

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 23 JULY 2020

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN REMOTELY VIA SKYPE FOR BUSINESS ON THURSDAY, 23 JULY 2020 AT 14:00

Present

Councillor G Thomas – Chairperson

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

Apologies for Absence

JC Radcliffe

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

377. DECLARATIONS OF INTEREST

Councillors S Dendy and R Stirman declared a prejudicial interest in Agenda item 7 and left the meeting whilst this report was being debated. They returned after the Committee had made a decision upon the application.

Both Members exercised their right to speak on the item for three minutes in accordance with the Committee Member/public speaking rules and protocols, prior to leaving the meeting.

378. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 5 June 2020, be approved as a true and accurate record.

379. PUBLIC SPEAKERS

No members of the public had registered to speak at today's meeting.

380. 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.

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381. 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.

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

RESOLVED: That the above application be deferred for a full Committee site inspection.

Proposal

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

383. P/19/624/FUL - PARCEL R20, PARC DERWEN, COITY

RESOLVED: That the above application be deferred in order that the applicant may provide an assessment of open space on the Parc Derwen site and to agree the wording of the Grampian condition.

Note:

Subject to an added condition being attached to any future consent, requiring the adjoining play area to be completed before 50 houses are occupied at the development.

Proposal

Construction of 102 dwellings together with associated infrastructure and landscaping.

384. P/19/656/RES - LAND NORTH OF HEOL STRADLING, PARC DERWEN, COITY, CF35 6AN

- RESOLVED: (1) That having regard to the above application, the applicant be required to enter into a Section 106 Agreement, to provide:
- (i.) a minimum of 20% of the units as affordable housing consisting of 14 social rented units on the site subject of this application site and 7 intermediate units as part of R20 (P/19/624/FUL refers). The Agreement will include a timeframe for delivery that will be concomitant to the construction of the market housing on Phase R20.
 - (ii.) a financial contribution of £24,000.00 (and not £8,000.00 as detailed in the report), for a 20mph Traffic Order (within the parcel) to cover the cost of publication of the Order prior to the granting of any consent.
 - (iii.) a Management Plan detailing a scheme for the future management and maintenance of the car parking and communal service areas on the District Centre Development (P/19/656/RES refers) to be submitted by the applicant company.

- (2) The Group Manager – Planning and Development Services 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 the report of the Corporate Director – Communities.

Proposal

Reserved Matters for the construction of 2 blocks containing 7 retail units and 16 flats above with 4 dwellings and parking and associated infrastructure.

Note:

Persimmon Homes have indicated their intention is to commence preparatory works on this district centre in the forthcoming months. A number of the recommended conditions require various schemes to be approved prior to development commencing. Whilst the requirements of the conditions have not been formally challenged, the development company have requested that wording of the conditions be revised.

The following conditions in the report have therefore been amended accordingly:

2 – Materials of construction; 3 – Landscaping; 9 – Waiting and Loading Restrictions; 10 – traffic calming; 11 – Junction Markings; 14, 15 & 16 – Active Travel Routes; 18 & 22 – car parking; 19 & 23 – cycle parking; 24 & 25 Service Delivery Management Plans;

Amending the wording of the conditions does not compromise the Local Planning Authority's ability to manage this development.

The following condition should also be amended:

5. Notwithstanding the details submitted on drawings Ground and First Floor Plans CPT-281 – PL – ALPHA 02 Rev F, Second Floor and Roof Plan CPT-281 – PL – ALPHA 03 Rev E, Elevations and Sections - CPT-281 – PL – ALPHA 04 Rev F, and prior to the development being brought into beneficial use, the first floor windows on the southern elevation of Alpha Block facing Llys Ceirios shall be fitted with fixed pane obscure glazing (minimum of level 5 on the Pilkington index of obscurity) and shall thereafter be retained in perpetuity.

Reason: In the interests of privacy and residential amenities.

385. P/19/464/FUL - LAND ADJ. TO FORMER THREE HORSESHOES PUBLIC HOUSE, LAMB ROW, SOUTH CORNELLY, CF33 4RL

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

Proposal

Erection of one detached dwelling.

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386. P/20/301/FUL - 66 GROVE ROAD, BRIDGEND, CF31 3EF

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

Proposal

Change of use from dwellinghouse (use class C3(a)) to the residential care of 2 children (use class C2).

387. P/20/299/FUL - 10 WOODSIDE AVENUE, LITCHARD, CF31 1QF

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

Proposal

Change of use from dwellinghouse (use class C3(a)) to the residential care of 2 children (use class C2).

388. P/20/307/BCB - LAND OFF ISFRYN INDUSTRIAL ESTATE (ACCESS FROM A4093),BLACKMILL, BRIDGEND, CF35 6EQ

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

Proposal

Construction of a new Welsh Medium Childcare Facility.

389. P/20/63/FUL - REAR OF 20 REST BAY CLOSE, PORTHCAWL, CF36 3UN

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

Proposal

Construction of new elevated deck area to rear.

390. APPEALS

RESOLVED: (1) That the Appeals received as listed in the report of the Corporate Director – Communities, be noted.

(2) The Appeals Decisions noted by the Committee, are as follows:-

- (a) A/19/3239745 (1877) - Retention Of The Use Of Land For The Stationing Of One Static Residential Gypsy Caravan Together With The Erection Of A Day/Utility Room, One Touring Caravan And Car Parking: The Yard, Rogers Lane, Cefn Cribwr - **Appeal Withdrawn.**

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- (b) A/19/3239745 (1878) - Unauthorised Use For Caravan Storage the Yard, Rogers Lane, Cefn Cribwr – **Appeal Withdrawn.**
- (c) A/19/3240278 (1881) - Retention Of Steel Container (Used For A Food Delivery Business) For A Temporary Period West Winds, Priory Oak, Brackla – **Appeal Dismissed by Welsh Ministers.**
- (d) E/20/3244575 (1884) - Conservation Area Consent For The Removal Of A 1.5m High Wall Tan Y Bryn, Dinam Street, Nantymoel – **Appeal Dismissed by Welsh Ministers.**
- (e) E/20/3245217 (1885) - Removal Of A 1.5m High Wall, Create Parking Area With 2m High Wooden Gates And Drop Kerb, Tan Y Bryn, Dinam Street, Nantymoel – **Appeal Dismissed by Welsh Ministers.**
- (f) C/20/3244105 (1883) - Property In State Of Disrepair, 2 Ewenny Road, Bridgend – **Appeal Quashed by Welsh Ministers in terms of the Enforcement Notice.**

391. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining the above be noted.

The Group Manager – Planning and Development Services reminded Members that a report on the Delivery Agreement in respect of the Local Delivery Plan (LDP) would be presented to Committee at its next meeting in August.

392. URGENT ITEMS

None.

The meeting closed at 16:30