

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 JANUARY 2021

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS ON THURSDAY, 21 JANUARY 2021 AT 14:00

Present

Councillor G Thomas – Chairperson

JPD Blundell	RJ Collins	SK Dendy	DK Edwards
RM Granville	A Hussain	MJ Kearn	DRW Lewis
JE Lewis	JC Radcliffe	JC Spanswick	MC Voisey
KJ Watts	CA Webster	AJ Williams	

Apologies for Absence

SE Baldwin

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
Andrew Rees	Democratic Services Manager
Philip Thomas	Principal Planning Officer

440. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor G Thomas declared a prejudicial interest in Agenda items 7 and 8, P/20/552/RLX and P/20/346/FUL, respectively, as he had pre-determined these applications. Councillor Thomas left the meeting for these items and the Vice-Chairperson Councillor RM Granville took the Chair in his place.

Councillor D Lewis declared a personal interest in P/20/552/RLX and P/20/346/FUL as the BCBC representative on the Coity Wallia Board of Conservators.

Councillor JE Lewis declared a personal interest in the same applications as those specified immediately above, as the St. Brides Community Council representative on the Coity Wallia Board of Conservators.

441. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 10 December 2020, be approved as a true and accurate record.

442. PUBLIC SPEAKERS

The following invitees at the meeting, exercised their right to speak as public speakers on the undermentioned application:-

Councillor Alex Williams – Ward Member – P/20/552/RLX
Lucy Binnie – Applicant’s agent – P/20/552/RLX

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The Legal Officer also read out for the benefit of the Committee, representations received from St. Brides Minor Community Council, on the same planning application, in light of the fact that the Community Council were unable to be represented at the meeting.

443. 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.

444. 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.

445. P/20/552/RLX - SOUTH WEST WOOD PRODUCTS SITE, HEOL LLAN, COITY, CF35 6BU

RESOLVED: That the above application be deferred, in order to allow for a virtual site visit to take place in the form of video footage of the site in question.

Proposal

Variation of conditions 1 (approved plans), 5 (stack heights) and 6 (authorised works) of P/16/659/RLX through the submission of amended plans and wording.

446. P/20/553/FUL - LOCK COMPLEX, SOUTH EAST OF SOUTH WEST WOOD PRODUCTS SITE, HEOL LLAN, COITY CF35 6BU

RESOLVED: That the above application be deferred, in order to allow for a virtual site visit to take place in the form of video footage of the site in question.

Proposal

Use of land for storage of end of life timber for a temporary period of 3 years.

447. P/20/346/FUL - LIDL REGIONAL DISTRIBUTION CENTRE, WATERTON INDUSTRIAL ESTATE, BRIDGEND, CF31 3PH

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

Proposal

Extension to warehouse and administration block; extend and reconfigure car park, service yard and associated works.

Subject to the further following Condition being added to the consent so granted:

12. No construction works shall take place outside the following times:

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08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:30 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

Reason: In the interests of safeguarding the amenities of the occupiers of the nearest residential properties.

448. APPEALS

RESOLVED:

1. That the Appeals received since the last Committee meeting as detailed in the report of the Corporate Director - Communities, be noted.
2. That the following Appeal Decisions as contained in the report of the Corporate Director - Communities as decided by the Inspector(s) appointed by the Welsh Ministers since the last report to Committee, be noted:-
 - a. A/20/3258047 (1990) – demolition of 1.5m high & 2.7m long stone wall on right hand side of house; formation of driveway & crossover; rebuild stone wall on left hand side of house at 6.29m in length & replace wooden gates with wrought iron gates:
Tan y Bryn, Dinam Street, Nantymoel - DECISION – **Appeal be Dismissed** (see Appendix A to the report).
 - b. E/20/3258043 (1901) - conservation area consent for demolition of 1.5m high & 2.7m long stone wall on right hand side of house; formation of driveway & crossover; rebuild stone wall on left hand side of house at 6.29m in length & replace wooden gates with wrought iron gates:
Tan y Bryn, Dinam Street, Nantymoel – DECISION – **Appeal be Dismissed** (see Appendix A to the report).
 - c. A/20/3259575 (1902) - demolition of existing garage and erection of a two bedroom single storey dwelling
48 Park Street, Bridgend – DECISION – **Appeal be Dismissed** (see Appendix B to the report)
 - d. X/20/3259517 (1903) - certificate of lawfulness for an existing use of the garage as a nail salon
19 Heol Stradling, Coity – DECISION – **Appeal be Dismissed** (See Appendix C to the report)
 - e. A/20/3259511 (1904) - garage conversion/change of use to nail salon:
19 Heol Stradling, Coity – DECISION - **Appeal be Dismissed** (See Appendix C to the report)

449. EDUCATIONAL FACILITIES AND RESIDENTIAL DEVELOPMENT SPG

The Corporate Director – Communities submitted a report, the purpose of which, was to inform Members of the outcome of the consultation exercise on the draft Educational Facilities and Residential Development Supplementary Planning Guidance (SPG) document; to seek agreement for the proposed amendments to the draft document and to adopt it as SPG to the Bridgend Local Development Plan.

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The Strategic Planning Policy Team Leader, advised that a 6-week period of public consultation was held in respect of the above, between 21st February and 3rd April 2020. The consultation had been advertised by the following methods:

- Statutory notices were placed in the Glamorgan GEM on the 27th February and the 5th March 2020;
- The consultation documents were made available for inspection with representation forms at the reception desk of the Civic Offices, Angel Street, Bridgend;
- Information on the consultation, including all the documentation, representation forms and how to make representations was placed on the Councils website; and
- A copy of the draft SPG was sent to approximately 300 targeted consultees including Community Councils, planning consultants, house builders and housing associations taken from the LDP database.

By the end of the consultation period, he confirmed that seven representations were received on the draft SPG. These representations were summarised in Appendix 1 to the report.

The primary issues raised during the consultation he explained, concerned the justification for the costs and pupil yield rates that were included in the draft SPG and the subsequent impact they would have on development viability. Having reviewed the methodology used at the time, a set of reasoned responses to each of the comments was also included in Appendix 1 (to the report.)

The Strategic Planning Policy Team Leader advised Members that the main reason for updating the SPG and seeking its adoption at this time, was so it could be taken into account in the viability appraisals BCBC have asked developers to undertake in support of the sites they are promoting through the candidate site process. Whilst the Local Planning Authority were not yet in a position to make any definitive judgements, the initial indications were that the contributions generated by the SPG could be provided without compromising the other infrastructural requirements the sites will need to deliver, such as, highway improvements, provision of open space and affordable housing.

Appendix 1 also set out a reasoned response, a suggested decision and, where appropriate, proposed changes to the SPG, for each representation received.

In summary, the main areas of change in the document arising from the public consultation responses were as follows:

- Clarification that the costs of school construction will be kept under review but only changed as part of a full revision of the SPG;
- Confirmation that the costs of temporary school accommodation will be determined on a case by case basis;
- An explanation as to how the build costs for refurbishing a school have been calculated to be 65% of the build costs of a new school

The Strategic Planning Policy Team Leader felt that the relatively minor nature of the proposed amendments reflects the amount of work that went into the draft SPG in the first place, and in that regard the Strategic Planning Policy Team Leader extended his thanks to the Council's School Modernisation team for their input and Cllr Amanda Williams for giving up her own time to contribute to that review and to ensure that Members had a voice in the process.

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Following questions on the report that were responded to by the Strategic Planning Policy Team Leader, it was decided-

That Committee:

RESOLVED: (1) To approve the suggested reasoned responses and the consequential proposed changes to the draft Educational Facilities and Residential Development Supplementary Planning Guidance contained in Appendix 1 to the report.

(2) To recommend to Council that:

(a) SPG16 – Educational Facilities and Residential Development (as amended by the changes in Appendix 1 and highlighted in paragraph 4.3 of the report) should be adopted as Supplementary Planning Guidance (SPG) to the adopted Bridgend Local Development Plan.

(b) the SPG, in its adopted form, should be published on the Council's website.

450. URGENT ITEMS

None.