

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 20 AUGUST 2020

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN REMOTELY VIA SKYPE FOR BUSINESS ON THURSDAY, 20 AUGUST 2020 AT 14:00

Present

Councillor G Thomas – Chairperson

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

Apologies for Absence

DRW Lewis and JE Lewis

Officers:

Rhodri Davies	Development & Building Control Manager
Gareth Denning	Policy Team Leader
Craig Flower	Planning Support Team Leader
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Adam Provoost	Senior Development Planning Officer
Andrew Rees	Democratic Services Manager
Philip Thomas	Principal Planning Officer

393. DECLARATIONS OF INTEREST

None.

394. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee of 23 July 2020, be approved as a true and accurate record.

395. PUBLIC SPEAKERS

There were no public speakers.

396. 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 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.

397. 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.

398. P/19/915/RES - LAND WEST OF MAESTEG ROAD, TONDU, CF32 9DF

RESOLVED: That the application be deferred at the request of the applicant to allow time to resolve outstanding highway related issues.

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

Proposal: Construction of 102 dwellings together with associated infrastructure and landscaping

RESOLVED: (1) That the applicant enters into a Section 106 Agreement to provide financial contributions as follows:

- i. Provide a financial contribution of £228,382 towards the provision of primary school places in Coety Primary School.
- ii. Provide a minimum of 20% of the units as affordable housing consisting of 7 intermediate units on the site subject of this application site and 14 social rented units as part of the development on the District Centre site (P/19/656/RES refers). The Agreement will include a timeframe for delivery that will be concomitant to the construction of the market housing on Phase R20.
- iii. Provide a financial contribution of £24,000.00 for Traffic Orders to cover the cost of publication of the Orders for this parcel and the development of the District Centre (P/19/656/RES refers) prior to the granting of any consent.

The Agreement will also include 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 conditions in the report and subject also to the amendment of condition 5 as follows:

Within 3 months of the date of this permission, a detailed scheme including all items of play, associated ground works and hard and soft landscaping works for the proposed Local Equipped Play Area on LEAP 10A on Phases R16 and R28, fronting no's 16-22 Llys Ceirios shall be submitted in writing to the Local Planning Authority for agreement. The scheme as agreed in writing by the Local Planning Authority shall be completed and in use prior to the occupation of the 50th dwelling on this phase (Parcel R20) of the development.

Reason: In the interests of the residential amenities of future occupants.

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Note: Councillor Radcliffe wished it be noted that he would have voted for refusal on the past performance of the developer in providing play areas but this could not be used on this application.

400. BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) - REVISED DELIVERY AGREEMENT

The Development Planning Team Leader advised Members of the necessity to revise the Local Development Plan Delivery Agreement (DA), previously approved by the Welsh Government (WG) in June 2018 and sought approval to make amendments to the Timetable for LDP preparation in light of the Covid-19 pandemic.

He reported that the Council received a letter from the Welsh Government on 7 July 2020 advising it to undertake an assessment of the technical evidence base underpinning the replacement LDP, alongside the preferred strategy and policies in terms of sensitivity to the consequences of the pandemic. He stated that this task had been completed with the findings outlined at Appendix 1 of the report for noting. The Welsh Government had also advised that Delivery Agreements should be adjusted to account for any necessary changes to the LDP timetable in light of delays caused by the pandemic. This should also include amendments to the Community Involvement Scheme (CIS) given the need to adjust to new patterns of working and consider alternative methods of stakeholder engagement brought about by the need to maintain social distancing. He outlined the proposed revisions to the timetable. The Deposit Plan should be subject to consultation between January and March 2021 (previously July - August 2020). An allowance had been made to extend the statutory consultation period of 6 weeks to 8 weeks to provide more time for people to provide their views whilst accounting for any further restrictions imposed due to the pandemic. He stated that the final adoption of the LDP is likely to be delayed by up to 6 months as a result, though the dates relating to the stages following submission of the plan to the Welsh Government are indicative. He outlined how the CIS has been amended to account for different methods of stakeholder engagement in order to maintain the social distancing measures that are likely to be required for the foreseeable future.

- RESOLVED:
1. That the Committee agreed the revisions to the timetable and Statement of Community Involvement and authorised the Group Manager Planning and Development Services Communities to submit the revised Delivery Agreement (attached at Appendix 2 of the report) to Council for approval and to Welsh Government subject to approval by Council; and
 2. That delegated authority be given to the Group Manager Planning and Development Services to make any factual corrections or minor amendments to the Delivery Agreement as considered necessary.

401. INTRODUCTION OF DEVELOPMENT VIABILITY MODEL

The Principal Strategic Planning Policy Officer sought authorisation to consult with the housing industry and test the Development Viability Model (DVM) as a chargeable tool that can provide viability evidence in support of Candidate Sites and/or Planning Applications. The initial pilot would inform establishment of a new procedure and schedule of charges (to issue the Model to developers and/or site promoters), subject to Council approval.

He reported that the Council has worked in partnership with other Councils across the South East Region to develop the Development Viability Model (DVM) assessment tool.

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The DVM has been created as a comprehensive, user-friendly model that can be used to assess the financial viability of development proposals. It is based on the same, well-received approach used by the Mid and South West Wales Strategic Planning Group. He stated that the model will eventually be adopted by all authorities within the Cardiff Capital Region and will be available to developers, site promoters, or any other individual/organisation to undertake a financial viability appraisal of a proposed development. This would equip site promoters with a tool that can be used to demonstrate site deliverability in accordance with the requirements of Planning Policy Wales.

He reported that the Council proposed to release the DVM to developers and site promoters in a site specific locked format with an accompanying user-guide subject to receipt of a standard fee. This mirrored the approach employed in the Mid and South West Region for consistency. He outlined the proposed fee schedule, which is intended to cover the Council's administrative costs of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the developer/site promoter. The payment of a fee will not serve to guarantee site allocation within the Replacement LDP or directly result in the granting of planning permission. He stated that following completion of the high-level review, the Council will issue a statement to the developer/site promoter to indicate how far the submitted appraisal is considered to meet the tests outlined. He informed Committee that prior to formally recommending this approach for approval at Council, it was proposed to carry out an initial pilot to test the concept, enable a period of consultation with the housing industry and share the findings with Council.

RESOLVED:

1. That Committee authorised the Group Manager Planning and Development Services to consult with the housing industry and test the Development Viability Model (DVM) as a chargeable tool that can provide viability evidence in support of Candidate Sites and/or Planning Applications.
2. That Committee noted that a report will be taken to Council following consultation to advise Council of the results of the consultation and if deemed appropriate to request Council to formally adopt the model and charging structure.

402. URGENT ITEMS

There were no urgent items.

The meeting closed at 14:52