery as well as being a Member of the Local Community Health Board.

Councillor JP Blundell – P/18/163/FUL – Personal interest as a Member of Laleston Community Council who takes no part in planning matters.

Councillor AJ Williams - P/18/929/RES - Prejudicial interest due to the fact that she had both objected to the application and pre-determined it. P/18/163/FUL – Prejudicial interest – As her son is a member of Penybont Academy Football Club. She left the meeting whilst both these items were being considered.

Councillor M Kearns – P/18/829/FUL – Prejudicial interest. Councillor Kearns spoke at the meeting in the capacity as a public speaker, then left the meeting whilst the application was being considered as he objected to the proposal.

Group Manager, Planning and Development Services – P/18/139/FUL – As his mother-in-law is a resident at the Nursing Home situate next door to the proposed development, that objected to the proposal. He left the meeting whilst this item was being considered.

234. SITE VISITS

RESOLVED: That a date of Wednesday 8 May 2019 be agreed by Committee for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson

235. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 14 February 2019, be approved as a true and accurate record.

236. PUBLIC SPEAKERS

<u>Planning App. No.</u>	<u>Site</u>	<u>Speakers</u>
P/18/983/FUL	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road/Glan Y Parc, Bridgend, CF31 4AJ.	Councillor DBF White Councillor D Unwin Kathryn Thomas Neil Geraghty Louise Attwood

237. 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.

238. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

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

239. P/18/983/FUL - FORMER SUNNYSIDE COUNCIL OFFICES AND MAGISTRATES COURT SITE, SUNNYSIDE ROAD/GLAN Y PARC, PENYBONT, CF31 4AJ

- RESOLVED:
- (1) That having regard to the above application, that the applicant enters into a Section 106 Agreement to:
    - (i) Provide a minimum of 20% of the units as affordable housing with the type of units, location within the site and affordable tenure to be agreed by the Council in accordance with Policy COM5 and SPG13;
    - (ii) Provide a financial contribution of £115,669 towards the provision of 5 secondary school places and 1 Post-16 place in accordance with SPG16;
    - (iii) Provide a contribution in the sum of £9,500 to fund legal traffic regulation orders, roadmarkings and signage in the vicinity of the site; and,
    - (iv) Operate the Health Care Centre in accordance with a Travel Plan and a Parking Management Plan (including a commitment to provide/fund 24 public car parking passes for Healthcare Centre staff) to be agreed in writing by the Local Planning Authority.
  - (2) That the Corporate Director Communities be given delegated 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.

Proposal

Development of 59 dwellings, Healthcare Centre and associated works, inc. Access, Landscaping and Car Parking.

Subject to the following further/amended Conditions:-

46. A 1.8m overboarded close boarded fence or equivalent barrier shall be erected around the gardens facing Glan-y-Parc Road and the gardens of the north terrace properties as shown on the submitted drawing SWV ASL 00 XX DR L0005 and L0006. The barrier shall be a minimum of 10kg/m<sup>2</sup> mass per unit area, have no gaps and shall be imperforate, rot proof and vermin proof and able to withstand wind forces. The design details of the barrier shall be submitted to the Local Planning Authority for approval prior to the development being brought into beneficial use and shall be agreed in writing. The design shall be implemented as agreed and the barrier shall be maintained and retained in perpetuity.

Reasons: In the interests of residential amenity.

Condition 40. should be reworded as follows:-

40. Prior to any above ground development works associated with the proposal, the applicant is required to develop a scheme of mitigation measures associated with the proposal. To inform the level of mitigation required an updated air quality assessment shall consider the impacts of NO<sub>2</sub> & PM<sub>10</sub> and look to include most recent receptors locations monitored by the Council. The assessment shall calculate the value of mitigation required following Defra's damage cost approach. The cost of mitigation implemented by the applicant should broadly equate to the calculated value. The scheme shall also include a timetable for the implementation of these approved mitigation measures. The air quality assessment and mitigation scheme will need to be submitted and approved by the Local Planning Authority.

Further to the site visit yesterday and the Development Control Committee pre-meeting today, the Highways Officer has requested the following additional Conditions to fully address the highway considerations of the scheme:-

47. A "Private Road" sign shall be erected at the entrances to the development from Glan y Parc and Sunnyside Road in accordance with details to be agreed with the Local Planning Authority before any dwelling served by the road concerned is brought into beneficial use. The sign shall then be retained as approved in perpetuity.

Reason: For the avoidance of doubt as to the basis of permission hereby granted and to prevent highway rights becoming established.

48. No development shall commence until a scheme for the provision of a vehicular turning area in the vicinity of North Terrace / Ty'r Ardd Registry Office has been submitted to and approved in writing by the Local Planning Authority. The turning area shall be implemented in permanent materials before the development is brought into beneficial use and retained for the purposes of turning in perpetuity.

Reason: In the interests of highway safety.

240. P/18/929/RES - PLAYING FIELDS AT PARC DERWEN, BRIDGEND

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

Proposal

Re-profiling and landscaping of earth bank on southern side of playing fields.

Subject to Condition 4 of the report being amended as follows:-

4. Notwithstanding the approved plans, within three months of the date of this consent, a full landscaping scheme for the earth bank to the southern side of the sports pitches and MUGA, including a scheme of drainage, shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

241. P/18/139/FUL - BRO EWENNY NURSING HOME, EWENNY ROAD, BRIDGEND, CF35 5AW

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

'Ensure that 5 of the apartments are provided as affordable housing units in perpetuity with an appropriate tenure agreement reached between the

applicant/operator and the Housing Strategy Manager or a financial contribution of £329,440.00'.

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

Proposal

Demolition of existing Bro Eweny Nursing Home and construction of a new extra care facility consisting of 16 care bedrooms and 25 extra care apartments.

242. P/18/829/FUL - LAND NORTH EAST OF CROFT GOCH ROAD, KENFIG HILL, CF33 6HA

- RESOLVED:
- (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to provide:-
- i. a minimum of 15% of the units as affordable housing with the type of units, location within the site and affordable tenure to be agreed by the Council;
  - ii. a financial contribution for the sum of £32,626 (index linked) towards the provision of 2 primary school places;
  - iii. a financial contribution for the sum of £16,179 (index linked) towards the provision of Children's Play Equipment and Outdoor Sport facilities;
  - iv. an off-site habitat mitigation, management and maintenance plan, a financial contribution for planting, management and maintenance costs for the sum of £39,907.62 (index linked) and a programme of implementation.
- (2) That the Corporate Director - Communities be given delegated 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 his report.

Proposal

Development of 21 affordable homes and associated works.

243. P/18/163/FUL - PENYBONT FOOTBALL CLUB, LLANGEWYDD ROAD, BRIDGEND, CF31 4JU

- RESOLVED:
- (1) That having regard to the above application the Council accepts the Unilateral Undertaking of the Club that:-
- 1. No Welsh Premier League or Welsh Cup fixture shall take place until the Council has been provided with a copy of the Owner's completed legal agreement procuring an additional 35 off-site car parking spaces in addition to its own on-site parking facilities at the car parking facilities of the 3rd Bridgend Scout Group on Llangewydd Road, Bryntirion, Bridgend.

2. Should no suitable site agreement be available as referred to in Paragraph 1 above, no Welsh Premier League or Welsh Cup fixture shall take place at the Site until EITHER the 35 extra off-site car parking spaces have been provided in accordance with a layout to be agreed with the Council and which must be to the complete satisfaction of the Council acting with absolute discretion within the Site OR the Council has implemented a Road Traffic Order which must be paid for by the Owner in the sum of Eight Thousand Pounds (£8000) for the application of double yellow lines around or opposite the Site access and any other areas reasonably deemed necessary by the Council to stop vehicles parking indiscriminately in relation to the use of the Site and affecting the free flow of traffic.

3. The Owner revokes and will not implement planning permission P/17/744/FUL.

(2) That the decision notice granting consent in respect of this proposal be issued subject to the Conditions as contained in the report of the Corporate Director - Communities.

Proposal

Provision of a second stand (250 seater) plus TV gantry.

244. P/18/868/FUL - THE OLD BARN, MAUDLAM, BRIDGEND, CF33 4PH

RESOLVED: That the above application be deferred in order to allow Members of the Committee to undertake a full Committee Site Inspection of the property/land in question.

Proposal

Alterations and extensions to existing structure and conversion to 3 dwellings.

245. P/19/59/FUL - DELFRYN, HEOL LAS, MAUDLAM, BRIDGEND, CF33 4PH

RESOLVED: That the above application be deferred, in order to allow Members of the Committee to undertake a full Committee Site Inspection of the property/land in question.

Proposal

Change of use to Holiday Let above triple garage; alterations to approval P/16/539/FUL, to include alterations to glazing, entrance door and roof finish to rear.

246. APPEALS

(1) That the Appeal 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 Appeal has directed it be Dismissed (Appendix A to the report referred):-

Code No

Subject of Appeal

A/18/3211218 (1840) Outline application with all matters reserved for the proposed replacement of former farmhouse at Ffos Farm, together with associated works, Ffos Farm, Cwmdu Road, Maesteg.

247. SOUTH WALES WOOD RECYCLING LTD SITE, HEOL LLAN, NEAR HEOL-Y-CYW

The Development and Building Control Manager presented a report, seeking to provide Members with an update on the current situation at the above mentioned Recycling site, and previous Enforcement investigations in respect of the height of the wood piles, operating hours, vehicular movements and wood being deposited on the highway, and actions taken in respect of these issues.

The report concluded, by advising that the site is still being regularly monitored and Officers are in dialogue with the new operators currently to clear the site of historic stockpiles of wood through South West Wood Products Ltd.

RESOLVED: That Members noted the updates to the previous situation regarding the holding of materials at this site, as detailed in the report.

248. TRAINING LOG

RESOLVED: That the report of the Corporate Director - Communities highlighting various training sessions up and coming for Members as listed in such report be noted, with it further noted that an added training session is intended to be held in the coming Autumn, namely a workshop on Open Spaces Supplementary Planning Guidance (SPG).

249. URGENT ITEMS

None.

The meeting closed at 16:50