

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 MARCH 2021

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS ON THURSDAY, 4 MARCH 2021 AT 14:00

Present

Councillor G Thomas – Chairperson

SE Baldwin	JPD Blundell	RJ Collins	SK Dendy
DK Edwards	RM Granville	DRW Lewis	JE Lewis
JC Radcliffe	JC Spanswick	RME Stirman	KJ Watts
CA Webster	AJ Williams		

Apologies for Absence

A Hussain and MJ Kearn

Officers:

Leigh Tuck	Highways Officer
Jonathan Parsons	Group Manager Planning and Development Services
Rod Jones	Legal Officer
Hayley Kemp	Principal Planning Officer
Meryl Lawrence	Senior Democratic Services Officer - Scrutiny
Michael Pitman	Democratic Services Officer - Committees
Alexandra Richards	Senior Planning Officer
Craig Flower	Minor Applications Officer
Rhodri Davies	Development and Building Control Manager
Robert Morgan	Highways Officer

451. 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/20/553/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 the same applications as those specified immediately above, as a Member of St. Brides Minor Community Council who takes no part in Planning and as a BCBC representative on the Coity Wallia Board of Conservators.

Councillor JE Lewis declared a personal interest in the same applications as those specified above, as a Member of St. Brides Minor Community Council with no involvement in Planning and as the St. Brides Community Council representative on the Coity Wallia Board of Conservators.

Councillor S Dendy declared a personal interest in the item upon Development Of National Significance - Application By Renewable Energy Systems Ltd At Upper Ogmores, Between Abergwynfi, Blaengarw and Nant-Y-Moel, in Bridgend and Neath Port Talbot - Local Impact Report On Behalf Of The Local Planning Authority, as a person living in the vicinity.

452. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development

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Control Committee dated 21 January 2021, be approved as a true and accurate record, subject to Cllr R Stirman being included in the attendance record for the meeting.

453. PUBLIC SPEAKERS

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

Councillor Alex Williams – Ward Member - P/20/552/FUL
Councillor Gary Thomas – Ward Member - P/20/553/FUL
Lucy Binnie – Applicant’s Agent – P/20/552/FUL
Councillor RM James – Ward Member – P/20/642/OUT

454. 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.

455. 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.

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

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

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

21. No HGVs shall be allowed to access the Former Bryncethin Nurseries part of the site until the location of the gas leak in the private gas pipe serving Mount Pleasant Bungalow has been identified and the matter has been resolved to the satisfaction of the Local Planning Authority.

457. 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 granted, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

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

Subject to the temporary consent elapsing after two years instead of three and Condition 3 being amended to reflect this change.

458. P/20/642/OUT - CARVILLE SCAFFOLDING, STATION ROAD, MAESTEG, CF34 9TF

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

Proposal

Outline application for demolition of existing scaffolding premises and development of one 3 bedroom house.

459. P/20/756/FUL - 31 FULMAR ROAD, PORTHCAWL, CF36 3PN

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

Proposal

Remodelling of bungalow to provide first floor accommodation by demolishing existing garage, constructing two storey extensions to either side of the existing dwelling incorporating new integral garage and new roof structure to provide 3 en-suite bedrooms

460. P/20/99/FUL - TRINITY CHAPEL, PENYBONT ROAD, PENCOED, CF35 5RA

RESOLVED: (A) That the Applicant enters into a Section 106 Agreement to provide a minimum of 2 units as affordable units, which shall be transferred to a Registered Social Landlord or by payment of an equivalent financial contribution in lieu of on-site provision.

(B) That the Corporate Director Communities be granted delegated powers to issue a decision notice granting conditional consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement as contained in the report of the Corporate Director – Communities.

Proposal

Demolish existing chapel; construct 3 storey residential development of 12 self-contained apartments with on-site amenity, cycle and refuse stores; widen existing lane and provide turning head

Subject to Condition 1 being amended to read as follows:

1. In accordance with drawing number AL(90) 01 received on 29 January 2020, drawing numbers AL(00)10 Rev F, AL(00)15 Rev H, AL(00)20 Rev E, and AL(00)11 Rev A, received on 1 March 2021.

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

And subject to the further following Condition being added:

14. Prior to the construction of the block of flats, a method statement for the re-use of the architectural features and materials of the existing Trinity Chapel building within the fabric of the building, enclosures or landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include the timing of removal, details of the proposed features to be retained and a scheme showing where the features will be reinstated within the development. The works shall be carried out in accordance with the approved method statement and retained thereafter in perpetuity.

Reason: In the interests of visual amenity and to ensure aspects of the original building are retained for historical purposes.

461. P/20/898/RLX - ALDI UNIT, 1 LLYNFI WALK, LLYNFI ROAD, MAESTEG, CF34 9DS

RESOLVED: That Members were minded to refuse the application and so the application will be reported back to the next Committee to enable Members to consider reason(s) for refusal.

Proposal

Vary condition 1 of P/14/65/RLX to allow the store to unload deliveries for a longer period

462. 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/20/3261549 (1905) – conversion of existing house in multiple occupation (HMO) in to 2 two bed flats and 1 studio flat, 147 New Road, Porthcawl - **DECISION – Appeal be dismissed** (see Appendix A to the report)

D/20/3264696 (1906) – Attic conversion to provide bedroom to include dormer to side and rear elevations, 12B High Street, Maesteg – **DECISION - Appeal be dismissed** (see Appendix B to the report)

463. DEVELOPMENT OF NATIONAL SIGNIFICANCE - APPLICATION BY RENEWABLE ENERGY SYSTEMS LTD AT UPPER OGMORE, BETWEEN ABERGWYNFI, BLAENGARW AND NANT-Y-MOEL, IN BRIDGEND AND NEATH PORT TALBOT - LOCAL IMPACT REPORT ON BEHALF OF THE LOCAL PLANNING AUTHORITY

The Development and Building Control Manager presented a report the purpose of which was to advise Members of a Local Impact Report that had been prepared and submitted to the Planning Inspectorate by the Local Planning Authority for seven wind turbines (between 130m and 149.9m tip height) and associated works on 362 ha of land in the vicinity of the summit of Werfa. The development is classed as a Development of National Significance (DNS).

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RESOLVED: That Development Control Committee note the content of the report and the Local Impact report.

464. REQUEST FOR SCOPING DIRECTION BY NATURAL POWER CONSULTANTS LIMITED (NATURAL POWER) ON BEHALF OF Y BRYN WIND FARM LIMITED - Y BRYN WIND FARM (LAND AT BRYN AND PENHYDD FOREST, LOCATED BETWEEN PORT TALBOT AND MAESTEG) - UP TO 26 TURBINES (6.6 MW PER TURBINE) AND BATTERY STORAGE - RESPONSE TO SCOPING REPORT ON BEHALF OF THE LOCAL PLANNING AUTHORITY

The Development and Building Control Manager presented a report the purpose of which was to advise Members of a response that has been prepared and submitted to the Planning Inspectorate by the Local Planning Authority to a request for comments on a Scoping Report prepared by the applicant for up to twenty six wind turbines and associated works on land at Bryn and Penhydd Forest, between Port Talbot and Maesteg. The development is classed as a Development of National Significance (DNS). Only 1 turbine out of the 26 was within BCBC.

RESOLVED: That Development Control Committee note the content of the report and the response to the request for comments on the applicant's Scoping report.

465. FUTURE WALES 2040 (NATIONAL DEVELOPMENT FRAMEWORK) AND PLANNING POLICY WALES 11

The Group Manager Planning and Development presented a report the purpose of which was to advise Members of the publication of Future Wales 2040 (FW2040) which is the National Development Framework (NDF) together with a revised Planning Policy Wales 11 (PPW11) document. FW2040 is a Development Plan for the purposes of determining planning applications and PPW 11 is the relevant national planning policy. The documents were published on 24 February 2021. A letter from the Minister providing further information together with the appropriate links to the Welsh Government website was attached at Appendix 1.

He advised that a future training session would be provided for Members to go into more detail about the two new documents. Officers would be discussing the framework with WG officers in the coming weeks and hoped to be in a position to offer the training soon afterwards.

A Member proposed that the training be provided to all Members not just Development Control Committee Members due to its wider implications.

RESOLVED: That Development Control Committee note the publication of Future Wales 2040 and PPW11 and its implications for the making of decisions by the Council on planning matters and notes that further training will be provided to all Members on the implications.

466. TRAINING LOG

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The Group Manger Planning and Development advised that the Training Log had been brought back as a regular item on the Agenda for the Committee, and listed the training subjects and proposed months in which they would be scheduled.

Members had attended training upon Place Making – policy, in practice and a case study (all members), the previous day on 3rd March 2021.

The following training was scheduled on the Log:

Minerals update	April 2021
Fire Safety Regulations	May 2021
National Development Framework / Planning Policy Wales11	July 2021

The dates were not fixed and could be moved around other priorities.

RESOLVED: That Development Control Committee note the Content of the Training Log.

467. URGENT ITEMS

None.