

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 27 FEBRUARY 2020

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 27 FEBRUARY 2020 AT 14:00

Present

Councillor G Thomas – Chairperson

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

Apologies for Absence

RJ Collins, MJ Kearn, JE Lewis and KJ Watts

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

360. DECLARATIONS OF INTEREST

None.

361. SITE VISITS

RESOLVED: That a date of Wednesday 26 February 2020 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

362. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 16 January 2020, be noted.

363. PUBLIC SPEAKERS

The following public speakers addressed the meeting:-

<u>Application no:</u>	<u>Address</u>	<u>Name of speaker</u>
P/19/911/RLX	Land at Moor Lane Porthcawl CF36 3EJ	Cllr N Clarke, objector J Matthews, applicant
P/19/810/FUL	Housing development off All Saints Way, Penyfai, CF31 4BT	Cllr A Hussain, objector G John Planning applicant/agent

364. 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.

365. P/19/911/RLX - LAND AT MOOR LANE, PORTHCAWL

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

Proposal

Vary conditions 1, 3, 8, 9, 10, 11, 12, 13 14, 18, 19, 23 and 24 of P/19/115/RLX to facilitate an increased provision of timber chalet accommodation units from 56 to 80.

Condition 13 should now read:-

13. Within six months of the date of this consent, an updated Traffic & Delivery Management Plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. All guest arrivals and departures and servicing and delivery vehicles movements to the site shall be made in accordance with the agreed Traffic & Delivery Plan once the development is brought into beneficial use.

Reason: In the interests of highway safety.

As a result, advisory note g. at the end of the recommendation should be changed to refer to Condition 13, not 10 as follows:

g. The Traffic and Delivery Management Plan required to address Condition 13 will need to contain sufficient information in respect of the following:-

- (i) Guest arrival and departure arrangements (directions to the site and timing of those movements;
- (ii) Guest arrival and departures of the adjacent Brodawl Caravan Park;
- (iii) Proposed Delivery Schedules;
- (iv) Proposed Delivery Vehicle/Service Vehicles sizes;
- (v) Supporting swept path diagrams; and
- (vi) The need to review the plan in the event that any of the above arrangements change or at the request of the Highway Authority.

Condition 22 of the recommendation should be superseded by the following wording:

22. Site clearance works shall be taken in full accordance with:-

- The details relating to lighting design, method for vegetation clearance, knotweed protocol as approved under App. No. P/18/827/DOC dated 15th February, 2019.
- The pollution prevention measures which comprise a 5m wide buffer zone from the SINC along with a 2m x 1m clay bund as approved under App. No. P/19/307/DOC dated 31st May, 2019.

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Reason: In the interests of biodiversity.

Subject to the inclusion of a further Condition 25 as follows:-

25. Prior to the beneficial occupation of the holiday chalets, a scheme for the provision of gateway traffic signs warning of the presence of equestrians sharing the highway at the junction of Moor Lane with the A4229 and the junction of Moor Lane near St. David's Well to the east and at the junction of Moor Lane opposite Parc Newydd Farm Caravan Site to the west, together with any necessary illumination, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details prior to the development being brought into beneficial use and shall thereafter be maintained in perpetuity.

Reason: In the interests of highway safety.

In addition, the following original Condition should be included under the recommendation:

26. All site clearance works shall be undertaken in accordance with the methods and measures contained within the Mitigation Method Statement - Great Crested Newt prepared by Soltys Brewster Ecology (dated 28 October 2016).

Reason: In the interests of biodiversity.

Subject also to the following Condition 27:-

27. Within 6 months of the date of this consent a scheme for the provision of appropriate passing places along Moor Lane to the east of the site shall be submitted to the Local Planning Authority for its approval. The approved scheme shall be implemented in accordance with the approved details prior to the development being brought into beneficial use and the passing places shall thereafter be retained in perpetuity.

Reason: In the interests of highway safety.

Subject also to Note i. below:-

Note

The developer is recommended to explore methods of encouraging sustainable forms of transport to and from the site to limit the amount of traffic on the surrounding highway network.

366. P/19/810/FUL - HOUSING DEVELOPMENT OFF ALL SAINTS WAY, PENYFAI

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

Proposal

Siting of a temporary one story sales suite for the marketing of the residential development.

367. P/19/895/RLX - OCEAN FARM, OFF DAVID STREET, BLAENGARW

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RESOLVED: That the above application be deferred, in order that Members of the Committee can be afforded an opportunity to visit the site in question:-

Proposal

Remove Condition 1 of P/16/989/RLX to enable permanent use for dog breeding

368. APPEALS

- (1) That the four Appeals received since the last Committee meeting, as outlined in the report of the Group Manager, Planning and Development Services, be noted.
- (2) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeals, has directed they be Allowed, subject to Conditions:-

Code No's

Subject of Appeals

- | | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A/19/3239599 (1876) | Change of use to hand car wash with the erection of a free standing canopy and widening of one doorway, 35, Village Farm Road, Village Farm Ind. Estate, Pyle. |
| C/19/3240183 (1880) | Change of use to hand car wash with the erection of a free standing canopy and widening of one doorway, 35, Village Farm Road, Village Farm Ind. Estate, Pyle. (Not subsequently determined). |

- (3) That it be noted that the Appellant has requested that the following appeal be Withdrawn:-

Code No

Subject of Appeal

- | | |
|---------------------|------------------------------------------------------------------------------------|
| A/19/3241246 (1882) | Timber self-contained Holiday Let Unit, Land adjacent to Penylan Farm, Aberkenfig. |
|---------------------|------------------------------------------------------------------------------------|

- (4) That the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed that it be Dismissed:-

Code No

Subject of Appeal

- | | |
|---------------------|----------------------------------------------------------------------------------------------------------|
| A/19/3239912 (1879) | Conversion of existing garage into a Beauty Salon (Re-Sub of P/18/297/FUL), 14 Woodland Avenue, Pencoed. |
|---------------------|----------------------------------------------------------------------------------------------------------|

369. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining the training session planned for Members on 9 April 2020, be noted.

370. URGENT ITEMS

None.

The meeting closed at 16:00