

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 11 DECEMBER 2014 AT 2.00 PM

Present

Councillor HM Williams – Chairperson

GW Davies MBE	RM James	RC Jones	DRW Lewis
HE Morgan	DG Owen	CE Rees	JC Spanswick
M Thomas	JH Tildesley MBE	HJ Townsend	C Westwood
R Williams	RE Young		

Officers:

Stephen Edwards	Team Leader Coastal and Flood Management
Craig Flower	Team Leader (Technical Support)
Nicola Gandy	Principal Planning Officer (Development Control)
Julie Jenkins	Team Leader Development Control
Rod Jones	Senior Lawyer
David Llewellyn	Group Manager - Development
Robert Morgan	Transportation Development Control Officer
Jonathan Parsons	Development and Building Control Manager
Satwant Pryce	Head of Regeneration and Planning
Mark Galvin	Senior Democratic Services Officer - Committees
Kevin Stephens	Democratic Services Assistant

488. APOLOGIES FOR ABSENCE

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

Councillor P Davies – Holiday
Councillor M Winter – Hospital appointment

489. SITE VISITS

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 7 January 2015 (am)

490. APPROVAL OF MINUTES

RESOLVED: That the minutes of the Development Control Committee of 13 November 2014 be approved as a true and accurate record.

491. PUBLIC SPEAKERS

The Group Manager Development advised the Committee that there were no public speakers scheduled to speak at today's meeting.

492. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

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| Councillor C E Rees | - | P/14/168/FUL and P/14/518/FUL – Councillor Rees declared a personal interest as a Member of Porthcawl Town Council but who took no part in the consideration of planning applications. |
| Councillor H Townsend | - | P/14/618/FUL – Councillor Townsend declared a personal interest as a Member of Brackla Community Council but who took no part in the consideration of planning applications |
| Councillor J C Spanswick | - | P/14/618/FUL – Councillor Spanswick declared a personal interest as a Member of Brackla Community Council but who took no part in the consideration of planning applications |
| Councillor D R W Lewis | - | Councillor Lewis declared a personal interest as he attends meetings of the Newcastle Higher Community Council |
| Councillor H Morgan | - | Councillor Morgan declared a personal interest as a Member of Bridgend Town Council but who took no part in the consideration of planning applications |

493. AMENDMENT SHEET

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

494. PLANNING APPLICATIONS REPORT

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION GRANTED CONDITIONALLY

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

<u>Code No</u>	<u>Proposal</u>
P/14/168/FUL	Blue Seas Guest House, 72 Beach Road, Porthcawl – Change of use from guest house and café into 5 no. self-contained flats.

495 TOWN AND COUNTRY PLANNING ACT 1990
SECTION 106 AGREEMENTS

- RESOLVED (1) That having regard to the following application, the applicant enters into a S106 Agreement to dedicate the area known as 'P.O.S', as shown on the submitted location plan named 'TP-01' (received 7 November 2014) as public open space, in conjunction with a schedule for landscaping and maintenance, in perpetuity, of the open space

<u>Code No.</u>	<u>Proposal</u>
P/14/518/FUL	Land off Tythegston Close, Porthcawl – Development of 4 No. dwellings, provision of open space and associated works
	(2) That the Corporate Director – Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report
	(3) That having regard to the following application the applicant be required to enter into a S106 Agreement to provide a minimum of 20% of the apartments on the site as affordable housing in accordance with the definitions contained in the Council's Supplementary Planning Guidance (SPG) 13 Affordable Housing

<u>Code No.</u>	<u>Proposal</u>
P/14/618/FUL	Land at Madoc Close, Brackla – Construct 8 Single bedroom apartments
	(4) That the Corporate Director – Communities be given plenary powers to issue a decision notice granting consent in respect of the above proposal, once the applicant has entered into the aforementioned S106 Agreement, subject to the Conditions contained in his report, and that the Developer also be requested to provide an extra monetary contribution under the S106 Agreement to explore nearby sites of Council owned land, upon which to provide a play area.

496 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION DEFERRED

- RESOLVED: That the following planning application be deferred to allow the Planning Officer to confirm the dimensions of the site:-

<u>Code No</u>	<u>Proposal</u>
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P/14/714/FUL Land adjacent to 11 Carn Wen, Broadlands, Bridgend – Double garage (to serve No. 11) with self-contained flat above (existing single garage to support new flat)

497

P/14/337/FUL

APPLICANT: SUNCREDIT UK, LAND NEAR COURT COLMAN, SOLAR PARK INCLUDING SWITCHROOM, FENCING, LANDSCAPING & ASSOCIATED WORKS

The Corporate Director – Communities submitted a report, advising that Members at the last scheduled meeting of Committee on 13 November 2014 had been minded to refuse planning permission for the above planning application, contrary to the Officer's recommendation contained within that report, and that a further report be presented to Members today, including draft reasons for refusal. These reasons were shown referenced numbered 1. To 3. On page 49 of the report.

The Principal Planning Officer (Development Control) advised Members that notwithstanding these suggested reasons for refusal of the application, further details had been received from the applicant in an attempt to address the views expressed by Members at the last meeting, and these were contained in the report and the Appendices that supported this. Further information in respect of the application was also included in the report's supporting Amendment Sheet. The Principal Planning Officer (Development Control) then gave a resume of this extra information and how it impacted upon the application, and particularly the suggested reasons for refusal, for the benefit of the Committee.

Members then debated the report and a vote was taken individually, as to whether or not to agree to each of the three reasons for refusal of the application, as outlined in the report. Members voted not to accept the draft reasons for refusal put forward.

Following the result of each of the votes in question, it was

RESOLVED: (1) That having regards to the above application, the applicant be required to enter into a Section 106 Agreement to:-

(2) Provide Financial Security to ensure that de-commissioning works are carried out following cessation of operation of the development.

(ii) Control the route of all construction and decommissioning HGV traffic to and from the site

Code No

Proposal

P/14/337/FUL

Land near Court Colman – Solar Park including Switchroom, fencing, landscaping and associated works

(2) That the Corporate Director – Communities be given plenary powers to issue a Decision Notice granting consent in respect of this proposal once the applicant has entered into the afore mentioned Agreement, subject to the Conditions in both the report and Amendment Sheet dated 13 November 2014.

498 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following Appeal has directed that it be DISMISSED:-

Code. No Subject of Appeal

A/14/2222838 Erection of 3 Bedroom dwelling: 9 Adams Avenue, Bryncethin, Bridgend

(2) That it be noted that the following Appeal has been WITHDRAWN:-

Code No Subject of Appeal

X/14/2222050 (1740) New roof coverings and structure to Ext. lounge, Old Brewery and Pool room and New windows, doors and Int. alterations: Home Farm, Coytrahen

(3) That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following Appeal has directed that the Appeal be DISMISSED and the Enforcement Notice be UPHELD:-

Code No Subject of Appeal

C/14/2221455 (1741) Unauthorised use for Skip business: Former Devon View garage, South Cornelly

499 TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities advising of forthcoming training sessions for Members, on topics entitled Planning Enforcement and The Planning Inspectorate be noted.

The meeting closed at 3.35pm