

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 24 OCTOBER 2019

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 24 OCTOBER 2019 AT 14:00

Present

Councillor RM Granville – Chairperson

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

Apologies for Absence

RJ Collins, JE Lewis, RME Stirman, G Thomas and KJ Watts

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Ingrid Lekaj	Trainee Solicitor
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

310. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor C Webster – Personal interest in Agenda Item 8. in that her son attended the School subject of the application and that she was a member of Bridgend Town Council who took no part in planning matters.

Prejudicial interest in Agenda Item 11. due to the business operation subject of the application being owned by a family friend. Councillor Webster left the meeting whilst this application was being considered.

Personal interest in Agenda Item 18. due to her being a member of the Royal College of General Practitioners.

Personal interest in Agenda Item 14. as she had made representations on behalf of a resident mentioned in one of the Appeals.

Councillor MC Voisey – Prejudicial interest in Agenda Items 12. and 13. as the Company subject of the application are a supplier to his business. Councillor Voisey left the meeting whilst these applications were being considered.

Councillor NA Burnett – Personal interest in Agenda Item 8. as she had a child that attended the School subject of the application, as well as her being a Local Authority Governor at this school.

311. SITE VISITS

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RESOLVED: That a date of Wednesday 4 December 2019 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

312. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 12 September 2019, be approved as a true and accurate record.

313. PUBLIC SPEAKERS

<u>Application No:</u>	<u>Address:</u>	<u>Name of Speaker:</u>
P/19/466/BCB	Land at Brynteg Upper School, Eweny Road, Bridgend	Councillor DA Unwin

314. AMENDMENT SHEET

RESOLVED: 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 the Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

315. 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.

316. P/19/466/BCB - LAND AT BRYNTEG UPPER SCHOOL, EWENNY ROAD, BRIDGEND

RESOLVED: That for the purposes of Regulation 4 of the Town and Country Planning Regulations 1992, permission be deemed to be granted for the above application, subject to the Conditions contained in the report of the Corporate Director – Communities:-

Proposal

Proposed new build office and multi-agency hub.

That Condition 1 of the consent be re-worded as follows, to take account of the recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology:

1. The development shall be carried out in accordance with the following approved plans and documents:-

- A001 – Site Location Plan
- A002 – Topographical Survey
- A003 – Demolition and Clearance
- A004 – Site Sections
- A101 – Proposed Site Layout – Revision A
- A104 – Proposed Plans and Elevations

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The Conclusions and Recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology dated 18 October 2019.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

Subject to Condition 8. of the report be amended as follows:-

8. Notwithstanding the submitted drawing (BCB0073739 – A101 Rev A) no development shall commence until a scheme for the provision of a dedicated pedestrian footway, including a scheme of lighting, along the existing vehicle access to Ewenny Road to the East of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The pedestrian footway shall link to the existing footway on Ewenny Road and be implemented as agreed before the development is brought into beneficial use and retained for pedestrian use in perpetuity.

Reason: In the interests of highway safety.

In terms of Condition 12 of the report, the following additional point should be added to this:

viii. No lorries associated with the construction of the site entering or leaving the site during the periods of half hour either side of the times school commencing and ending and contact being made with the Head Teacher of Brynteg Comprehensive School in order to make the school aware of the additional traffic movements.

317. P/19/550/FUL - PARC STORMY, STORMY DOWN, BRIDGEND, CF33 4RS

- RESOLVED:** (1) That Subject to the Applicant entering into a Section 106 Legal Agreement to secure a routeing agreement for traffic and HGVs/Buses entering and leaving the site
- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting consent in respect of the proposal, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

Proposal

Proposed temporary sustainable transport hub and associated works.

Subject to Condition 4 of the report being amended to include the following words:-

“ . . . including the removal of the hub container office”.

318. P/19/316/FUL - 1 WILLIAMS TERRACE, BRYNMENYN, CF32 9LS

- RESOLVED:** That permission deemed to be granted for the above application and delegated powers be given to the Group Manager Planning and Development Services to issue a decision after 4 November 2019, subject to the Conditions contained in the report of the Corporate Director – Communities:-

Proposal

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Demolish existing dwelling and erect a two storey detached house.

319. P/17/369/RLX - LAND OFF HORSEFAIR ROAD, WATERTON INDUSTRIAL ESTATE, BRIDGEND, CF31 3YN

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

Proposal

Variation of Conditions 1 and 5 of P/16/472/FUL.

Subject to Condition 4 of the report being amended as follows, to ensure that the replacement fencing around the Locomotive Storage Yard is provided in a reasonable timeframe.

4. Within three months of the date of this permission a 3m high close boarded timber fence shall be erected along the northern, southern and eastern boundaries of Area 2 as indicated as boundary 'a' on the 'Layout Plan' received on 4 January 2019. The fence shall be maintained and retained in perpetuity.

Reason: In the interests of screening this part of the site operation

Subject also to the following additional Condition 16 being added to the consent, in order to control the deliveries of the pre-registered cars to site:

16. Within two months of the date of this permission, a delivery management plan for the pre-registered motor cars operation shall be submitted to and agreed in writing by the Local Planning Authority. The management plan will detail the timing, number of trips and vehicles/equipment used in the delivery of the pre-registered cars to site. All future deliveries shall be undertaken in accordance with the agreed delivery management plan.

Reason: To ensure the effective control over the future use of the site in the interests of highway safety and the amenities of residents.

320. A/19/20/ADV - LEYSHON FLINT & SONS, BRIDGEND ROAD, PENYFAI, CF31 4LL

RESOLVED: That Advertisement consent be granted in respect of the above application, subject to the Conditions contained in the report of the Corporate Director – Communities (in addition to the standard conditions).

Proposal

Proposed new advertisement signage.

321. P/19/591/FUL - LEYSHON FLINT & SONS, BRIDGEND ROAD, PENYFAI, CF31 4LL

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

Proposal

Display area spotlights

322. APPEALS

The Group Manager Planning and Development Services, reported on the Appeals both received and decided upon, since the last Committee meeting, as outlined in the report.

RESOLVED: That the information regarding the above appeals so listed in the report, be noted.

323. BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) CANDIDATE SITE - STAGE 1 ASSESSMENT

The Development Planning Team Leader presented a report, the purpose of which, was to inform the Members (of the LDP Steering Group) of the Candidate Site Stage 1 Assessment attached at Appendix 1 of the report.

The report gave some background information, following which it confirmed that the Candidate Site Assessment Methodology was consulted on informally before landowners, developers and the public were asked to nominate 'Candidate Sites' for consideration for inclusion within the Replacement Bridgend Local Development Plan (LDP). The first stage of assessment has been completed and involved the consideration of submitted Candidate Sites to determine whether they had potential to support the LDP Preferred Strategy. The next Stage (Stage 2) would involve further detailed assessment of sites that were considered to satisfy Stage 1 assessment. Following completion of Stage 2, the Council intended to seek the views of a limited number of specific consultation bodies in respect of those sites which will be considered suitable for future development and possible allocation in the Deposit LDP. Finally, a list of sites will be identified for inclusion within the Deposit LDP, acknowledging the conclusions drawn from Stage 2 and comments received from Stage 3.

Stage 1 of the Candidate Site Assessment evaluated, in broad terms, the sites that have the potential to support the Preferred Strategy spatially. It is acknowledged that in order to deliver the Preferred Strategy, future growth will need to be directed to the most appropriate and sustainable locations at a scale that will not undermine the Regeneration and Sustainable Growth Strategy.

As documented within the 2019 Settlement Assessment, Bridgend was classified as the Primary Key Settlement, along with five additional Main Settlements which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services. However, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially hampers the area's potential to accommodate any significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environments to accommodate future growth and will therefore continue to be the main focus of future planned development, the scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints.

Finally, the Development Planning Team Leader confirmed that to assess compatibility with the Preferred Strategy, Candidate Sites have been scrutinised based on the two questions detailed in paragraph 4.4 of the report. Following consideration of these, all Candidate Sites that were considered capable of satisfying Stage 1 of the assessment

progressed to Stage 2. Sites that failed Stage 1 of the assessment were detailed in the Candidate Site Assessment Report (ie Appendix 1 to the covering report.)

RESOLVED: That the Committee, in its capacity as the LDP Steering Group, noted the content of the Candidate Site Stage 1 Assessment.

324. SUMMARY OF THE WALES AUDIT OFFICE ON THE EFFECTIVENESS OF LOCAL PLANNING AUTHORITIES IN WALES

The Group Manager Planning and Development Services submitted a report, on the Wales Audit Office's (WAO) on the Effectiveness of Local Planning Authorities in Wales published on 6 June 2019.

The WAO report also considered the progress of local planning authorities in delivering their new responsibilities and the extent to which they are acting in accordance with the sustainable development principle contained within the Well-being of Future Generations (Wales) Act 2015.

The report also considered, how efficient and effective the 'local planning system' is, focussing on their performance, income and expenditure to determine how resilient services are. The report finally considered decision making and stakeholder engagement.

The report gave some background information, explaining that in 2014, the National Assembly for Wales adopted a new Planning (Wales) Act, which came into force in July 2015. This sought to ensure the planning system is 'fair, resilient and enables development' against the 5 key objectives shown in paragraph 3.1 of the report.

The Auditor General for Wales had completed a review of how planning authorities are working and how they are implementing such new responsibilities.

Paragraph 4. of the report, then outlined a summary of the main findings of the review and the Group Manager Planning and Development Services gave a resume of these for the benefit of Members.

He proceeded, by advising that the WAO had made 5 recommendations to help support local planning authorities that focused on:

- Improving how they involve stakeholders when making decisions and considering choices;
- Addressing deficits in funding and working collaboratively to increase capacity;
- Strengthening decision making, and
- Creating a clearer and more ambitious vision for their local area

The WAO had also recommended that Welsh Government review charges for development control and improve local planning authority's performance. This would involve planning fees increasing by 20% in 2020, in order to attempt to bridge the gap with fees charged in England.

RESOLVED: That Members noted the content of the report and the WAO findings following their investigation into the effectiveness of Local Planning Authorities in Wales.

325. NATIONAL DEVELOPMENT FRAMEWORK CONSULTATION

The Group Manager Planning and Development Services submitted a report, the purpose of which, was to inform the Development Control Committee of the publication of the draft National Development Framework (NDF) by the Welsh Government and its likely impact on the County Borough. Consultation on the draft closes on 1 November 2019.

The National Development Framework (NDF) is a spatial plan for addressing key national priorities in Wales through the planning system from 2020 to 2040. It covers the big issues important to Wales' success, including housing, energy, economy, transport and the environment. It identifies where nationally significant developments should take place, where key growth areas are, what infrastructure and services are needed and how Wales can contribute to the fight against climate change.

The draft NDF sets out development policies for Wales as a whole and for three national growth areas: Wrexham and Deeside (North Wales), Swansea Bay & Llanelli (Mid & South West Wales) and Cardiff, Newport and the Valleys (South East Wales).

The Group Manager Planning and Development Services, stated that the draft NDF identified 11 outcomes, which were a vision for change over the next 20 years and formed the basis for its outcomes, policies and proposals. Paragraph 4.1 of the report detailed in bullet point format what these were.

He continued by advising, that as part of the South East Wales region, Bridgend is specifically identified in the NDF as a centre of regional growth. This is based on its strategically important location as part of the South Wales Metro system and the opportunity that this provides to improve rail, bus, cycling and walking infrastructure across the region to provide a focus for investment, regeneration and associated development.

He added, that the NDF also identified Bridgend as a Priority Area for District Heating Networks, with an expectation on planning authorities to identify opportunities for integrating into new and existing development. The NDF proposes a policy for mixed use development proposals of 100 or more dwellings to prepare an Energy Masterplan to establish how such a network can be incorporated and if feasible, implemented.

- RESOLVED:**
1. The report was for information only, so no formal resolution was needed.
 2. Committee was advised that Members training session on the National Development Framework will be held on 5 December 2019.

326. HEALTH IMPACT ASSESSMENT SCREENING OF THE REPLACEMENT LOCAL DEVELOPMENT PLAN PREFERRED STRATEGY (2019)

The Senior Development Planning Officer presented a report, the purpose of which, was to inform the Development Control Committee of the outcome of the Replacement Local Development Plan Health Impact Assessment (HIA) Screening, including the workshop, findings and resulting actions (see Appendix 1 attached to the report).

He confirmed that the screening workshop was designed to inform the content of the Preferred Strategy and the LDP at an early stage, aiming to ensure consideration and integration of health, well-being and inequalities throughout the preparation of the LDP via the use of HIA.

In terms of the summary of findings section of the report, he advised that a half-day workshop took place on 12 July 2019, with representatives from Natural Resources Wales, Bridgend College, Valleys to Coast Housing, South Wales Police, South Wales Fire and Rescue, members and officers from Bridgend CBC, Bridgend Association of Voluntary Organisations, the Local Public Health Team, Public Health Wales and AWEN. Two discussion groups were facilitated by the Wales Health Impact Assessment Support Unit to conduct an initial HIA of the LDP. Key population groups who need to be considered in the LDP and the potential impacts of the LDP on the health and well-being of the people of Bridgend were identified.

The impacts on health and well-being identified between the two workshop groups were very consistent and many of the impacts identified are also priorities in the Bridgend Well-being Plan.

The Senior Development Planning Officer continued by stating that population groups potentially impacted by the plan were listed in bullet point format in paragraph 4.2 of the report. Determinants of health and well-being potentially impacted by the LDP were also shown in this section of the report.

The group working on the HIA reviewed the findings of the screening workshop and considered what next steps should be recommended in the HIA to address the issues raised. This led to identification of additional data and evidence the LDP will need to consider to ensure key health impacts are addressed, establishment of where key health impacts could be addressed in new policies within the LDP and mapping of other opportunities for health and well-being in the LDP process.

RESOLVED: That the 2019 HIA screening of the Replacement LDP Preferred Strategy be noted.

327. **TRAINING LOG**

The Group Manager Planning and Development Services presented a report, outlining the updated training log.

RESOLVED: That the report be noted.

328. **URGENT ITEMS**

There were no urgent items.

The meeting closed at 16:10