

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 9 MAY 2019

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 9 MAY 2019 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	DK Edwards	RM Granville
MJ Kearn	DRW Lewis	JC Radcliffe	JC Spanswick
MC Voisey	CA Webster	AJ Williams	

Apologies for Absence

RJ Collins, JE Lewis, RME Stirman 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
Robert Morgan	Senior Development Control Officer
Leigh Tuck	Senior Development Control Officer

251. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor JC Radcliffe – P/19/148/FUL – Prejudicial interest as he spoke against the application in the form of an objector, who had pre-determined this item. Councillor Radcliffe retired from the meeting whilst this application was being debated.

Councillor RM Granville – P/19/59/FUL and P/18/868/FUL – Prejudicial interests as he spoke against the applications as an objector, who had pre-determined both these items. Councillor Granville retired from the meeting whilst the applications were being debated.

Councillor MJ Kearn – P/14/38/BCB – Prejudicial interest – As Chairperson of Pyle Community Council and due to him supporting local constituents objections to the application. Councillor Kearn retired from the meeting whilst this application was being debated.

252. SITE VISITS

RESOLVED: That a date of Wednesday 19 June 2019 (and not 31 July 2019 as detailed on the meeting Agenda) was agreed by Committee for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

253. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 28 March 2019, be approved as a true and accurate record.

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254. PUBLIC SPEAKERS

<u>Planning App. No.</u>	<u>Site</u>	<u>Speakers</u>
P/19/148/FUL	Cildaudy Farm	Local Member - Cllr J Radcliffe Llangynwyd Lower Community Council - Cllr M Jones Applicant - Mr Paul Thomas, Landsker Childcare Ltd, Cildaudy Road, Coytrahen

255. 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.

256. 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.

257. P/19/148/FUL - CILDAUDY FARM, CILDAUDY ROAD, COYTRAHEN

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

Proposal

Change of use to 4 bed Residential Children's Home.

258. P/14/38/BCB - 40B STURMI WAY, VILLAGE FARM IND ESTATE, PYLE

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

Subject to the amendment to Condition 12 of the report as follows and the additional Condition 13:-

12. No development shall commence until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan will seek to ensure that traffic does not queue onto the highway at any time when the site is in operation and shall include details of all the measures which will be used to achieve this object and all details of how the operation of the approved plan will be monitored. The approved plan shall be implemented upon the commencement of beneficial use of the site and reviewed on at least an annual basis to determine if the approved plan is working effectively and, if it is not working effectively, to agree what further measures are required which may include the imposition of Traffic Regulation Orders where it is deemed necessary. The traffic management plan shall remain in operation for as long as the site is in use.

Reason: In the interests of highway safety.

14. No development shall commence until a scheme for the provision of directional signage directing traffic to the CRC has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include for bilingual signage along the B4281 and the A48 corridors. The signage scheme shall be implemented in permanent materials before the development is brought into beneficial use.

Reason: In the interests of highway safety.

Proposal

259. Change of use to Household Waste Recovery Centre.
P/19/59/FUL - DELFRYN, HEOL LAS, MAUDLAM

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

Subject to Conditions 3 and 8 of the report, being amended as follows:-

3. The first floor above the triple garage shall be used for holiday and ancillary accommodation only and for no other purposes (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure the Local Planning Authority retains effective control over the use of the holiday let and to prevent the holiday accommodation being used as permanent residential accommodation.

8. The driveway access of Delfryn shall be retained at a minimum of 3.65 metres in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Proposal

260. 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.
P/18/868/FUL - THE OLD BARN, MAWDLAM

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

Proposal

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

261. 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.

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- (2) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed it be part ALLOWED and the Enforcement Notice varied (Appendix A):-

<u>Code No.</u>	<u>Subject of Appeals</u>
C/18/3216164 (1845)	Non-compliance with approval P/13/425/FUL School House, School Terrace, North Cornelly.

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeals has directed that they be DISMISSED:-

<u>Code No.</u>	<u>Subject of Appeals</u>
D/19/3220063 (1849)	Retention of feather edge wooden fence at the front and side of property 28 Cemetery Road, Maesteg (Appendix B.)
H/19/3221319 (1852)	Advertising board for Jackson Cabs side of 4 Sunnyside, Bridgend. (Appendix C.)

262. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities listing up and coming training sessions for Members as part of the Committees Training Log, be noted.

263. URGENT ITEMS

None.

The meeting closed at 15:53