

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 16 OCTOBER 2014 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
P A Davies G W Davies MBE	D R W Lewis H E Morgan	M Thomas C Westwood	R Williams M Winter

Officers:

D Llewellyn	-	Group Manager Development
J Parsons	-	Development and Building Control Manager
J Jenkins	-	Team Leader Development Control
N Gandy	-	Principal Planning Officer (Development)
J Lane	-	Senior Planning Officer
C Flower	-	Team Leader - Technical Support
R O Jones	-	Legal Officer
A Rees	-	Senior Democratic Services Officer - Committees (Minutes)
K Stephens	-	Senior Democratic Services Officer - Committees (Electronic Back-up)

463 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so stated:

Councillor R M James	-	Holiday
Councillor B Jones	-	Work Commitments
Councillor R C Jones	-	Holiday
Councillor C E Rees	-	Work Commitments
Councillor C E Smith	-	Work Commitments
Councillor J C Spanswick	-	Work Commitments
Councillor R Young	-	Holiday

464 DATE FOR PROPOSED SITE INSPECTIONS

RESOLVED: That the date for site inspections (if any) arising from the meeting, or identified in advance of the next meeting of the Committee by the Chairperson, was confirmed as Wednesday, 12 November 2014 (am).

465 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 18 September 2014 be approved as a true and accurate record.

466 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out the names of the public speakers to address the following applications being considered at the meeting.

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Mr Andrew Gash	P/14/337/FUL	Objector

Mr Simon Ragg of Suncredit UK Limited      P/14/337/FUL      Applicant  
Mr Robert Beedle      P/13/937/OUT      Objector

467      DECLARATIONS OF INTEREST

The following declaration of interest was made:-

Councillor G W Davies MBE      -      P/13/937/OUT - Councillor Davies declared a personal interest as a Member of Maesteg Town Council but took no part in the consideration of planning applications.

468      CHAIRPERSONS ANNOUNCEMENT

The Chairperson announced that he had accepted the Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules in order to allow for the Committee to consider modifications to the Committee Report, so as to take account of any late representations and revisions that require to be accommodated.

469      TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION GRANTED CONDITIONALLY

**RESOLVED:**      That the following applications be granted subject to the conditions contained in the report of the Corporate Director - Communities:-

Code No.      Proposal

P/14/118/FUL      5 South Road, Porthcawl - Convert disused shop to domestic dwelling with alts. to roof to inc. additional floor.

Subject to the addition of condition 7 as follows:

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no development which would be permitted under Article 3 and Classes A, B, C, D and E of Part 1 to Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

**Reason:**      To preserve the countryside character of the area and in the interests of visual and residential amenities.

Code No.      Proposal

P/14/573/FUL      Plot 3 N.East side Abergarw Farm, New Road, Brynmenyn - Amended house design (P/12/782/FUL) 1<sup>st</sup> Floor bedroom to extend over existing kitchen family room.

470      TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION DEFERRED

**RESOLVED:**      That following application be deferred pending the submission by the applicant of details relating to the route of all construction and decommissioning works and landscaping to the northern boundary of the site.

<u>Code No.</u>	<u>Proposal</u>
P/14/337/FUL	Land near Court Coleman, Penyfai - Solar park inc. switchroom, fencing & cameras, landscaping & assoc. works.

471 TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 106 AGREEMENT

RESOLVED: (1) That the applicant enters into a Section 106 Agreement to dedicate the area known as 'Plot No. 1' as shown on the submitted location plan (received 29 September 2014) as public open space, in conjunction with a schedule for landscaping and maintenance, in perpetuity, of that open space.

<u>Code No.</u>	<u>Proposal</u>
P/13/937/OUT	Land rear of 114-118 Cwrt Coed Parc, Maesteg, Bridgend - Erection of 1 No. two storey 3 bedroom dwelling with garage.

(2) That the Corporate Director Communities be given plenary powers to issue a decision notice granting outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement and subject to the standard outline conditions and the additional conditions in the report of the Corporate Director Communities.

472 APPEALS RECEIVED

RESOLVED: That the Appeals received since the last meeting of the Development Control Committee be noted.

473 APPEAL DECISION

RESOLVED: That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be DISMISSED.

<u>Code No.</u>	<u>Proposal</u>
A/14/2222838(1742)	Change of use of land and construction of workshop and summerhouse: land adjacent to former Aber Infants School, Rhiwglyn Road, Ogmores Vale.

474 THE PLANNING (WALES) BILL

The Group Manager Development reported that the Planning (Wales) Bill was published on 6 October 2014 setting out a series of legislative changes informed by a comprehensive evidence base and extensive consultation to deliver reform of the planning system in Wales, to ensure that it was fair, resilient and enabled development. He reminded Members that formal observations to the consultation document on the draft Bill had previously been submitted by the Council in February 2014.

The Group Manager Development highlighted the key objectives of the Bill, which taken together with proposed changes to secondary legislation, policy and guidance will support delivery of the homes, jobs and infrastructure that Wales requires, whilst providing opportunities to protect and enhance the most important built and natural environments and support the use of the Welsh language. He outlined the four stages of the legislative process, which if the Bill passed through all the stages would receive Royal Assent in summer 2015.

The Group Manager Development reported that to accompany the Bill, the following consultation documents had been issued:

- Frontloading the Development Management System;
- Design in the Planning Process;
- Planning Committees, Delegation and Joint Planning Boards;
- Power to Override Easements and Other Rights.

The Group Manager Development informed the Committee that responses to the consultation papers were invited by 16 January 2015 and that a further report would be brought to the Committee.

RESOLVED: That the report be noted.

475 TRAINING LOG

The Group Manager Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director - Communities be noted.

476 DRAFT RENEWABLES IN THE LANDSCAPE SUPPLEMENTARY PLANNING GUIDANCE (SPG)

The Senior Planning Officer sought approval of the 'Renewables in the Landscape Supplementary Planning Guidance' document and to approve its content for the purposes of public consultation.

He reported that the Renewables in the Landscape SPG included an assessment of the sensitivity of the County Borough's landscapes to different scales of wind and solar photovoltaic energy developments. It also included general guidance for developments to follow when planning and designing schemes, as well as specific information tailored to each of Bridgend's 15 Landscape Character Areas to reflect local variation in landscape character.

The Senior Planning Officer reported that the draft SPG had been the subject of internal consultation and agreement and approval was sought to consult formally with other interested parties, outside bodies and the public on the content of the SPG. He stated that the SPG is the second in a suite of 'Green Infrastructure' led SPG's reported to this Committee and which would collectively contribute to driving forward this important agenda in Bridgend. The Council was also in the process of delivering further work which would build upon the work already undertaken, which include:

- A Landscape Design Guide - A Green Infrastructure Approach;
- A Review of the Local Biodiversity Action Plan;
- A Green Infrastructure Online Tool

RESOLVED: That the Committee:-

- (1) Approved the draft Renewables in the Landscape SPG as the basis for public consultation, and
- (2) Authorised Officers to make appropriate arrangements for public consultation, and await a further report on the outcome of the consultation process.

477 DRAFT SAFEGUARDING EMPLOYMENT SITES SUPPLEMENTARY PLANNING (SPG)

The Senior Planning Officer sought approval of the 'Safeguarding Employment Sites Supplementary Planning Guidance' for the purposes of public consultation.

He reported that a key objective of this SPG was to expand on the employment land safeguarding and protection policies contained in the Local Development Plan, to provide clarity to users and stakeholders and to assist in the decision making process.

The Senior Planning Officer reported that the draft guidance supplemented Strategic Policy SP9 and Policies REG1, REG2 and REG3 of the adopted Local Development Plan. Its purpose was to provide greater clarity and advice to developers and officers in respect of submitting and determining planning applications for non-‘B Class’ uses on allocated employment sites.

RESOLVED: That the Committee:

- (1) Approved the draft Safeguarding Employment Sites SPG as the basis for public consultation, and
- (2) Authorised officers to made arrangements for public consultation, and await a further report on the outcome of the public consultation process.

The meeting closed at 2.35pm.