

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 4 MAY 2023**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID  
IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB  
ON THURSDAY, 4 MAY 2023 AT 10:00**

Present

Councillor RM Granville – Chairperson

|               |             |               |              |
|---------------|-------------|---------------|--------------|
| H T Bennett   | A R Berrow  | N Clarke      | C L C Davies |
| S Easterbrook | H Griffiths | S J Griffiths | D T Harrison |
| M L Hughes    | D M Hughes  | M R John      | MJ Kearns    |
| W J Kendall   | J E Pratt   | MJ Williams   | R Williams   |

Apologies for Absence

RJ Collins

Officers:

|                   |   |
|-------------------|---|
| Rhodri Davies     | Development & Building Control Manager          |
| Craig Flower      | Planning Support Team Leader                    |
| Mark Galvin       | Senior Democratic Services Officer - Committees |
| Stephen Griffiths | Democratic Services Officer - Committees        |
| Rod Jones         | Senior Lawyer                                   |
| Robert Morgan     | Senior Development Control Officer              |
| Jonathan Parsons  | Group Manager Development                       |
| Euan Sexton       | Senior Planning Officer                         |
| Philip Thomas     | Principal Planning Officer                      |
| Leigh Tuck        | Senior Development Control Officer              |

98. DECLARATIONS OF INTEREST

Councillor J Pratt declared a personal interest in Agenda item 8, as he lived in close proximity to the development subject of the planning application and was the Ward member.

Councillor R Williams declared a prejudicial interest in Agenda item 10, as he had long association with the school subject of the application for many years, as a school governor

99. SITE VISITS

RESOLVED: That a date for any site visits agreed by the Committee or identified in advance of the next meeting by the Chairperson, be convened for 14 June 2023.

100. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 23 March 2023, be approved as a true and accurate record.

101. PUBLIC SPEAKERS

There were no public speakers listed to speak at today's meeting.

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102. AMENDMENT SHEET

RESOLVED: The Amendment Sheet was accepted by the Chairperson as an urgent item under Part 4, paragraph 4 of the Council Procedure Rules.

103. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the report of the Corporate Director – Communities, outlining the Development Control Committee Guidance be noted.

104. P/22/588/RLX - ST. JOHNS SCHOOL, CHURCH STREET, NEWTON, PORTHCAWL, CF36 5SJ - VARIATION OF CONDITION 1 OF P/21/211/RLX – TREE REMOVAL/TREE RETENTION PLANS & LANDSCAPING SCHEME

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

Condition 12 on the report to be amended with three years in the first sentence being changed to five years. The condition will read as follows:

12. If within a period of five years from the date of the planting of any tree that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

Condition 30 of the report to also be re-worded as follows:

30. The development shall be implemented in accordance with the Construction Transport Management Plan – Revision A & Traffic Management Plan TMP/001 Rev A submitted on the 16 June 2021 and agreed by the Local Planning Authority on the 21 June 2021. The construction works shall thereafter be undertaken in accordance with the agreed Construction Transport Management Plan – Revision A & Traffic Management Plan TMP/001 Rev A throughout the construction phase.

Reason: In the interests of highway and pedestrian safety.

The wording of Condition 1 will also be adjusted to refer to the correct Construction Transport Management Plan. Revised Construction Traffic Management Plan and Traffic Management Plan submitted on the 16 June 2021 should be changed to Construction Transport Management Plan – Revision A & Traffic Management Plan TMP/001 Rev A submitted on 16 June 2021.

105. P/14/838/FUL - LAND EAST OF CWMFELIN AND SOUTH OF CRAIG TERRACE/EBENEZER TERRACE, BLACKMILL, BRIDGEND, CF32 8RS - ERECTION OF 28 AFFORDABLE RESIDENTIAL DWELLINGS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS

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**RESOLVED:** That the above application be deferred, in order that a key neighbour can be consulted and invited to comment on the latest plans on the application.

106. **P/22/731/BCB - PENCOED PRIMARY SCHOOL, PENPRYSG ROAD, PENCOED, CF35 6RH - PROPOSED MULTI-USE GAMES AREA (MUGA) FLOOD LIGHTING**

**RESOLVED:** That for the purposes of Regulation 3 of the Town and Country Planning Regulations 1992 the Council carry out the above development subject to the conditions contained in the report of the Corporate Director – Communities.

Note: A Member suggested that a timer be set up on the lighting system to ensure that they are switched off at the agreed times and to avoid breaching the conditions. The case officer has reviewed the submission and the system will be fitted with a time switch and an override key.

107. **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 appeal, has directed the Appeal be dismissed:-

Appeal No. – A/20/3254083 (1896)

Subject of Appeal – Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Internal Driveway And Parking Area, Fencing, Retention Of Hardcore Area & Installation Of A Septic Tank: Land East Of Zoar Chapel, Wern Tarw Road, Rhiwceiliog, Pencoed.

(3) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed the Appeal be allowed and the Enforcement Notice varied:

Appeal No. - C/21/3269231 (1951)

Subject of Appeal - Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Internal Driveway And Parking Area, Fencing, Retention Of Hardcore Area & Installation Of A Septic Tank: Land Opposite Zoar Chapel, Chapel Road (C021), Rhiwceiliog, Pencoed.

(4) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed subject to Conditions:

Appeal No. - A/20/3265375 (1909)

Subject of Appeal - The Creation Of One Gypsy Family Pitch Comprising Of Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Retention Of Hardcore Area And Installation Of A Package Treatment Plant: Land At No. 2 Gypsy Lane Stables, Wern Tarw Road, Rhiwceiliog, Pencoed.

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(5) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed in that the time for compliance be varied but that the Enforcement Notice be upheld in all other aspects:

Appeal No. - C/21/3269224 (1950)

Subject of Appeal - The Creation Of One Gypsy Family Pitch Comprising Of Two Static Residential Gypsy Caravans, Two Day/ Utility Rooms, Two Touring Caravans, Improved Access, Retention Of Hardcore Area And Installation Of A Package Treatment Plant: Land At No. 2 Gypsy Lane Stables, Wern Tarw Road, Rhiwceiliog, Pencoed.

(6) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed that the Appeal be allowed subject to Conditions:

Appeal No. – CAS-02029-Z348M4

Subject of Appeal - The Erection Of A Class A3 Restaurant And Drive- Thru (Burger King) Together With Associated External Covered Terrace, Screened Refuse Store, Parking, Landscaping And Associated Works: Land At Wickes Car Park, Waterton, Bridgend.

(7) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed the Appeal be dismissed:-

Appeal No. – CAS-02528-C0V8D6 (1983)

Subject of Appeal - Front Garden Development: Erect A Supporting Wall And Boundary Railings; Create Parking Area; Lower Kerb To Allow Access For Parking Area: 87 Ffordd Yr Ehedydd, North Cornelly.

108. **TRAINING LOG**

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

109. **URGENT ITEMS**

None.

The meeting closed at 12:15