

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 15 APRIL 2021

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
REMOTELY VIA MICROSOFT TEAMS ON THURSDAY, 15 APRIL 2021 AT 14:00**

Present

Councillor G Thomas – Chairperson

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

Apologies for Absence

A Hussain and RME Stirman

Officers:

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

468. DECLARATIONS OF INTEREST

Councillor A Williams declared a prejudicial interest in Agenda item 8, P/21/101/FUL and exercised her right to speak on the application for 3 minutes, prior to then leaving the meeting whilst the item was being considered. Councillor Williams returned to the meeting after the application had been determined.

469. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 4 March 2021, be approved as a true and accurate record.

470. PUBLIC SPEAKERS

There were no public speakers at today's meeting.

471. 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.

The Group Manager – Planning and Development Services, advised that in relation to Agenda item 8 on today's agenda, Members had been sent a letter from the applicant, raising certain issues in respect of the application.

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He stressed however, that these issues had all been addressed in the Officer's report.

Councillor S Baldwin confirmed that he had not received this letter from the applicant.

472. 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.

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

RESOLVED: That the above application be refused, for the following reason:-

Reason:

The proposed relaxation of the hours of operation for a temporary period of 6 months to allow deliveries from 6am in the morning (Mon-Sat) would have a detrimental impact on the residential amenities of neighbouring residential occupiers by way of noise pollution during anti-social hours contrary to Policy SP2 of the Bridgend County Borough Council Local Development Plan 2013 and advice contained within Planning Policy Wales 11 (February 2021).

Proposal

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

474. P/21/101/FUL - UNIT 2 GARTH DRIVE, BRACKLA INDUSTRIAL EST, BRIDGEND CF31 2AQ

RESOLVED: That Members were minded to approve the above application which will be deferred to the next scheduled meeting of the Development Control Committee, when a report will be made to Members on any Conditions which should be attached to a grant of planning permission for this application.

Proposal

Change of use of a currently unused office space into a hair salon.

475. P/20/423/RLX - NEWTON DOWN WINDFARM, STORMY LANE, PORTHCAWL

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

Proposal

Vary condition 2 of appeal decision for P/12/368/FUL to extend the consent from 25 years to 40 years.

476. 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) Code No. H/20/3265107 (1912) – Subject of Appeal - Digital rotating screen to show multiple adverts located on side of 91 Nolton Street, Bridgend – **Appeal Dismissed** (see Appendix A to the report)
 - b) Code No. D/21/3268724 (1913) – Subject of Appeal - Front & rear extensions, removal of pitched roof & replacement with flat roofed second floor accommodation: Woodcliffe, Rhych Avenue, Porthcawl – **Appeal Dismissed** (see Appendix B to the report).

c)

477. TRAINING LOG

The Group Manager – Planning and Development Services presented a report, containing items that comprised a future Training Programme for Members.

In terms of the item on Fire Safety Regulations, he advised Committee that this would be deferred to a later date and in its place, a training session on the Local Development Plan (LDP) would be scheduled on 26 May 2021, to which all County Borough Members would be invited.

RESOLVED: That the report be noted, subject to the above update.

478. URGENT ITEMS

None.

The meeting closed at 16:15