

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 17 NOVEMBER 2022

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN COUNCIL CHAMBER/REMOTE ON THURSDAY, 17 NOVEMBER 2022 AT 10:00

Present

Councillor RM Granville – Chairperson

H T Bennett	A R Berrow	C L C Davies	H Griffiths
S J Griffiths	D T Harrison	M L Hughes	D M Hughes
M R John	MJ Kearn	W J Kendall	J E Pratt
MJ Williams	R Williams		

Apologies for Absence

N Clarke and RJ Collins

Officers:

Rhodri Davies	Development & Building Control Manager
Janine Nightingale	Corporate Director - Communities
Michael Pitman	Technical Support Officer – Democratic Services

50. DECLARATIONS OF INTEREST

The following Members/Officer made declarations of interest in the items so specified:-

J Parsons – Agenda item 9, personal interest, as his mother-in-law was a resident at a Nursing Home situate near the planning application site.

Councillor M Kearn – Agenda item 10 and 11, personal interests, as a member of Kenfig Trust Facebook page.

Councillor J Pratt – Agenda item 10 and 11, prejudicial interest, as a member of the Coastguard Search and Rescue Team. Councillor Pratt left the meeting whilst these items were being considered.

Councillor W Kendall – Agenda item 9, prejudicial interest, in that he had been involved in exchanging correspondence with one of the parties involved in the application over the past several months. Councillor Kendall left the meeting whilst this item was being considered.

51. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the 25 August 2022, be approved as a true and accurate record.

52. SITE VISITS

RESOLVED: That in light of the date of the Development Control Committee scheduled for 29 December 2022, having been agreed at a meeting of Council yesterday to be moved to 5 January 2023, Members agreed for the date of any proposed site inspections to also be moved from 28 December 2022 to 4 January 2023 (am).

53. PUBLIC SPEAKERS

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There were no registered public speakers present to address any planning applications at today's meeting.

54. **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.

55. **DEVELOPMENT CONTROL COMMITTEE GUIDANCE**

**RESOLVED:** That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director - Communities was noted.

56. **P/22/535/RLX - 39 HUNTERS RIDGE, BRACKLA, BRIDGEND CF31 2LH**

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

**PROPOSAL:** Variation of condition 1 of P/21/44/FUL to reflect existing changes and proposed alterations to single storey extension; erection of fence panels

Subject to the inclusion of the following further Condition.

4. The materials used to complete the works shall match the remainder of the substantially completed extension and, within 2 months of the date of this consent, the areas of exposed blockwork shall be fitted with a brick slip system to match the brickwork on the side elevations.

Reason: To ensure a satisfactory form of development.

57. **P/20/995/FUL - ISLAND FARM SITE, EWENNY ROAD, BRIDGEND, CF31 3LG**

**RESOLVED:** (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:

(i) Contribute a total sum of £25,266, paid on the commencement of development towards:-

- Bus stop improvements, including bus stop signs, markings, and bus shelter roofing upgrades - £6,600.
- Traffic Orders required in connection with the required pedestrian crossing on Eweny Road - £8,000.
- Improvements to the Microprocessor Optimised Vehicle Actuation (MOVA) system on Eweny Roundabout - £10,666.

(2) That the Corporate Director Communities be given 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, subject to the Conditions contained in the report.

**PROPOSAL:** Indoor and outdoor tennis centre, outdoor swimming pool, landscaping, car parking, new access and Active Travel route, new car park and amenity area for the adjacent care home

Subject to the amendment of two of the Conditions in the report, as follows:-

13. Notwithstanding the submitted plans no development shall commence until a scheme for the provision of long stay and short stay cycle parking has been submitted to and agreed in writing by the Local Planning Authority. The cycle parking shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to/from the site.

24. All tournament tennis shall only be played on the external courts between 08.00 and 22.00 hours on any day.

Reason: To protect the amenities of the adjoining occupiers.

58. **P/22/463/FUL - KENFIG NATURE RESERVE, KENFIG, BRIDGEND, CF33 4PT**

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

**PROPOSAL:** Installation of tickets kiosk machines x 3 and ANPR cameras, laying of CAT 6 and armoured cable to each car park kiosk/camera and reception

59. **A/22/25/ADV - KENFIG NATURE RESERVE, KENFIG, BRIDGEND, CF33 4PT**

**RESOLVED:** That Advertisement Consent be granted for the above application, subject to the Conditions contained in the report of the Corporate Director – Communities, in addition to the standard advertisement conditions:-

**PROPOSAL:** Non-illuminated pole mounted parking signs

60. **APPEALS**

**RESOLVED:** (1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities be noted.

(2) That the Inspector appointed by Welsh Ministers to determine the following appeals, has directed they be dismissed:-

Appeal No. - CAS-02086-N7G7S9 (1942)

Subject of Appeal – Two Storey Extension to side of Dwelling and Single Storey Extension to Rear of Dwelling, 8 Priory Road, Bridgend.

Appeal No. - CAS-02006-Q7B8M6 (1953)

Subject of Appeal - Freestanding Hoarding Sign (48 Sheet) 6m X 3m Land Opposite 65 Bethania Street, (South of Scout Hall), Maesteg.

Appeal No. CAS-02071-B9C1R9 (1960)

Subject of Appeal - Removal of Existing Roof; Rotation of Roof Pitch; Increase of Roof Pitch; Two New Pitched Roof Dormers too Front; Flat Roof Dormer Extension too Rear, 15 Anglesey Way, Porthcawl

- (3) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed it be Allowed subject to Conditions:-

Appeal No. CAS-01997-N2P6M0 (1955)

Subject of Appeal - Construct Garden Room to Rear Garden, 16 Shelley Drive Bridgend

- (4) The Inspector appointed by Welsh Ministers to determine the following appeal, has directed the following decision:-

\*\*The appeal is dismissed insofar as it relates to the alteration to the front dormer and provision of a balcony.

\*\*The appeal is allowed insofar as it relates to the removal of the rear extension and construction of a single-storey rear extension with balcony

Appeal No. CAS-02083-H6T1M9 (1963)

Subject of Appeal - Remove rear Extension; Construct Single Storey Rear Extension with Balcony over; Alteration to Front Dormer and Provision of Balcony, 7 Gordon Road Porthcawl

- (5) The following appeal was Refused for the reason contained in the report of the Corporate Director – Communities:-

Appeal No. CAS-02190-V5X2C2 (1972)

Subject of Appeal - Construction of a Roof Top Extension  
11 Rest Bay Close, Porthcawl

**Note:** Since this appeal was submitted, PEDW advised:

As the above appeal was not received within 12 weeks of the date of the refusal, the appeal has been found to be invalid and PEDW cannot take any further action on the appeal.

61. 2022 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

The Strategic Planning Officer presented a report, the purpose of which, was to update the Development Control Committee on the findings of the 2022 AMR (attached at Appendix 1 to the report) and more notably, that housing delivery is failing to keep pace with the housing requirement and new deliverable housing allocations are urgently needed to relieve growing housing supply pressure.

He explained that the Council has a statutory obligation under Section 61 of the Planning and Compulsory Purchase Act 2004, to keep all matters under review that are expected to affect the development of its area. In addition, Section 76 of the Act required the Local Planning Authority to produce information on these matters in the form of an AMR, for submission to the Welsh Government.

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He further advised that the 2022 AMR must be submitted to the Welsh Government prior to the 31 October 2022.

The main aim of the AMR was to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles, firstly, to consider whether the policies identified in the monitoring process are being implemented successfully and secondly to consider the Plan as a whole against all of the information gathered, in order to determine whether a complete or partial review of the Plan is necessary.

The Strategic Planning Officer went on to say, that there had been many changes since 2013 that had influenced the successful implementation of the LDP. The AMR therefore considered whether the development strategy that underpins the LDP remains valid and assesses whether or not the Strategy Policies contained within this are being effective in delivering the Development Strategy and meeting the objectives of the plan.

The findings of the AMR also provided an important opportunity for the Council to assess the effectiveness of the adopted LDP and to determine whether or not it needs to be reviewed. The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites.

The development that had taken place since adoption of the existing LDP has levied significant investment into the County Borough and delivered new homes and jobs for BCBC's communities. However, a number of key housing provision policy targets are not being met which indicated that these policies are not functioning as intended. The longer this situation remains unaddressed he added, the greater the need will be to include extra housing provision within the Replacement LDP or risk ad hoc development and 'planning by appeal'.

This further reinforced the need for a plan review, as the annual housing requirement will not pause for housing delivery to catch up.

The Strategic Planning Officer confirmed that the Local Planning Authority is continuing to progress the Replacement LDP to address the shortfall in housing delivery and facilitate the identification/allocation of additional housing land.

He concluded his report, by stating that further investment into the local economy is required and the Replacement LDP will stimulate take up of new employment land, mixed-use sites and regeneration opportunities (including sites in the Council's ownership). This will bring forward new schemes, masterplans and development briefs to enable development.

**RESOLVED:** That Members noted the content of the report of the Corporate Director – Communities.

62. **TRAINING LOG**

**RESOLVED:** That the report of the Corporate Director – Communities outlining up and coming training sessions on Planning and Development key topics, be noted.

63. **URGENT ITEMS**

None.

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The meeting closed at 12:30